

Town of Hamburg
Planning Board Work Session
November 2, 2005

The Town of Hamburg Planning Board met for a Work Session in the Conference Room at S-6122 South Park Avenue on Wednesday, November 2, 2005 at 7:30 p.m. Those attending included: Chairman Gerard Koenig, Vice-Chairman David Phillips, Secretary Paul Eustace, Sasha Yerkovich, Karen Rogers, Bob Reynolds, Steve McCabe. Others attending included: Don McKenna, Esq., Drew Reilly, Michael Fruth, Esq., and Terry Dubey, Stenographer.

K-Technologies Addition - Abel Road

Mr. Joe Kryszak appeared on behalf of K-Technologies addition on Abel Road. The drawing needs more Engineering work. A variance will be required for the new parking area as the setback must be 35'. The Engineering Department has concerns about screening from residential property. The proposed berm needs more detail. Concern was also mentioned about drainage along the property line. Item to be on November 16th meeting.

Engineering Concerns:

SUBJ: 11/2/05 PLANNING BOARD WORK SESSION AGENDA
Addition to K-Technologies - 5424 Abel Road

The following are review comments on a site plan dated 4/9/04 and last revised on 10/14/05:

- (1) Site plans for this parcel were previously approved by the Planning Board on 8/22/91, 11/17/93, and 11/18/94. The parking area has been enlarged and modified from the 1994 approved plan.
- (2) Provide existing and proposed site elevations.
- (3) Upon completion of the topographic survey, the design engineer should contact this office to discuss the site drainage.
- (4) Show the location and width of the high pressure gas line easement. Obtain the approval of the gas company for the work on their easement.
- (5) Provide curbing along the parking lot perimeter.
- (6) Provide site lighting locations.
- (7) Landscaping is to be approved by the Planning Board.
- (8) Provide clearing limits between the building and undeveloped wooded area.

All comments are to be satisfactorily addressed for approval.

Ridgefield Terrace - Phase III

Mr. Tom Tasseff appeared on behalf of his proposed project on Ridgefield Terrace. A letter was received from the DEC dated November 1, 2005 identifying the wetlands on the property. If approval is granted by DEC, the project can move forward. A Public Hearing can be set up for November 16th, 2005. Lots 9 and 10 are to be adjusted. A SEQR determination will be made once the DEC signs off. The cul de sac will be shifted more to the south.

DEC letter is as follows: (see attachment)

Hamburg Village Line - Lake View Road Subdivision - Lakeview Road

Mr. Mike Borowiak, of Nussbaumer & Clarke, appeared with the applicant on the remaining Knapp farm, which is located on Lakeview Road. This is a 29 acre M2 parcel on the right side of the DOT facility and Eaton Bros. The 6 lots will be used as light industrial uses. An easement will be required in order to get to the property. This is considered a major subdivision and a public hearing will be required. The Conservation Board has the following comments on the project:

Conservation:

On 10-30-05, Messrs. Andriele, Carnevale, Gregory, Nichols, and Spittler did a field evaluation on the subject property. Based on the NYSDEC wetlands map and field observations, approximately the northern half of the proposed sublots are in wetland HB2 (see map). We believe that prior to any official action being taken, the wetland portion of the parcel should be delineated and mapped with the appropriate buffer shown.

The Conservation Board also noted that these are quality wetlands and should be dedicated to the Town. Also, low generating uses should be considered due to the sewage system.

Engineering Comments:

- (1) Public water service is available for the site.
- (2) The Erie County Division of Sewerage Management is to be contacted to determine if a main line sanitary sewer extension will be required to service the site.
- (3) State Wetland HB-2 is located along the north property line. The wetland boundary should be delineated and shown on the plan.
- (4) Lot No. 2 does not have utilities or frontage on an approved road and should either be combined with another lot or labeled as not a building lot.
- (5) The parcel is zoned M-2. Map covers are not required for industrial or commercial subdivisions. The sublots should be labeled as not for residential development.
- (6) There are currently no public sidewalks on the north side of Lakeview Road.
- (7) The legal description is acceptable.

