

**Town of Hamburg  
Planning Board Meeting  
November 16th, 2005  
Actions Taken**

<b>Ridgefield Subdivision Part 3 Tasseff Terrace</b>	<b>Tabled for SEQR and sign off by DEC</b>
<b>Hamburg Village Line Subdivision Lake View Road</b>	<b>Tabled for delineation of wetlands</b>
<b>Strawski Development Office Highland Landscaping Lake View Road</b>	<b>Tabled for delineation of wetlands and Subdivision approval.</b>
<b>South Park Garage South Park near the Thruway</b>	<b>Applicant given direction. Tabled</b>
<b>Hickey Farms Modifications South Park &amp; Big Tree</b>	<b>To be worked out with Engineering</b>
<b>Benderson Development 10,300 s.f. building - McKinley Commons</b>	<b>Tabled for interpretation of ZBA on Parking spaces</b>
<b>Burke Business Park Southwestern Blvd.</b>	<b>Favorable recommendation sent to Town Board on rezoning from C-1 to C-2.</b>
<b>Best Buy DGEIS Milestrip Rd.</b>	<b>Tabled to December 7<sup>th</sup>, 2005</b>
<b>Southland Apartments</b>	<b>Tabled for December work session</b>

**Town of Hamburg  
Planning Board Meeting  
November 16, 2005**

The Town of Hamburg Planning Board met for a regular session on Wednesday, November 16th, 2005 at 7:30 p.m. in Room 7B of Hamburg Town Hall. Those attending included Chairman Gerard Koenig, Secretary Paul Eustace, Sasha Yerkovich, Bob Reynolds, Steve McCabe, Karen Rogers. Others attending included: Drew Reilly, Rick Lardo, Michael Fruth, Attorney Don McKenna, and Terry Dubey, Stenographer. **Excused:** David Phillips

Minutes of the meeting of October 5<sup>th</sup>, 2005 were approved on motion by Mr. Reynolds, seconded by Mr. Eustace. Carried

Minutes of the meeting of October 19th, 2005 were approved on motion by Mr. Eustace, seconded by Mr. McCabe. Carried.

**Public Hearing - Ridgefield Subdivision Part 3 - Tasseff Terrace**

Secretary Eustace read the following Legal Notice of Public Hearing:

**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 by deed recorded in the Erie County Clerk's office to 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° 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° 02'09" along the south line of Lot 49 a distance of 669.00 feet to the

southeast corner of Tasseff Terrace Subdivision Phase III filed in the Erie County Clerk's office under Map Cover No. 2633;

Thence northerly at an interior angle of 89° 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° 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° 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 38° 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 55° 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 38° 35'35" a distance of 8.44 feet to the southeast corner of Ridgefield Terrace Subdivision;

Thence northerly at an interior angle of 33° 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° 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° 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  
11-10

Chairman Koenig declared the hearing open:

Mr. Tom Tasseff appeared on behalf of his 23 lot subdivision located off East Eden Road. The project has been delayed awaiting a sign off on the wetlands from the Corps of Engineers and the New York State Department of Environmental Conservation. There have been some minor revisions on the north end of the project. This resulted in the shift of lots to the south. Sublots 9 & 10 cannot be developed. S.L. 8 runs into the stream. To date, the letter signing off from the DEC has not been submitted. Complete engineering design and approvals from other agencies are required before the final plat is approved. There is an existing gas line on the back of Lots 16-20. Narrow strips of open space have been addressed. Lots 1 and 2 have been removed. The applicant should consider deed restrictions on sub-lots 8, 9, and 10 in the form of a Conservation easement.

Chairman Koenig asked if anyone wished to be heard for or against the project?

Mr. Tom Eichler of East Eden Road stated that residents of this area have been looking at an incomplete subdivision for 8 years and wonders why another phase is starting before the original is completed. He finds that a 12' sign is also very invasive to the current residents. Response given is that if there is a violation on the subdivision sign, this should be investigated.

Hearing no more comments, the hearing was declared closed.

Motion was made by Mr. Reynolds, seconded by Mrs. Yerkovich to table pending sign off from the DEC. Carried.

Engineering Comments:

SUBJ : 11/16/05 PLANNING BOARD MEETING 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 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.
- (4) One street name (not two) is to be submitted for review and approval.

