

FILED IN THE
TOWN CLERK'S OFFICE

DEC 18 4 32 PM '97

Town of Hamburg Planning Board
November 19, 1997
Actions Taken

TOWN CLERK _____

Eaton Bros. Addition 3530 Lakeview Rd.	Reapproved
Rezoning Petition of M.J. Peterson - Commerce Pl. from R-A to C-1	Favorable recommendation sent to Town Board
Dee Gee Windows Storage Building 4660 Camp Rd.	Approved
Highland Limousine Sv. 4272 South Park Avenue Zoned N-C	Tabled to 12-3-97
VTG Warehousing Southwestern Blvd.	Approved with conditions
Tielke 2 lot Subdivision Lakeview at Smith Rd. Zoned R-A	Referred to ZBA with favorable recommendation
Towne Chrysler Jeep Eagle 5160 Camp Road	Approval granted conditional upon completion of Eng. requirements.
Woodlawn Credit Union	Tabled to 12-17-97
Sprint Tower 2644 Pleasant Avenue Elizabeth Hogan	To proceed to Public Hrg.
Seven Corners Restaurant 4536 Big Tree Rd. Peter Gerace	Approved
Jones 2 lot subdivision Lakeview Road	Public Hearing 12-17-97
Stevan 4 lot Subdivision Lakeview Rd.	Referred to ZBA with favorable recommendation
Lake Communications Tower Duffett Property - Maelou Dr.	Approved with conditions

Brierwood Senior Ctr.
E. Burke - OLV Hospital

Tabled to 12-3-97

NDC Apartments
Big Tree Rd.

Approved

Monte Riefler
Locomotive Bldg.
Camp Rd.

Tabled to 12-3-97

**Town of Hamburg Planning Board
Meeting - November 19, 1997**

The Town of Hamburg Planning Board met for a regular session on Wednesday, November 19, 1997 at 7:30 p.m. in Room 7 of Hamburg Town Hall. Those attending included: Chairman Richard Crandall, Vice-Chairman David Phillips, Secretary Gerard Koenig, Dick Pohlman, Paul Eustace. Others attending included Rich Whipple, Drew Reilly, Councilman Cavalcoli, Don McKenna, Attorney, R.Lardo and Terry Dubey, Stenographer. Excused: D. Fitzpatrick, Sue Ganey

Minutes of the meeting of October 15th were approved on motion by Mr. Pohlman, seconded by Mr. Eustace. Carried.

Eaton Bros. Addition - 3530 Lakeview Road

Mr. Ralph Allen appeared before the Planning Board on a proposed addition of 6,000 s.f. that was approved on 7-20-95. Mr. Allen explained that the addition was never built as they could not get the financing together. Everything that was shown on the original plan is the same. There will be no changes.

Engineering Comments:

**SUBJ: 11/19/97 PLANNING BOARD MEETING AGENDA
Eaton Brothers - 3530 Lakeview Road**

The site plan last revised 7/13/95, and approved by the Planning Board and Engineering Dept. on 7/20/95, is acceptable to this office. We have no objection to the requested reapproval of this plan.

It is noted that sanitary sewers have recently been installed fronting this property along the south side of Lakeview Road. The property owner should contact Erie County Sewer District No. 3 relative to connecting into the sewer system.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to reapprove the addition for Eaton Bros. located at 3530 Lakeview Road, that a Negative Declaration be issued for the project and that the site plan be re-stamped. Carried.

Rezoning Petition of M.J. Peterson - Commerce Park - Camp Road

The rezoning petition is for a change from R-A, Residential Agricultural to C-1, Local Retail. The Planning Board has thoroughly reviewed this project since May of 1996 and have come up with the following recommendation to the Town Board with a Public Hearing set for December 8th at 7:00 p.m.