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

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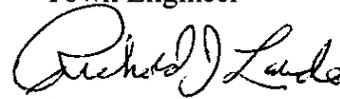
TO : Planning Board
FROM : Engineering Dept.
DATE : 11/2/05
SUBJ : 11/2/05 PLANNING BOARD WORK SESSION AGENDA
Ridgefield Subdivision Part 3
Concept Plan Review

The following are review comments on a cluster layout plan dated Feb. 2005:

- (1) The width of the gas line easement is to be shown.
- (2) The site is not located in an existing water district. A water district extension will be required to service the site.
- (3) The Erie County Water Authority (ECWA) should be contacted to determine if there is adequate pressure and flow to service the site.
- (4) Erie County Sewer District No. 3 (ECSD No. 3) should be contacted to determine if there is currently sufficient capacity in the sanitary sewer system for the anticipated sewage flows.
- (5) The proposed passive recreation area located west of Sublot Nos. 1, 2, 22, 23, and 24 should be eliminated. This area abuts existing subdivision sublots. Previous developments with narrow strips of open space have become difficult to police the requirements or have become eye sores.
- (6) One street name (not two) is to be submitted for review and approval.

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.
Town Engineer


Richard J. Lardo
Principal Engineer

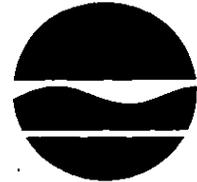
New York State Department of Environmental Conservation

Division of Environmental Permits, Region 9

270 Michigan Avenue, Buffalo, New York, 14203-2999

Phone: (716) 851-7165 • FAX: (716) 851-7168

Website: www.dec.state.ny.us



Denise M. Sheehan
Acting Commissioner

November 1, 2005

Mr. Thomas Tasseff
4174 Tasseff Terrace
Hamburg, New York 14075-6422

Dear Mr. Tasseff:

**STATE FRESHWATER WETLAND
DELINEATION
RIDGEFIELD TERRACE - PHASE III
TOWN OF HAMBURG - ERIE COUNTY**

As per our October 31, 2005 telephone conference call with Ms. Connie Adams (NYSDEC, Wildlife Biologist) and yourself, we are providing the status of our investigation regarding the above-noted, to assist you during your presentation at the next Hamburg Town Board meeting.

Due to this Department's workload and the amount of time needed to do a precise delineation for large freshwater wetlands (including proper placement of boundary flags), we are unable to meet your November 2, 2005 deadline for a definitive report. Our biologists have performed a partial delineation and expect to have the job completed by November 11, 2005, barring any unexpected circumstances. Once that delineation is complete, you will receive a letter directly from our Division of Fish, Wildlife and Marine Resources, which will inform you of the Department's findings. It is essential that the wetland mapping is accurately performed and documented as it affects not only your proposal but also the neighboring property. Activities that may be planned for neighboring property will also likely have State wetland regulatory limitations. We apologize for any inconvenience that we may have caused for you.

Our biologists have performed wetland investigations on your property during 3 visits, October 20, October 27, and November 1, 2005. Your property runs north/south, and as you had already had it delineated by Steve Wombach of Great Lakes Geological and Environmental, you know there is a wetland on both the northern and southern ends. The first visit confirmed no connectivity with State Wetland HB-13 to the north. However, this northern wetland of 9 acres on your property was confirmed on November 1, 2005 to be part of a much larger unmapped state wetland which extends east and west of your property, along the northern stream corridor and beyond.

The southern boundary of your northern wetland was approved by Ms. Connie Adams, DEC Wildlife Biologist on November 1, 2005 and you have already had it surveyed. Expected State jurisdiction will include a 100 foot wide regulated wetland adjacent area from this southern boundary and it may be necessary to reconfigure the layout of your plan, particularly lots 9 and 10 as presently depicted.