**Hamburg Village Line Subdivision - Lakeview Road**

Secretary Eustace read the following Legal Notice of Public Hearing:

The family of the Henry Knapp estate appeared before the Planning Board on a proposed subdivision of land of 4, 5 acre lots on a 30 acre parcel along Lake View Road. This was part of the original Knapp farm, and is one of 2 pieces left of the estate. The parcel is zoned M2, Light Industrial, ( since the 1940's) and will be used to attract small business. The NY State Department of Transportation is interested in S.L. 2. It was noted that the delineation must be completed before subdivision approval can be granted.

Chairman Koenig asked if anyone wished to be heard for or against the proposal.

Cheryl Kroger, a resident across the street since 2004, was of the impression that the wetlands would never be developed. They have spent \$250,000 on a residence and are concerned about light industrial across from them. Also, a portion of the property has been disturbed with hard fill.

Mr. Knapp responded that this property has been zoned M2 for over 25 years. He also has tried to market the property for one user without success. He feels that small business parcels would be more marketable.

Mr. Drew Reilly noted that wetland boundaries need to be formalized with a wetlands delineation.

Hearing no further comments, the public hearing was declared closed.

Motion was made by Mr. Reynolds, seconded by Mr. Eustace to Table for a wetland delineation. Carried.

**Engineering Comments:**

The following are review comments on a subdivision map dated 9/19/05:

- (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) 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.
- (5) There are currently no public sidewalks on the north side of Lakeview Road.
- (6) The legal description is acceptable.

**Strawski Development Office (Highland Landscaping) Lake View Road**

The proposed use for this parcel is for Highland Landscaping. The applicant plans to leave the vegetation in the front, and the driveway will be parallel with the DOT's. The office building will be set back 125'. The proposed 60' x 120' building will be a pole building similar to the one like the Battery Post in Athol Springs. The bay doors will face east. A suggestion was made that the applicant use the DOT's driveway. Response to this issue is that the DOT has private access that no one else can use because of liability. Mr. Reilly stated that he will call the DOT and ask. There will be minimal lighting (security lighting) on the building.

The Traffic Safety Board has asked for a deceleration lane for truck traffic. A site plan should be sent to the Village of Hamburg for their review.

The applicant noted that there will be no use of chemicals or pesticides, and they have 6 dump trucks. It was suggested that the applicant contact Sewer District 3 on the lateral.

Motion was made by Mr. Reynolds, seconded by Mrs. Yerkovich to Table. Carried.

**Engineering Comments:**

The following are review comments on a sketch plan dated 10/25/05:

- (1) Note the intended purpose of the proposed easement along the east property line.
- (2) Planning Board approval of the proposed Hamburg Village Line 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.

**South Park Garage - Revised Drawing**

Mr. David Kazmierczak, Architect, appeared on behalf of South Park Garage on South Park near the Thruway overpass. The proposal is for a 5,000 s.f. pre-engineered steel frame, single story building. The area in front will be paved. There will be a 6' fence for approximately 124' in length as well as a landscaped buffer, which was completed by Frank Brzenski, landscape architect. The building elevations denote two types of masonry block with a metal roof in compliance with the South Park Overlay. The septic system has been reviewed by Tom Casey, of the Department of Health, and finds it approvable.

South Park Garage (Continued)

Mr. Reilly pointed out that the code requires a 10' parking setback, and they will be 5' off the property line. A variance will be required from the Zoning Board of Appeals. More trees should be planted similar to a low type hedge. Concern was also raised about lighting adjacent to the neighboring property. No sidewalks will be required. It was also noted that the building should be smaller.

Fifteen parking spaces are required and 18 have been provided. Concern was expressed on parking along the front. No parking will be allowed along the State highway.

Mrs. Yerkovich noted that the building is too large for the lot. The best alternative is to shrink the size of the building. If a variance is required, she will vote against it. The Zoning Board of Appeals usually asks for a recommendation from the Planning Board. Board members responded that they are not inclined to grant a favorable recommendation.

Mrs. Irene Granica, adjacent neighbor, asked for the dimensions of the building which are 60' x 88'. She also inquired as to the drainage. Response given is that there will be a detention system that will drain toward the Thruway and over the cliff. The Thruway Authority finds this acceptable.

Mr. Kazmierczak noted that they will be using a controlled sand filter septic system. There will be two toilets, 2 sinks, a trench drain, and an oil separator.