For the petition of M. J. Peterson for rezoning of property located at Commerce Place from R-A (Residential Agricultural) to C-1 (Local Retail Business District), the Planning Board recommends approval based on the following:

1. The Town Board, acting as Lead Agency, has conducted a coordinated review under the State Environmental Review Act (SEQRA), and the Planning Board has reviewed the information obtained during this process and finds no apparent significant environmental concerns that were not mitigated by project changes.
2. The rezoning and proposed development plan is in accordance with the adopted Town of Hamburg 2010 Comprehensive Plan (1997 Master Plan Update), and is compatible with the surrounding property (with proper mitigation).
3. The rezoning and amended site plan will allow for the preservation of the existing sixteen (16) acres of environmental features on the site, and the unique physical features of the property including nearby wetlands, mature woodlands, and nearby flood zone identified in the Town's 1994 Open Space/Recreation Plan. This land will also act as a significant buffer to adjacent residential property, the commercial property to the north, and the New York State Thruway.
4. The applicant completed a Traffic Impact Study with full-build out of the property, and concluded that a traffic signal was not warranted. NYSDOT review of the Traffic Impact Study concluded that a traffic signal was not warranted at this time. Improvements presently being made on Camp Road (NY Route 75) will provide improved traffic conditions.
5. Individual site plan review associated with the development of Commerce Place will examine additional measures for maintaining safe and efficient traffic access to and from Camp Road including proper road signage.
6. If development results in traffic volume which exceeds the New York State Department of Transportation levels for signal warrant, the Town may initiate coordination with the New York State Department of Transportation to install and maintain a traffic signal at the expense of the developer, and withhold additional site plan approvals until traffic improvements are made (signalization, signage, etc.).
7. The development will be designed to incorporate an emergency means of egress to the north. The Town Board will coordinate an agreement between developers for a second means of egress to be built as development occurs.

This recommendation includes the following conditions:

- A. The Town Board complete the SEQRA process.
- B. A contract regarding traffic improvements between the Town and the applicant be completed (meeting the intentions of the above items #5 and #6).

- C. The applicant is to provide an agreement between adjacent property owners concerning maintenance of emergency means of egress.
- D. Provide Site Development Plans depicting proper buffering to adjacent properties.
- E. Provide language/action, acceptable to the Town regarding the proposed preservation of sixteen (16) acres of land and buffer areas identified on the site development concept plan.
- F. This rezoning is based upon the concept plan presented to the Town of Hamburg Planning Board on 10/15/97.

Planning Department Report
M. J. Peterson/Commerce Park Rezoning

History

<u>Action</u>	<u>Date</u>
.Application made for rezoning	5-96
.Town Board refers rezoning to Planning Bd.	5-96
.Reviewed at Planning Board, Gave direction to applicant and referred to Town Board to begin SEQR process	6-17-96
.Town Board Lead Agency Notice	7-96
.Traffic Impact Study completed and amended plan submitted to the Town	12-96
.Planning Board reviewed responses and amended plan. Planning Board tabled. Needed additional information concerning the traffic (another means of egress, traffic signal, lines of sight (etc).	1-97
.Applicant allows application to be tabled as they work out traffic and access issues	1-97 - 7-97
.Applicant requests to be on Planning Board agenda	7-97
.Planning Dept. representative meets with NYSDOT and applicant	8-18-97
.Planning Board tables action. Requests additional information concerning history of property, and agreements discussed at meeting with the NYSDOT	8-20-97
.Planning Dept. meets with applicant to discuss contractual agreements and rezoning application.	9-22-97
.Applicant appears before the Planning Board for recommendation to Town Board. Tabled for this report.	10-15-97

Issues and Concerns Discussed

1. Potential wetlands on the property
2. Flood Zone (Berrick's Creek)
3. Not In a Water District

4. Important lands identified in the Open Space/Recreation Plan.
5. Buffers needed to adjacent subdivision and to the New York State Thruway.
6. Need for Detention facility.
7. Traffic
 - (a) Traffic Impact Study (TIS) needed
 - (b) Secondary Means of Egress
 - (c) Intersection of Commerce Place and Camp Rd.
 - (d) Signalization.

Responses by Applicant and Other Research

Amended plan and other information submitted addressing the following:

(1) Preliminary wetland assessment submitted. No State wetlands and possible Federal Jurisdictional Wetlands along Berrick's Creek. Creek area is avoided under new concept plan.

(2) A Floodplain area is located along Berrick's Creek and as stated, this area is avoided under the present layout.

(3) Project area is not within a water district but the applicant is requesting an extension. Water flows and pressures reported as being sufficient.