Through reconnaissance on October 27, 2005 the wetland on the southern portion of your property was found to have no connectivity to DEC wetland HB-7. However, the 6 acres on your property is part of at least 16 acres of unmapped DEC wetland. The boundary of your southern wetland as flagged by Steve Wombach was approved by Connie Adams. Again as this is a State wetland, a 100 foot wide adjacent area must be maintained with respect to any development.

Remember, the property's tributary streams are protected waters and any disturbance to bed or banks (within 50 feet of the streams) will require prior Department approval. The best way to avoid this permit requirement would be to keep any project related physical disturbance more than 50 feet away from the streams.

Also as stated in the October 3, 2005 letter, the archaeological investigation must be performed and a concurrence letter received from the Office of Parks, Recreation and Historic Preservation prior to issuance of any of this Department's approvals.

At this time, we believe that if lots 9 and 10 can be adjusted properly, a New York State Wetlands Permit, that meets regulatory requirements, should be able to be issued and the issuance of other necessary Department approvals (i.e. Sewer Extension Approval and Water Quality Certification) should be routine. However, please recognize that the present statements made in this letter, while expected to be accurate, are tentative and must be officially confirmed in writing after the more detailed wetland site inspection has been completed.

I hope this information is helpful. Should you have questions, do not hesitate to call me at (716) 851-7165.

Respectfully,



Steven J. Doleski
Regional Permit Administrator

DCM:vm

cc: Ms. Connie Adams, NYSDEC Division of Fish, Wildlife and Marine Resources
Mr. Timothy Spierto, NYSDEC Division of Fish, Wildlife and Marine Resources
Mr. David Stahley, RJR Engineering, P.C.
Mr. John Finster, Erie County Health Department
Hon. Patrick Hoak, Town of Hamburg Supervisor
Town of Hamburg Conservation Advisory Board
Andrew Reilly, P.E., Town of Hamburg Planning Department

Strawski Development Office - (landscaper) Lake View Road

This is a sketch plan to occupy Lot #1 of the subdivision on Lake View Road, for a contracting landscaping business use. The proposed office will be 60 x 120 similar in style to the Battery Post. There will be no tree plantings on site, but rather landscaping supplies, topsoil, dry storage, and equipment such as dump trucks. There is to be no repair of other vehicles on the parcel; this is strictly for the applicant's use. Trees will be left in the front to screen the facility from the residential view. There will be 4 bays for the garage.

The rezoning will be reviewed at the Code Review meeting of 11-9-05 consisting of 4 acre lots from R-A to R-1.

Engineering: 1. What is the intended use of the proposed easement along the east property line. 2. Planning Board approval of the subdivision is required prior to site plan approval. 3. We will further review the proposed site plan when it is prepared and submitted in accordance with the site plan review checklist.

Conservation Board: Noted construction materials on site.

McKinley Commons 10,300 s.f. building - 4154 McKinley Parkway

Mr. Tony Battista and Bill Ray of Benderson Development appeared on behalf of a new 10,300 s.f. retail building to be located on McKinley Parkway. One of the applicants might be Avis Car Rental. Washing of cars outside is not a permitted use because of contamination to the storm sewer. This agency would be a low traffic generator. Item to be on next agenda.

Engineering Comments:

The following are review comments on a site plan dated 9/20/05:

- (1) The Planning Board previously approved a site plan for the City Mattress store within this plaza on 10/2/00.
- (2) Provide existing and proposed design elevations for this site.
- (3) Show the location of all existing and proposed storm and sanitary sewers and water lines.
- (4) Include the proposed sanitary sewer lateral profile view. Submit the plan to the Erie County Dept. of Environment and Planning (ECDEP) for review and approval. We are unable to approve the site plan prior to approval by the ECDEP.
- (5) The site landscape plan is to be approved by the Planning Board (property is within Southwestern Overlay District).

All comments are to be satisfactorily addressed for approval.

Accellent - Abbott Rd. Commerce Ctr. 3176 Abbott Rd.

Mr. Reilly informed Mr. Battista to get in touch with Rick Lardo, Engineering. There are outstanding items that need to be addressed for this complex.

