

Town of Hamburg Planning Board
Meeting 11-1-95
Actions Taken

Georgia Pacific
Distribution Center
Ravenwood North

Approved.

Benderson Development
Rezoning from R-2 to C-2
7 Corners

Tabled.

Kirst Cooler Addition
Maelou Drive

Site Plan Review Required

Southampton Condos
Landscaping Plan

Mixture of trees desired.

TOWN CLERK

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TOWN OF HAMBURG
PLANNING BOARD OFFICE
100 HAMBURG AVENUE
HAMBURG, NY

Town of Hamburg Planning Board

Meeting - November 1st, 1995

The Town of Hamburg Planning Board met for a Special session in Room 7 of Hamburg Town Hall on Wednesday, November 1st, 1995 at 7:30 p.m. Those attending included: Chairman Richard Crandall, Vice-Chairman David Phillips, Secretary Gerard Koenig, Dick Pohlman, Paul Eustace, Don Fitzpatrick. Others attending included, Kurt Allen, Councilman Mark Cavalcoli, Drew Reilly, Rich Whipple, Rich Juda, Attorney, and Terry Dubey, Stenographer. Excused: S. Ganey.

Site Plan Review for Georgia Pacific Regional Bulk Distribution Center - Ravenwood North

Mr. Mike Bartlett of the Hamburg I.D.A. introduced the principals from the Georgia Pacific Facility which is planning to locate in the Ravenwood North Industrial Park.

The site is zoned M-2, and a Clearing, Stripping, and Erosion Control Permit has been secured from the Engineering Dept. Mr. Mark Armbrust of Foit Albert is the engineer for the project. The main storage building consists of 126,000 s.f.; the office building is 4,000 s.f., with five sheds totalling 10,800 s.f. and 2 other sheds for 2700 s.f. The facility will be sprinklered and is a distribution center for lumber products. They will also be purchasing 5 acres of additional land relative to the railroad spur.

Chairman Crandall noted that a set of criteria was established with the Town and it appears that the proposed site plan is in conformance with that criteria, from an environmental aspect. Kurt Allen of Building Inspection will be working on the building criteria. It was noted that the sewer permit will be secured from Blasdell and will not exceed the 50,000 gallons per day going to the Blasdell treatment plant. This is not a large generator of waste water. There is no processed water, basically just for employees for lavatories as set forth as one of the limitations in Ravenwood.

Chairman Crandall stated that the type of product stored was discussed. We asked for the MSDS sheets which were sent to Dean Messing, Haz-Mat, Ed Hughes, Big Tree Fire Co., Rick Cuviallo, Safety Officer, and Planning Board members. There will be no liquid storage of chemicals. The following memo was received from Dean Messing which reads: After review of the plans, I see no problems with the proposed construction of the facility. If you have any questions, feel free to contact me at (home) 649-1540, and office, 858-8477. I also went over the MSDS sheets and see no problems. **Dean Messing - Haz Mat Chairman**

The following memos have been received: **Engineering:** Following several submittals and reviews during the past month, the latest revision of the plans for the above-referenced project, as

Georgia-Pacific (Continued)

received on 10-31-95, is acceptable to this office. It is noted that the railroad siding and a portion of one railroad spur proposed to be installed to serve the site are located outside of the parcel. No plans have yet been submitted for these railroad facilities. **R. Lardo, G. Kapsiak**

Building Inspection: In reference to the above, please find the following comments we have concluded after reviewing the preliminary site plan (Sheets C-3 thru C-7, Project No. 95041, dated October 9, 1995) by Foit- Albert Associates.

1. In order for the proposed inside storage building to have unlimited fire area in compliance with Section NYS Fire Prevention and Building Code Section 705.4(e), it must have unobstructed clear space on all sides for accessible for firefighting equipment. Such spaces are required to be a minimum of 50 foot in width. The space on the north side of the building appears to be substantially less than what is allowed. Provided the developer proceeds with this layout, it will be necessary to divide the building into separate fire areas.

2. Prior to issuance of a building permit, the submitted site plan is subject to further revisions following review by this department in conjunction with the local fire authorities (Big Tre Volunteer Fire Company officials). 3. All other building code related matters will be addressed during the review (to be conducted by Building Inspection Dept.) prior to final execution of the building permit. **Kurt Allen**

Mr. Reilly reviewed the thresholds that may spur some questions and concerns when Ravenwood was first created. No blasting will be necessary on the site. No wetland permits are necessary as the site was grandfathered from the Army Corps. Runoff from the site will not be increased by site development. Engineering has reviewed the calculations and agrees with them. The site had a lot of impervious surface to start. The bedrock in the area makes it impervious. The increase in runoff is negligible. No less than 20% of the area shall be green space. They have 30% of the area as green space. The next item has to deal with sewer capacity. Lots 7 thru 17 cannot exceed 50,000 gallons per day at flows. It is about 1700 per day. The water line is 10", therefore the size of the building and sprinklers necessary meet the criteria.

The traffic issue was discussed. The assumed traffic generation number for the entire park is average daily trips of passenger cars, 5,482, light trucks of 1,028, heavy trucks of 343 for a total of 6,850 vehicles. The applicant has supplied the traffic generation numbers of 150 cars, (60%) light trucks 10%, (15) and heavy trucks 40% which is 60 trucks per day. The site plan had to conform with the restrictions set up in the industrial park regarding setback and height requirements. The distribution

Georgia Pacific (Cont.)

center is an allowable use. The contractor is to adhere to all construction requirements concerning working hours, dust and noise.