(4) The Hamburg Open Space and Recreation plan identifies local wildlife habitats and management areas, and areas of high water table towards the back of the property (2000'-2500' from Camp Rd.) The applicant amended the plan to include a green space area of 16 acres at the rear of the property.

(5) With regards to buffering, the development from adjacent lands, the applicant as mentioned previously revised the site plan to accomplish the following:

(a) 16 acres of Green space to be provided at the westerly end of the site.

(b) A 100 foot buffer (green space) will be provided along the remaining westerly line, wrapping along the north line abutting the residential property.

(c) A 50' buffer (green space) will be provided between this property and Liberatore's property.

(d) A 25' buffer (green space) will be provided along the Thruway property.

6. The applicant has amended the plan to include a detention facility at the westerly end of the site (not in the green space area).

7. Traffic

(a) A Traffic Impact Study was completed and submitted to the Town and the NYS DOT, and a revised one was also completed answering the comments received.

(b) The applicant attempted to provide a roadway through Liberatore's property. This roadway was determined to be too speculative and only provided access to an already poor access point (Liberatore's existing curb cut at the Thruway entrance). For this reason the Planning Board directed the applicant to remove the roadway shown on the plans. We still would like the dead end road to remain at the Liberatore's property. This would be constructed as an emergency means of egress to this site (Breakway barrier or gate, agreement reached between property owners, and agreements to keep open--snow blowing).

(c) The Planning Board and Traffic Safety Board are concerned about the intersection. The applicant has responded as follows:

The T.I.S. reports that this intersection requires little improvement to accommodate the additional traffic. It does report that the available sight distance requirement for trucks is not met in the south direction on Camp Rd. from Commerce Place. Left turns out of Commerce Place are at an existing level of service "F":.

The configuration of the intersection, with the Thruway entrance right across from the entrance, represents another problem.

The applicant believes that with the proposed improvements planned by the NYS DOT (left turn lane), intersection warning signs, and "2" outbound and "1" inbound lane at the entrance, the traffic issue will not be a problem.

(d) Signalization:

The Traffic Safety Board believes that the intersection should have a signal and the Planning Board would also prefer it.

The applicant's traffic consultant agrees that the signal is not warranted but may be an appropriate mitigation due to the confusion at the intersection.

Through a meeting with the NYS DOT and correspondence, the DOT have expressed that a signal is not warranted at this location. It is definitely not required at this time and the numbers appear to show that it would not be warranted at buildout.

The NYS DOT did suggest that the Town could enter into agreement with the applicant concerning the signal. This agreement would require an individual analysis of each site as it is developed to give an update on the traffic figures. If certain

thresholds are met, the Town could withhold additional approvals until traffic improvements are made (signal, etc.)

TO : Planning Board

FROM: Engineering Dept.

DATE: 11/17/97

SUBJ: 11/19/97 PLANNING BOARD MEETING
MJ Peterson Rezoning Petition - Commerce Place

The following are review comments on the above-referenced rezoning petition (R-A to C-1), and the Planning Dept. Report received on 10/23/97:

- (1) The site is not in a water district. A Town water district formation or extension, or other appropriate agreement with the Erie County Water Authority, will be required to service the parcel.
- (2) The proposed cul-de-sac road length (2,200 feet) significantly exceeds the 500 feet maximum length allowed under the Town Code.

All comments must be satisfactorily addressed for approval.

Motion was made by Mr. Phillips, seconded by Mr. Pohlman to forward a favorable recommendation to the Town Board on this M.J. Peterson project, with the aforementioned conditions 1 thru 7, and A thru F; that the board authorize Attorney Don McKenna to draw up the agreements as stipulated and that the developer agree to the language as itemized and that addendums be accomplished. Carried.

Dee Gee Windows - 4660 Camp Road

Mr. Don Gerow appeared before the Planning Board with a revised site plan for a storage building to be located at 4660 Camp Road. Comments from **Engineering** are as follows: 1. We could not locate a previous site plan for the original development of this site. 2. The new stone area is to be paved. Millings may be used, if acceptable to the Building Inspector. 3. Proposed landscaping is to be approved by the Planning Dept.

Motion was made by Mr. Pohlman, seconded by Mr. Eustace to approve the addition for the storage building on Camp Road; issue a Negative Declaration, and that Millings are to be approved by the Building Inspector and landscaping by Planning. Carried.