The proposed location for Accellent is where the Old Powerhouse Gym was located. Meetings were held with Kurt Allen of Building Inspection, the Fire Department as to the type of operation that this will be. Units on trucks are placed on a concrete pad for furnaces for medical equipment. Since there was a concern about explosives being located near a school, further investigation was needed. It appears that this is considered low hazard.

Burke's Rezoning from C-1 to C-2 for a Business Park - Southwestern Blvd.

The Draft GEIS was accepted by the Town Board on October 24th, 2005. A Notice of Completion has been submitted to the papers and a review of the project will be discussed at the November 16th meeting. Public Hearing will be held November 21st, 2005 at 7:00 p.m. at the Town Board level.

Engineering comments are attached.

Best Buy - Milestrip Road - Rezoning

The Notice of Completion will be submitted to the papers on November 10th. The Public Hearing will take place on December 5th. Item to be on next agenda.
(See Engineering comments).

South Park Garage - Applicant will be coming back with new drawings for the November 16th meeting.

Southland Apartments - South Park & Sowles Road

Applicant would like relief on curbing, and is asking for a waiver.

Hickey Farms Modification. Applicant is asking for relief on curbing and would like less garages.

TOWN OF HAMBURG

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Supt. of Highways
JAMES F. CONNOLLY

TO : Planning Board

FROM : Engineering Dept.

DATE : 11/1/05

SUBJ : 11/2/05 PLANNING BOARD WORK SESSION AGENDA
Accellent - Abbott Rd. Commerce Center, 3176 Abbott Rd.

The following are review comments on a site plan dated 9/20/05:

- (1) The Planning Board previously approved a site plan for this parcel on 9/22/03. The associated site improvements required for this property have not been fully complied with. These improvements should be satisfactorily completed prior to any further site plan approvals.
- (2) We do not have any review comments relative to the current site plan submittal.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

**LEGAL NOTICE
HAMBURG TOWN BOARD
STATE ENVIRONMENTAL
QUALITY REVIEW
NOTICE OF
COMPLETION OF DRAFT EIS
AND
NOTICE OF COMBINED
SEQR AND REZONING
PUBLIC HEARING**

Lead Agency: Town of Hamburg
Town Board

Date: October 24, 2005

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft Environmental Impact Statement (Draft EIS) has been completed and accepted for the proposed action described below. Comments on the Draft EIS are requested and will be accepted by the contact person listed below until December 5th, 2005. A public hearing on the Draft EIS and corresponding zoning amendment will be held on November 21, 2005 at 7:00 p.m., at the Town of Hamburg Town Hall, S-6100 South Park Avenue, Hamburg, NY 14075.

Name of Action: Burke Business Park

The rezoning of approximately 28 acres of land from C-1, Local Retail Business District to C-2, General Commercial District, and the subsequent development of a business park, including roads, utilities and other site improvements.

Potential Environmental Impacts Evaluated in the DEIS

Impact on Land

a. The project is a large, multi-phased project on an approximately 30 acre property.

Impact on Water

a. The project could require large quantities of water supply (unknown at this time).

b. The proposed project will generate unknown quantities of waste waters in excess of 20,000 GPD that will be discharged to a system that has problems associated with it.

c. Changes in drainage patterns at

the site could negatively impact the drainage system in the area.

Impact on Aesthetic Resources

The project may have an impact on the aesthetics of Southwestern Boulevard and South Park Ave. (both have zoning overlays that focus on aesthetics), and the residential housing in the area.

Impact on Transportation

a. The project's impact on the transportation system in the area is potentially significant.

Noise Impacts

a. The project may have noise and odor impacts from the uses and from construction.

Impact on Growth and Character of Community or Neighborhood

a. The rezoning of this property and subsequent development may result in a significant impact to the character of this region of the Town and to its support services.