Again, it was suggested to make the building smaller.

Motion was made by Mr. Reynolds, seconded by Mrs. Yerkovich to Table. Carried.

Engineering comments are attached.

# TOWN OF HAMBURG

## ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522  
e-mail: [engineering@townofhamburgny.com](mailto:engineering@townofhamburgny.com)



Supervisor  
PATRICK H. HOAK

Councilmen  
D. MARK CAVALCOLI  
KATHLEEN COURTNEY HOCHUL  
JOAN A. KESNER  
THOMAS J. QUATROCHE, JR.

Town Engineer  
GERARD M. KAPSIK, P.E.

Town Attorney  
VINCENT J. SORRENTINO

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CATHERINE A. RYBCZYNSKI

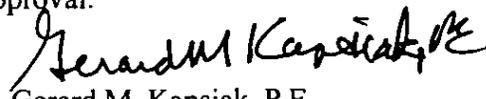
Supt. of Highways  
JAMES F. CONNOLLY

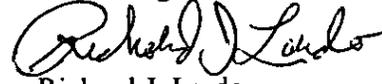
TO : Planning Board  
FROM : Engineering Dept.  
DATE : 11/16/05  
SUBJ : 11/16/05 PLANNING BOARD MEETING AGENDA  
Proposed Auto Shop - South Park Avenue at NYS Thruway

The following are review comments on a reduced photo copy of a site plan dated 11/10/05:

- (1) The site is located in the South Park Overlay District.
- (2) Note on the plan that a New York State Dept. of Transportation (NYSDOT) permit is required for work within the South Park Avenue highway right-of-way. We are unable to approve these plans prior to NYSDOT review and approval of work on their right-of-way.
- (3) The site Landscape Plan is to be approved by the Planning Board.
- (4) The septic system is to be approved by the Erie County Health Department (ECHD). We are unable to approve these plans prior to ECHD review.
- (5) It appears that the building is not within the 400' hydrant requirement of the New York State Fire Code. Contact the Building Inspector for direction.
- (6) Provide existing and design elevations for the site.
- (7) Provide drainage calculations for the storm sewer and storm water detention system.
- (8) The garbage dumpster is to be fenced and placed on a concrete pad.
- (9) Show the waterline service size and the details for the RPZ backflow preventer, as required by the Erie County Water Authority.
- (10) Show the parking lot lighting fixtures.
- (11) Include a typical parking lot pavement section.
- (12) It appears that a public sidewalk is shown along South Park Avenue. The sidewalk is not existing and would not connect with any existing public sidewalks.

All comments are to be satisfactorily addressed for approval.

  
Gerard M. Kapsiak, P.E.  
Town Engineer

  
Richard J. Lardo  
Principal Engineer

**Hickey Farms Modification - South Park & Big Tree**

Mr. Mark Trammell appeared before the Planning Board on a modification for the Hickey Farms project. Due to construction on Southwestern Boulevard to California Road, the New York State Department of Transportation is taking 10 meters of right of way that will infringe on this project. This therefore necessitated a shifting of the building 30' north and affected 1 row of garages and 15 parking spaces. They would also like some relief on the curbing.

Mr. Lardo of the Engineering Department stated that he needs to review the revised drawing. There will be 290 units and with the reduction of garage units from 132, they now have 117. Mr. Lardo and Mr. Merritt will try to work this out and come up with a viable solution.

Motion was made by Mrs. Yerkovich, seconded by Mr. McCabe to have Mr. Lardo of Engineering review the modifications of the elimination of garages as well as some of the curbing. Carried.

**Benderson Development - 10,300 s.f. building - McKinley Commons**

Mr. Rumsey of Benderson Development, appeared before the Planning Board on a new 10,300 s.f. building to be located at McKinley Commons.

Mr. Reilly stated that originally, this area was designed for local retail, and with the size, it becomes community retail. This is a much larger building than was originally intended and parking spaces are being eliminated. Therefore, this will require an interpretation by the Zoning Board of Appeals.

Motion was made by Mr. Reynolds, seconded by Mr. McCabe to forward this matter to the Zoning Board of Appeals for an interpretation as to whether a variance is required on the parking spaces. Carried.

Engineering comments:

- (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).