Highland Limousine Service - 4272 South Park Avenue

Revised drawings were submitted for this project to be located at 4272 South Park. The applicant has eliminated the extra driveway and will be putting in a new septic system on the property. No variances are needed. However, there has been no time for review by the Engineering Dept.

Motion was made by Mr. Phillips, seconded by Mr. Pohlman to table to the Work Session on December 3, 1997. Carried.
Comments from **Engineering** are as follows:

- (1) Only one driveway should be allowed for site access.
- (2) Note on the plan that a New York State Dept. of Transportation (NYSDOT) permit is required for work within the South Park Avenue right-of-way. We will not approve these plans without NYSDOT review and approval of work on their right-of-way.
- (3) The building address on the Plan Title Block is to be revised.
- (4) If the proposed building has a new water service, it is to be shown on the plan.
- (5) It will be required that the existing septic system be reviewed and approved by the Erie County Health Department. Modifications to the septic system, if necessary, are to be shown on the plan.
- (6) There are several errors on the storm sewer design. The plan architect should contact this office to address our concerns.
- (7) Additional spot elevations are required for the pavement design.

VTG Warehouse Mini-Storage - Southwestern Blvd.

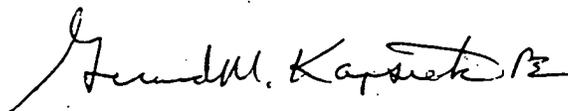
This proposal has been before the Planning Board many times. The landscaping issue has been addressed and the lanes changed to 35'. Mr. Pohlman noted that an agreement should be drawn up for emergency access from Daily Express.

Comments from Engineering are as follows:

The following are review comments on a preliminary site plan, last revised 11/6/97:

- (1) Site plan approval was previously granted for this site on 2/19/97 contingent upon meeting all engineering requirements. To date, we have not yet received acceptable plans.
- (2) The landscape plan is to be revised and submitted for approval by the Planning Department. There does not appear to be sufficient space for plantings along the paved roadway and fence.
- (3) We are currently reviewing a site engineering plan. Review comments have been submitted to the design engineer.

All comments must be satisfactorily addressed for approval.



Gerard M. Kapsiak, P.E.
Town Engineer



Richard J. Lardo
Principal Engineer

Motion was made by Mr. Phillips, seconded by Mr. Eustace to approve the site contingent upon implementation of Engineering; that it meet the approval of the fire company as to hydrants and access; that proper landscaping be addressed; that there be a letter of agreement on fire access to be filed with the Erie County Clerk; and that a Negative Declaration be issued. Carried.

Tielke 2 lot Subdivision - Lakeview at Smith Road

Mrs. Pat Tielke appeared before the Planning Board on a 2 lot subdivision of a 3.6 acre parcel located on Lakeview Rd. near Smith. A recommendation is needed for the ZBA as the parcel does not meeting lot requirements. Two acres are required and they have 1.82 acres for each lot.

Engineering comments:

SUBJ: 11/19/97 PLANNING BOARD MEETING AGENDA
Tielke Minor Subdivision - Lakeview at Smith Road

The following are comments on a survey dated 10/7/97:

- (1) The site is not located in a sanitary sewer district and public sewer service is not available to the proposed lots.
- (2) Water service is available along Lakeview and Smith Roads.
- (3) The proposed lot sizes are less then the 2 acre minimum required for R-A zoning.
- (4) "T" turnaround driveways should be required for driveways accessing Lakeview Road.
- (5) We recommend that the map cover requirement be waived.

All comments are to be satisfactorily addressed for approval.

Motion was made by Mr. Pohlman, seconded by Mr. Koenig to forward a favorable recommendation to the Zoning Board on this project. Carried.

Towne Chrysler Dealership - 5160 Camp Road

Mr. Michael Smith appeared before the Planning Board on a revised site plan for Towne Dealership on Camp Road. Mr. Smith answered the Engineering concerns. The question of parking on all 3 sides is to be determined by the Building Inspector.