A Copy of the Draft EIS may be obtained from:

Contact Person: Mr. Drew Reilly, PE,
AICP, Town of Hamburg Planning Department

Address: S 1600 South Park Avenue,
Hamburg, N Y 14075

Telephone Number: (716) 649-2023

A copy of this Notice and the Draft EIS Sent to:

Department of Environmental Conservation, Division of Environmental Permits Region 9, 270 Michigan Avenue, Buffalo, New York 14320-2999; Environmental Notice Bulletin, NYS-DEC 4th Floor, 625 Broadway, Albany, NY 12233-1750 (just notice)

NYS DOT, 125 Main Street, Buffalo, NY 14203

ECDEP, 95 Franklin Street, Buffalo, NY 14202

Applicant - *Burke Realty*
~~Benderson Development Co., Inc., 570 Delaware Avenue, Buffalo, NY 14202 (just notice)~~

Erie County Health Dept.
Frontier School District

Cathy Rybczynski
Town Clerk
S-6100 S. Park Avenue
Hamburg, NY 14075

Dated: 10-27-05

TOWN OF HAMBURG

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 11/2/05

SUBJ: 11/2/05 PLANNING BOARD WORK SESSION AGENDA
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
Hamburg Business Park - Southwestern Blvd.

The following are review comments to be addressed on the September 2005 DEIS for the above-referenced project:

(1) Sanitary Sewers (pages 15 & 21)

The Town of Hamburg Master Sewer District has recently taken ownership of the existing 8-inch diameter sanitary sewer extending to the proposed park property. The sewer was previously owned by the Frontier Central School District. This sewer discharges into the Town's 18" trunk line on Nottingham Terrace. Recently performed flow monitoring in this area has indicated that there may be a capacity issue with the trunk sewer that could affect the approval of future sanitary sewer extensions serving the proposed park. This needs to be further studied and addressed in order to satisfy NYSDEC requirements.

(2) Storm Water (pages 19 & 20)

- Town of Hamburg storm water and drainage requirements need to be addressed.
- Drainage calculations for the project will be required with the development construction plans and when the individual parcels are submitted for site plan review. The Town will not accept maintenance for any of the detention ponds. A revision to "Detention Parcel A" will be required.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

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Supt. of Highways
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 11/2/05

SUBJ: 11/2/05 PLANNING BOARD WORK SESSION AGENDA
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
Proposed Retail Plaza Milestrip Road at I-90

The following are review comments on the DEIS for the above-referenced project, dated 8/17/05:

- (1) The DEIS needs to address that the existing sanitary sewer main and building extension are located within the Town of Hamburg's Osborne-Sagamore Sewer District and not in Erie County Sewer District No. 3 (ECSD No. 3). The Town sewer district is tributary to ECSD No. 3.
- (2) Water service to the site will be provided by the Village of Blasdell Water Department and not the Erie County Water Authority. Blasdell's water requirements, procedures, and review need to be included.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer

MEMO

TO DREW REILLY

& PLANNING BOARD

FROM DOUG NICHOLS

& CONSERVATION ADVISORY BOARD

SUBJECT

HAMBURG VILLAGE LINE DEVELOPMENT

CAREVIEW RD REZONING REQUEST

FOR HENRY KNOPP

On 10/30/05 Messrs Andrew Casaride
Gregory, Nichols & Spittler did a field
evaluation of the subject property.

Based on the NY&DEC wetlands map
and field observations, approximately
the northern half of the parcel is
in wetland HB-2 (see attached map)

We believe that, prior to any official
action being taken, the wetland
portions of the parcel should be
delineated and mapped with the
appropriate buffer shown.

MEMORANDUM

TO: Hamburg Planning Board
FROM: Planning Department
DATE: November 2, 2005
SUBJECT: November 2, 2005 Meeting Agenda

The following are the Planning Department's summarized comments on the Agenda items for the November 2, 2005 work session:

1. K-Technologies: Site Plan Approval
 - The applicant has amended the drawing in an effort to address the comments received at the last Planning Board Meeting. Parking at the front of the building will require a variance from the Zoning Board of Appeals. The triangular area facing Southwestern will remain undeveloped at this time and will serve as a screen to Southwestern Blvd.
2. Accellent - Storage: Site Plan Waiver Report
 - Benderson Development has a new tenant for their existing building at Abbott and Lake (zoned light industrial). Because the proposal included no new building and there was an existing approved site plan, the Town determined that a Site Plan Waiver would be warranted under §28-190.1 in the Zoning Code.
 - When reviewing the application (and seeing the new hydrogen storage container), we determined that it may need a full site plan approval and, therefore, placed the item on the November 2, 2005 meeting. Since placing it on the agenda, the applicant has provide additional information and meetings have taken place with the Building Inspector, State Building Inspector, and the Fire Dept. Based on the results of these meetings and additional information, it has been determined that the project is not a high hazard and, therefore, will be processed under a Site Plan Waiver.
3. Taseff-Ridgefield Estates: Preliminary Submittal Approval and SEQR Determination
 - The project has been put on hold, per the request of the NYSDEC, as they resolve wetlands issues on the site. The applicant believes that these will be resolved shortly. We have not received any new information as of November 1, 2005.
4. Benderson Development – McKinley Commons: Site Plan

- The project is a new 10,300 ft.² retail building at the McKinley Commons. This represents the final phase of this plaza.
- See separate review memo.

5. Burke Industrial Park: DEIS & Rezoning Recommendation

- The applicant has submitted a DGEIS that has been accepted by the Town Board for public review.
- The Planning Board, like other Involved Agencies, needs to supply their comments on the DGEIS to the Town Board. We can also give our comments on the rezoning request and continue our review of the site plan.

6. Best Buy – Milestrip: SDEIS Submittal and Rezoning

- This project (formerly the Tops project) had a DEIS completed in 2004, and the process ended (put on hold at the owner's request) after the public hearing. The applicant amended the project and completed a SDEIS to start the process again. The Town Board has accepted the SDEIS as complete for public review.
- The Planning Board must provide their comments on the SDEIS to the Town Board and provide their recommendations on the rezoning. We will also continue our review of the site plan.

7. Strawski Development – Landscaping Business: Site Plan Approval

- The site is part of the land in the Lakeview Road Subdivision (see Item 8), and is presently zoned light industrial.
- The Building Department has determined that this is an allowable use, and now the applicant is seeking site plan approval.
- The "bulk requirements" in the M-2 district are as follows: No lot size, frontage, or maximum height of building requirements, front yard 50' (when residence across the street), 15 foot side yards and 50' rear yard (when abuts residence). Parking requirements will be calculated once the owner explains the uses on the site and number of employees.

8. Lakeview Road Subdivision: Minor Subdivision Approval

- The applications are confusing, but we will assume that the project is a major subdivision in the eyes of the Town (not a subdivision as defined by the County). It appears that it may be a 5-lot subdivision, the sixth lot we believe is being added to the adjoining NYSDOT property.
- Again, assuming the lots all remain in the M-2 district, there are no lot size or frontage/lot width requirements. Therefore, the lot sizes meet zoning.

- A wetlands delineation should be completed prior to approving the subdivision, to ensure that the lots are buildable. The Conservation Advisory Board suggests that the wetlands be dedicated to the Town for protection.

9. South Park Garage: Site Plan and SUP

- Update to the Planning Board. The applicant will be supplying a new sketch plan prior to proceeding with a full site plan.

10. Southland Apartments: Waiver Request

- This project was previously approved and is presently constructed. Some outstanding items noted by the Town Engineer have not been completed and the applicant wishes to obtain a waiver from these items (curbing).

**Town of Hamburg
Legal Notice
Hamburg Village Line Development
Lake View Subdivision**

Notice is hereby given that the Town of Hamburg Planning Board will hold a Public Hearing on a 30 acre parcel for a 6 lot subdivision on Lakeview Road (west of Village line) on Wednesday, November 16th, 2005 at 7:45 p.m. in Room 7B of Hamburg Town Hall.