# TOWN OF HAMBURG

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e-mail: [engineering@townofhamburgny.com](mailto:engineering@townofhamburgny.com)



Advisor  
PATRICK H. HOAK

Councilmen  
D. MARK CAVALCOLI  
KATHLEEN COURTNEY HOCHUL  
JOAN A. KESNER  
THOMAS J. QUATROCHE, JR.

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Supt. of Highways  
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 11/16/05

SUBJ: 11/16/05 PLANNING BOARD MEETING AGENDA  
Hickey Farms Modification  
Big Tree Road

We do not have any review comments relative to the revised site layout plan last revised on 10/26/05. We will continue to work with the project engineer on revisions to the required construction drawings.

Gerard M. Kapsiak, P.E.  
Town Engineer

Richard J. Lardo  
Principal Engineer

**Burke Business Park - Recommendation to Town Board on Rezoning from C-1, Local Retail, to C-2, General Commercial - Southwestern Blvd.**

Mr. Ed Burke appeared before the Planning Board on this proposed business park which is to be located on Southwestern Blvd. near South Park Avenue. The Public Hearing on the rezoning will be heard on Monday, November 21st at 7:00 p.m. by the Town Board. The Planning Board is to submit a recommendation to the Town Board.

A memo was submitted by Chairman Gerard Koenig. (See attachment).

Motion was made by Mrs Yerkovich, seconded by Mr. Reynolds to forward a favorable recommendation. (See attachment).

**Best Buy DGEIS - Milestrip Road**

Planning Board members were asked to review the DGEIS for the Best Buy on Milestrip Road for the next meeting.

Motion was made by Mrs. Yerkovich, seconded by Mr. Reynolds to table to the work session, December 7<sup>th</sup>. Carried.

**Southland Apartments - Elimination of curbing - South Park & Sowles**

Attorney Al LaPaglia appeared on behalf of his client, Mr. Eppolito on elimination of some curbing at the apartment complex. Mr. Lardo noted that they have no objection to parking bumpers. Item is to be tabled to the work session.

Motion was made by Mr. Reynolds, seconded by Mrs. Yerkovich to Table. Carried.

Motion to adjourn was made by Mr. Eustace, seconded by Mr. McCable to adjourn. Carried. Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Paul Eustace, Secretary  
Planning Board

Gerard J. Koenig  
4602 Mile Strip Rd.  
Blasdell, NY 14219  
716-825-0121  
g.j.koenig@att.net

# Memo

**To:** Andrew C. Reilly  
**From:** Gerard J. Koenig  
**Date:** 11/11/2005  
**Re:** Proposed Burke Hamburg Business Park

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## **Comments regarding the Draft Environmental Impact Statement (DEIS)**

New public road between South western Blvd. & Bayview Rd. will have a positive impact on traffic in the area especially on school bus traffic from Frontier High School & Middle School if a traffic signal is installed at new road & Southwestern Blvd. Erie BOCES Southtowns Academy will also benefit from a traffic signal where proposed.

The rezoning for this property from C-1 to C-2 will be necessary because of the size of the proposed tenant (Tractor Supply) & the necessity of this tenant to have outdoor storage.

Secondary driveway located at Southwestern Blvd. & new TSC parcel #2 is problematic at best and should only be considered as right in, right out, properly designed so as to prohibit left turns. The high profile nature of this business (Tractor Supply) would seem to me that customers would find them even without this driveway.

Outside of the impacts on traffic, there does not appear to be any negative impact on the character of the neighborhood, wildlife, noise, utilities, storm water runoff or other considerations.

Other parcels in this development will need to be evaluated on an individual basis by the planning department & the planning board as they are presented. The once shown K-Tech as part of this development is not possible, as this would not fit the C-2 zoning, being industrial in nature.

# TOWN OF HAMBURG

S-6100 SOUTH PARK AVENUE • HAMBURG, NEW YORK 14075 • (716) 649-6111 • FAX (716) 649-4087



Supervisor  
PATRICK H. HOAK

Councilmen  
D. MARK CAVALCOLI  
KATHLEEN COURTNEY HOCHUL  
JOAN A. KESNER  
THOMAS J. QUATROCHE, JR.

November 17, 2005

Town Attorney  
VINCENT J. SORRENTINO

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CATHERINE A. RYBCZYNSKI

Supt. of Highways  
JAMES F. CONNOLLY

To: The Hamburg Town Board

Subject: Burke Business Park Rezoning - C-1 to C-2, Southwestern Blvd.