Engineering Comments are as follows:

- (1) We could not locate a previously approved plan for this site.
- (2) What is the new storm sewer to be used for? The storm sewer along Camp Road is a State (not Town) storm sewer. Revise as necessary. Note on the plan that a New York State Dept. of Transportation (NYSDOT) permit is required for work within their right-of-way.
- (3) All parking and storage areas should be paved. A portion of the parking area is currently stone and grass.
- (4) Is parking on three (3) sides of the building permitted under the fire prevention code?

All comments are to be satisfactorily addressed for approval.

Re: Proposed Towne Chrysler Plymouth Auto Dealership Remodeling

With reference to your letter dated 11/7/97:

Engineering Department requirements

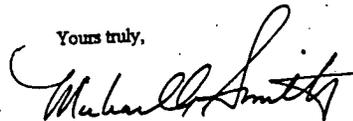
1. Missing approved plans - Information only
2. Storm sewer usage - To be used to take run off from roof and permit needed will be so noted
3. Parking and storage not paved - Have estimate and will be completed next spring when drainage can be resolved.

Planning Board questions:

1. Current location of north side OH doors - Three existing doors
2. New landscaping - Front of property will be redone after Camp Rd work is completed
3. Clarification of parking area - Space count and location

Thank you for your consideration.

Yours truly,



Michael A. Smith

Motion was made by Mr. Phillips, seconded by Mr. Pohlman to approve the addition for Towne Automotive Group subject to addressing Engineering concerns, that the parking issue is to be determined by the Building Inspector; and that a Negative Declaration be issued. Carried.

Woodlawn Credit Union - Tabled until next meeting

Sprint Tower - 2644 Pleasant Avenue - Hogan property

Ms. Maureen Elwell, Attorney for Harris Beach, Dave Olek and Karen Stamy of Harris Beach appeared before the Planning Board on a proposed 195 self-supporting tower to be located off Pleasant Avenue. Sprint has been working on this project for well over a year. The Anderson property could not be utilized as it was in a wetlands. They have also looked at 16 alternate sites.

Chairman Crandall noted that a meeting has been arranged for Monday, November 24th at 9:00 a.m. in the Town Highway Conference Room to again review the possibility of locating the tower at the Nike Site. There is a 16 acre parcel that has not been dedicated as park land. It was explained that the Town was having difficulty in securing an easement on one of the properties. Ms. Stamy noted that this is a Type II wetland area and that they would not be able to get DEC permission to locate on this site. Mr. Crandall noted that they would like to pursue all avenues before the site is eliminated.

Documentation has been submitted by Nussbaumer & Clarke and FES Associates stating that this site is not suitable as the access road is in the wetland area. (see attachments)

Drew Reilly stated that Lead Agency Status must be authorized this evening, and also asked for a photo view from the Stilwell area. The issue of an 8' fence was also brought up and Mr. Reilly stated that this is an undesirable site. Copies of the lead agency designation are to be sent to the DEC, Dept. of Env. & Planning and County Highway.

Mr. R. Stilson of Stilwell Road noted that he had no knowledge that this tower was to be located on the Hogan property and was not notified. He read about it in the Hamburg Sun. He is 400' away from the proposed tower and is not in favor of the application. I feel this is an eyesore and am concerned about radio and TV interference.

Mr. Lewis Weller of 2652 Pleasant lives on the east side of the property and asked why this tower could not be located where the operating engineers set theirs for Cellular One. Mr. Olek explained that they have a much lower frequency and there is a big difference in the Cellular One tower and theirs.

Mr. Robert Wheeler of 2651 Pleasant Avenue noted that he does not wish to see a tower there. Also, asked about co-location.

Mary Rowe of 2630 Pleasant noted that she does not wish to see a tower on that vacant piece of land. The owners of the property do not live there, but they do.

Sprint Continued

Joanne Weller spoke in opposition to the project.

Kathy Wheeler of 2651 Pleasant spoke of concern in devaluation of properties. This is something that she does not want to see.

Bob Piwko of Pleasant Avenue stated that he lives 2 houses across from the proposed tower. When you visit the site, there is an ocean of shale on the property as well as a man made lake. That could also be a wetland area. Also, what happens if the project fails? Response: There is a demolition bond that will be required should that occur.

Mr. Stan Tomaka of Pleasant Avenue spoke in opposition. He will be two doors away from the tower. He is not in favor of the application.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to give authorization for lead agency status; and that official notification be sent to all residents for the Public Hearing.