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie, State of New York being part of Lot 10, Township 9, Range 8 of the Holland Land Company's Survey, being more particularly described as follows:

BEGINNING at a point in the north line of New Lakeview Road at the southwest corner of lands conveyed to Oliver Boseck by Liber 3049 of Deeds at Page 341; thence northerly along the said west line of Boseck a distance of 1502.05 feet to the north line of Lot 10; thence easterly along the north line of Lot 10 a distance of 866.60 feet to the East line of lands of Sarah Stevens; thence southerly along the said east line of Stevens a distance of 1522.40 feet to the north line of New Lakeview Road; thence westerly along the north line of New Lakeview Road a distance of 868.58 feet to Point of Beginning, being 30.12 acres of land, more or less.

**Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board**

Dated: 11-3-05

Town of Hamburg
Legal Notice
Ridgefield Terrace Phase III
Subdivision - East Eden Rd.

Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on the Ridgefield Terrace Phase III Subdivision on Wednesday, November 16, 2005 at 7:30 p.m. In Room 7B of Hamburg Town Hall.

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie, State of New York, being part of Lot 49, Township 9, Range 7, of the Holland Land Company's survey, more particularly described as follows:

Beginning at the northwest corner of Lot 49, being the northwest corner of lands formerly of Hauck be deed recorded in the Erie County Clerk's office in Liber 3396 of deeds at page 451;

Thence easterly along the north line of said Lot 49 and lands formerly deeded to Hauck a distance of 648.78 feet to the northeast corner of said lands of Hauck;

Thence southerly at an interior angle of $90^{\circ} 11' 07''$ along the east bounds of lands now or formerly conveyed to Tasseff Terrace Homes, Inc by certain instruments recorded in the Erie County Clerk's office in Liber 10906 at page 5990 and Liber 10906 at page 5993 a distance of 4004.11 feet to the south line of said Lot 49, being the southeast corner of lands of Tasseff Terrace Homes, Inc. by deed recorded in the Erie County Clerk's office in Liber 10906 of deeds at page 5993;

Thence westerly at an interior angle of $90^{\circ} 02' 09''$ along the south line of Lot 49 a distance of 669.90 feet to the southeast corner of Tasseff Terrace Subdivision Phase III filed in the Erie County Clerk's office under Map Cover No. 2638;

Thence northerly at an interior angle of $89^{\circ} 48' 38''$ along the east bounds of Tasseff Terrace Subdivision Phase III a distance of 575.35 feet to the southwest corner of lands now or formerly conveyed to Hertlein and recorded in the Erie County Clerk's office in Liber 10978 of deeds at page 3091;

Thence easterly at an interior angle of $91^{\circ} 08' 49''$ along the south bounds of said Hertlein a distance of 409.02 feet to the southeast corner thereof;

Thence northerly at an exterior angle of $91^{\circ} 46' 00''$ along the east bounds of said Hertlein a distance of 375.00 feet to the northeast corner thereof;

Thence westerly at an exterior angle of $88^{\circ} 14' 00''$ along the north bounds of said Hertlein and the center of Beaubein Drive, if extended, a distance of 400.00 feet to the east bounds of Beaubein Tract Extension Subdivision recorded in the Erie County Clerk's office under Map Cover No. 1830;

Thence northerly at an interior angle of $88^{\circ} 35' 35''$ along the east bounds of said Beaubein Subdivision a distance of 321.63 feet to the northeast corner thereof;

Thence westerly at an exterior angle of $88^{\circ} 35' 35''$ a distance of 8.44 feet to the southeast corner of Ridgefield Terrace Subdivision;

Thence northerly at an interior angle of $88^{\circ} 34' 27''$ along the east line of lands of Ridgefield Terrace a distance of 663.70 feet to the northeast corner thereof;

Thence northerly at an interior angle of $180^{\circ} 15' 00''$ and along the west bounds of aforesaid Hauck a distance of 2071.01 feet to the point of beginning, forming an interior angle of $89^{\circ} 59' 51''$ with the first mentioned course.

Said parcel containing 56.879 acres of land, more or less, and being subject to a temporary easement for the Ridgefield Terrace Turnaround, recorded in a certain instrument recorded in the Erie County Clerk's office in Liber 11054 of deeds at page 8544, and all other easements of record or visible evidence.

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: 11-3-05