Mrs. Eileen Eich of the Ravenwood Committee asked if Bayview Road will be used for traffic? Mr. Lacey responded that they will come out of the site to Route 179 and also by rail. Incoming product is by rail and the outgoing product is by truck. We realize that there is a concern about using Martin Avenue. That corner is difficult for trucks to turn off.

Loretta Gawron noted that she is concerned about the truck traffic. If there is an alternative to Route 5, Bayview Rd. will be used. She has seen trucks from Falcon and TNT using Bayview Road. Have weight limit signs been posted on Bayview Road? The alternatives are becoming slim due to the pressure about Martin Avenue. The problem is being shifted. The more heat Martin Avenue gets, the more traffic Bayview will get. Don't take the problem and put it somewhere else. This needs to be solved before it is shifted. Their issue is becoming our issue. Please post weight limit signs.

Chairman Crandall noted that the problem is being looked at now and in the future. We realize that there is a lot of pressure with Martin Avenue. The Town is working with the Traffic Safety Board, the Police, and Highway to bring a resolution to the area. The Town does not have control over the Village area. The matter will be considered.

Mrs. Gawron also asked about the creek closeby. Response given is that this is a ditch, and there will be a culvert put in. There will also be some type of road constructed over the top of it. With respect to the future 5 acres, if there is any type of development, an appearance will be required at the Planning Board level.

In summary, Chairman Crandall noted that the major issues appear to have been resolved. Questions have been raised as to Traffic to Route 5 which will be worked on. Mr. Reilly stated that the Traffic Safety Board is well aware of the situation. I spoke with Tim Ellis, the Coordinator, who gave his verbal approval to the project. Following the criteria of the impact statement, they agree with not having a problem with the project. However, they do know of the Maple residents as well as the Bayview residents. They will continue to work with the Town and the Village Boards and the D.O.T. in solving the problem of the area. From the standpoint of this project, it meets the criteria.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to approve the site plan for the distribution center. Carried.

**Benderson Development - Rezoning Petition - 7 Corners
Retail Plaza and Restaurants.**

Drew Reilly noted that the Planning Dept. received a schematic of a model retail plaza and restaurant to be located on McKinley Pkwy. & Bit Tree. The drawing shows proposed retail at 27,365 s.f. and one restaurant at 3,028 s.f. and the other at 7,124 s.f.

This corner has not yet been discussed by the Planning Board in the Master Plan Update.

Motion was made by Mr. Pohlman, seconded by Mr. Phillips to **Table. Carried.**

Peter Carr 3 lot Subdivision - Old Lake Shore Rd. near Arnold

Comments from **Engineering**: 1. Only parcels A&C have access to the sanitary sewer. How will sanitary service be provided for Parcel B? 2. Eighteen Mile Creek is west of the site. Is this site within the Critical Environmental Area?

Item to be advertised for Public Hearing on November 15th when legal description is supplied.

Play It Again Sports

Drawing to be revised. Comments from **Engineering** are as follows: 1. Note on the plan that a Town Highway Permit is required for work along Allendale Parkway. 2. Note on the plan that an Erie County Highway Permit is required for work along McKinley Parkway. 3. Provide a letter of plan approval from Erie County Sewer District No. 3 for the sanitary sewer connection. 4. A Clearing, Stripping and Erosion Control Permit is required for the site. Provide all details and notes required for compliance with this permit. 5. Provide the storm pipe footage between structures and all pipe invert elevations. 6. Provide parking bumpers for the spaces at the east side of the building. 7. Additional off site spot elevations and design elevations are required to review the proposed site plan. 8. The driveway connection between Allendale and McKinley Parkway will be used as a short cut. We suggest the Allendale connection be eliminated. 9. Consider connecting the parking lot with the adjacent parking lot. 10. Provide a fenced area with a concrete pad for a garbage dumpster.

Southampton Condos - Landscaping Plan

Discussion centered on whether there should be a berm along with landscaping. Board members agreed to a compromise of a mixture of trees. Drew Reilly is to work out plan with applicant.

Kirst Cooler Addition - South Park Avenue

Mr. James Kirst appeared before the Planning Board for a proposed cooler addition to be located on the Kirst Property on South Park Avenue. Applicant was advised that site plan review is required as this is a very tight corner.

Cedars Bakery - Southwestern Blvd.

Comments from Engineering are as follows: 1. A clearing, stripping and Erosion Control Permit must be obtained from this office prior to commencing any site work. A CSEC Plan and Details are to be submitted as part of the site plan review. 2. The sanitary sewer extensions must be approved by the Town of Orchard Park and the Erie County Dept. of Eng. & Planning. Sewer extension plans, a report and application are to be submitted to our office and ECDEP for approval. 3. An 8" waterline extension will be required to service the site. Application and approval from the Erie County Water Authority for a direct service extension must be obtained. 4. The storm sewer is not sized properly, does not have the required 2 feet of cover on top of the pipe and is not graded to function correctly. Storm water detention is also required on the site.

Motion was made by Mr. Eustace, seconded by Mr. Fitzpatrick to adjourn the meeting. Carried.

Respectfully submitted,
Gerard Koenig
Gerard Koenig, Secretary
Planning Board

Next Meeting: 11-15-95
7:30 p.m.