Seven Corners Addition - 4536 Big Tree Road

Messrs. Dan Baccari and Peter Gerace appeared before the Planning Board on a proposed addition to their restaurant located at 4536 Big Tree Road. They plan to relandscape the property and enclose the dumpster. The dumpster will stay in the same location. Also parking spaces have been doubled for employees. They will be using the existing water service and will not change any of the fixtures, therefore not adding any additional load. The future DOT project will not affect this facility.

Comments were received from Engineering:

- (1) Previous site plan approval was granted for this site on 3/28/73.
- (2) The garbage dumpster is to be enclosed by fencing on all four (4) sides and placed on a concrete pad. It is also to be relocated further from Southwestern Blvd. Revise plan as necessary.
- (3) Show the location of the water service.
- (4) Show the location of the sanitary sewer service and grease trap. Submit the plan to the Erie County Sewer District No. 3 (ECSO No.3) for review and approval. We will not approve these plans without their review and approval.
- (5) Parking spaces 38, 39 & 40 are proposed to be in an inaccessible location. These should be removed from the site plan.
- (6) The site landscaping is to be approved by the Planning Department.

All comments are to be satisfactorily addressed for approval.

Motion was made by Mr. Pohlman, seconded by Mr. Eustace to approve the addition based upon addressing Engineering concerns; waiving Items 2 & 5, that the Planning Dept. approve the landscaping and that a Negative Declaration can be issued on the project. Carried.

Jones 2 lot Subdivision - Lakeview Road

Applicant did not appear on this 2 lot subdivision. Motion was made by Mr. Phillips, seconded by Mr. Eustace to set the Public Hearing for this project on December 17th, at 7:30 p.m. Carried.

Engineering:

SUBJ: 11/19/97 PLANNING BOARD MEETING AGENDA
Steve Jones Two Lot Subdivision - Lakeview Road

The following are review comments on a survey dated 7/10/97:

- (1) The site is not located in a sanitary sewer district and public sewer service is not available to the proposed lots.
- (2) Water service is available along Lakeview Road.
- (3) "T" turnaround driveways should be required.
- (4) We recommend that the map cover requirement be waived.

Stevan 4 lot Subdivision - Lakeview Road

Applicant did not appear. A variance on this parcel is required on lot area. Motion was made by Mr. Koenig, seconded by Mr. Phillips to refer the matter to the Zoning Board with a favorable recommendation; and to table. Carried.

Engineering Comments:

- (1) The site is not located in a sanitary sewer district and public sewer service is not available to the proposed lots.
- (2) Water service is available along Lakeview Road.
- (3) Lot No. 3 does not comply with the R-A zoning requirements (2 acre minimum lot size).
- (4) "T" turnaround driveways should be required for the driveways accessing Lakeview Road.
- (5) We recommend that the map cover requirement be waived.

All comments are to be satisfactorily addressed for approval.

Lake Communications Tower to be located at Duffett Plumbing and Heating.

Mrs. Fern Aron of Lake Communications appeared before the Planning Board on a proposed replacement tower to be located on the Duffett property on Maelou Drive. They have revised the site plan and moved the tower away from all residential areas. This is located in an industrial zoning. The tower will be 180' in height. Site plan approval is required. However, the special permit will not be required. Therefore the \$5,000 fee can be returned and a site plan review of \$750 was accepted.

Motion was made by Mr. Phillips, seconded by Mr. Koenig to return the \$5,000 fee with a replacement fee of \$750. Carried.

Board members noted that they would like to see an 8' fence around the tower. There are to be no ladders, but should have anti-climbing devices such as metal plates due to the fact that the school is closeby.

Motion was made by Mr. Phillips, seconded by Mr. Pohlman to approve the tower; to comply with Engineering requirements; to include an 8' fence with anti-climbing devices so that no access will be within the first 20', that a demolition bond be provided; that the applicant will continue to work with the Town on collocation; and that a Negative Declaration be issued for the project. Carried.

Engineering comments:

We have the following review comment on the site plan dated 11/12/97:

- (1) Aircraft warning lighting is to be provided at the top of the tower.

This comment is to be satisfactorily addressed for approved.

Brierwood Senior Center - Southwestern Blvd.