At the Planning Board meeting held on November 16, 2005 the following recommendation was made on the Burke Business Park on Southwestern Boulevard.

Motion was made by Mrs. Yerkovich, seconded by Mr. Reynolds to forward a favorable recommendation (based on traffic management) to the Town Board on the rezoning request of Edmund Burke for a Burke Business Park to be located on Southwestern Boulevard from C-1, Local Retail, to C-2, General Commercial for the following reasons:

1. The rezoning is warranted because of the size of the proposed tenant (Tractor Supply) and the necessity of this tenant to have outdoor storage.
2. A traffic light is imperative, and based on the Traffic study, the threshold indicates that a signal is warranted.
3. There will be a limitation of uses due to the proximity of the school.
4. A secondary driveway with right in, right out, should be properly designed to prohibit left turns.
5. The proposed rezoning will not have a negative impact on the character of the neighborhood, wildlife, noise, utilities, storm water runoff or other considerations.
6. Future parcels need to be evaluated on an individual basis by the Planning Board as they are presented.
7. The rezoning with an additional road and a light will greatly help the Frontier school.

Carried.

Respectfully submitted,

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

# TOWN OF HAMBURG

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JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 11/16/05

SUBJ: 11/16/05 PLANNING BOARD MEETING 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

# TOWN OF HAMBURG

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TO: Planning Board

FROM: Engineering Dept.

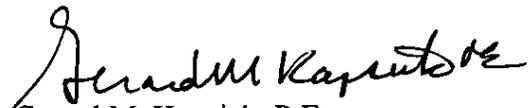
DATE: 11/16/05

SUBJ: 11/16/05 PLANNING BOARD MEETING 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

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Supt. of Highways  
JAMES F. CONNOLLY

TO : Planning Board

FROM : Engineering Dept.

DATE : 11/6/05

SUBJ : 11/6/05 PLANNING BOARD MEETING AGENDA  
Southland Apartments - Curbing Waiver

We have no objection to the developer providing concrete curbing bumpers in lieu of poured-in-place curbing along the parking spaces. Curbing has been provided in all other areas as shown on the approved site plan.

Gerard M. Kapsiak, P.E.  
Town Engineer

Richard J. Lardo  
Principal Engineer

# TOWN OF HAMBURG

## ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522  
e-mail: [engineering@townofhamburgny.com](mailto:engineering@townofhamburgny.com)

Supervisor  
PATRICK H. HOAK

Councilmen  
D. MARK CAVALCOLI  
KATHLEEN COURTNEY HOCHUL  
JOAN A. KESNER  
THOMAS J. QUATROCHE, JR.

Town Engineer  
GERARD M. KAPSIK, P.E.



Town Attorney  
VINCENT J. SORRENTINO

Town Clerk  
CATHERINE A. RYBCZYNSKI

Supt. of Highways  
JAMES F. CONNOLLY

TO: Planning Board

FROM: Engineering Dept.

DATE: 11/16/05

SUBJ: 11/16/05 PLANNING BOARD MEETING 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 11/10/05:

- (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) 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.

Gerard M. Kapsiak, P.E.  
Town Engineer

Richard J. Lardo  
Principal Engineer

**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° 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° 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° 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° 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° 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° 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**

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**Town of Hamburg  
Legal Notice  
Planning Board Meeting 11-16-05**

The Town of Hamburg Planning Board will hold a regular meeting in Room 7B of Hamburg Town Hall on Wednesday, November 16th, 2005 at 7:30 p.m. to discuss and possibly approve the following site plans:

1. Ridgefield Terrace - Public Hearing, Phase III - 7:30 p.m.
2. Lake View Subdivision (Knapp property) Lake View Road Public Hearing 7:45 p.m.
3. Strawski Development - Lake View Road (Highland Landscaping)
4. South Park Garage - revised plans - South Park Avenue
5. Hickey Farms Modification - South Park & Big Tree Rd.
6. K-Technologies - Abel Road - Jeff Kryszak
7. Benderson 10,300 s.f. building - McKinley Commons
8. Burke Industrial Park - Recommendation and comments to Town Board
9. Best Buy Draft DGEIS - Milestrip Road
10. Southland Apartments - South Park & Sowles - Modification

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

**Dated: November 3, 2005**