Messrs. Ed and Pat Burke and Amy Grace from Our Lady of Victory Hospital appeared before the Planning Board on a concept plan for 160 units for senior housing. There will be 20 buildings; 8 units each. The project is to be built in two phases on a 10 acre site. These units will be for moderate income and will be rented to people 60 and over. All ages and all incomes are welcome. There will be a walking trail to the OLV medical center.

Councilman Cavalcoli asked how this will be accomplished in inclement weather. Ms. Grace responded that some type of jitney service can also be provided. Our Lady of Victory will own the

property and the buildings. This will not be an assisted living facility.

Mr. Phillips noted that since this is an apartment complex, there is a change to the PUD concept. Traffic patterns will also be affected. Chairman Crandall noted that this will also be an elimination of commercial space. Comments from **Engineering** are as follows:

**SUBJ: 11/19/97 PLANNING BOARD MEETING AGENDA
Brierwood Senior Housing**

The following are review comments on a preliminary site plan dated 10/17/97:

- 1) The site address shown as 5540 Southwestern Blvd. on the site plan information sheet is not correct. This department will issue an address at the time that a building permit is applied for.
- 2) This site was proposed as an office park in the Planned Unit Development EIS.
- 3) NYSDOT previously required that improvements be made to Southwestern Blvd. for development of the site. We will not approve the plans without NYSDOT review and approval of the proposed development.
- 4) Sanitary sewer service is available to the site.
- 5) A public watermain fronts along a portion of the site on Southwestern Blvd. Pressure and flow documentation are to be submitted for review. Erie County Water Authority approval will be required for the service.
- 6) Storm water detention is required for the site. Provide drainage calculations for the storm water system.
- 7) The location of all garbage dumpsters should be shown on the plan (fenced and on a concrete pad).
- 8) The proposed cul-de-sac is to have a minimum radius of fifty (50') feet.

All comments are to be satisfactorily addressed for approval.

Drew Reilly is to research the issue of what impact this change will make to a PUD; the loss of commercial property and what impact that will have; that the Brierwood Homeowners should be notified of the change; what type of traffic will be generated with this proposed use. Item is to be on the work session for December 3rd.

Conservation Board - Aesthetic improvements should be made to the site along Southwestern Blvd. Potential problem with access and egress at S.W. Blvd. Consideration should be given to also use Rogers Rd. Developer should indicate how Heart Trail will be extended to service this facility per the agreement.

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

NDC Apartments - Big Tree Road

Mr. Allan Nigro appeared before the Planning Board on a proposed apartment complex which is located on Big Tree Rd.

Comments from **Engineering** are as follows:

**SUBJ: 11/19/97 PLANNING BOARD MEETING AGENDA
NDC Apartments - Big Tree Road**

The following are review comments on a plan last revised 9/30/97:

- (1) The Planning Board previously approved a site plan for this parcel on 5/17/96. The current proposal is substantially different from the previously approved site plan.
- (2) A landscape plan is to be submitted to and approved by the Planning Board.

Mr. Nigro stated that they have tried to address the Engineering concerns and have also provided a landscaping plan to the Planning Dept.

Motion was made by Mr. Pohlman, seconded by Mr. Eustace to approve the site plan contingent upon Engineering and landscaping, with a Negative Declaration. Carried.

Monte Riefler - Locomotive Garage Building

Applicant did not appear. Mr. Donald Wiess stopped into the Planning Dept. to discuss a buffer between that project and the Moose Hall. No action taken.

Comments from Engineering:

FROM: Engineering Dept.

DATE: 11/17/97

SUBJ: 11/19/97 PLANNING BOARD MEETING AGENDA
Locomotive Garage - Riefler - Camp Road

The survey drawings dated 11/4/97 and 11/5/97 are not in compliance with the site plan review checklist. A proper site plan should be prepared and submitted for review.

All comments must be satisfactorily addressed for approval.

Motion was made by Mr. Koenig, seconded by Mr. Eustace to Table to December 3rd. Carried.

Motion was made by Mr. Pohlman, seconded by Mr. Eustace to adjourn the meeting. Carried. Meeting adjourned at 11:30 p.m.

Respectfully submitted,

Gerard Koenig, Secretary
Planning Board

Next Meeting: 12-3-97 - 7:30 p.m.