

TOWN OF HAMBURG PLANNING BOARD AGENDA

DATE: November 30, 1988

TIME	NAME	PURPOSE
7:30	EXECUTIVE MEETING	
8:00	Satellite Dish - K-Mart	5450 Southwestern Blvd. <i>no show =</i>
8:20	Louis Vergos Restaurant	3252 Lake Shore Road <i>no show</i>
8:40	Taxi-Cab Service - E. Kosowski Mr. Halaby	Site Plan Review <i>approved 2BA -</i>
9:00	Sharon Herlehy (648-0292) Family Counseling Sv.	Site of Show & Sew South Park & Colonial <i>Dec. 14</i>
9:20	McKinley Square Plaza next to Rosa's	<i>Work session Monday</i> Retail Building Plaza <i>886-0211</i> <i>Remind keep</i>
9:40		
10:00		

Approval of Minutes

1. Rezoning Application - McKinley Highland from R-2 to C-1 retail *Dec. 14*
2. Nelson Keem - Mobile Home Park off Camp Road
- ✓ 3. Move Sharon Herlehy to Dec. 14;
4. Monckton Rezoning *process thru reg. channel*

TOWN OF HAMBURG

PLANNING BOARD MINUTES

11-30-88

The Town of Hamburg Planning Board met in regular session on Wednesday, November 30th, 1988 at 7:30 p.m. in the Planning Board room. Members attending included: Chairman Richard Crandall, G. Gerald Valgora, Elgin Cary, Sandy Carnevale, Gerard Koenig, Steve Strnad. Others attending included: George McKnight, and Terry Dubey, Stenographer, and Dan Gorman, Attorney. EXCUSED: Dennis Gaughan

Minutes of the meeting of 11-16-88 were approved on motion by Mr. Valgora, seconded by Mr. Koenig. Carried.

REZONING PETITION OF H. MONCKTON - LAKEVIEW ROAD FROM R-A TO C-2

Applicant has submitted a letter to the Town Board requesting a zoning change from R-A to C-2. Town Board has advised that applicant is to go thru the rezoning process and pay the \$75.00 fee as it has been a long time since the last change was made.

REZONING PETITION OF NELSON KEEM - MOBILE HOME PARK - PROPERTY NEAR RAILROAD TRACKS OFF CAMP ROAD.

Director of Planning McKnight informed the board that Mr. Keem has acquired the land off Camp Road for a proposed mobile home park. The zoning is correct and is contiguous to Brook Gardens. No action taken.

CHECKER CAB SERVICE - Mr. HALABY, E. KOSOWSKI - RT. 179

Mr. Halaby appeared before the Planning Board with revised site plans on the Checker Cab Service and dispatch office which is to be located off Rt. 179 across from the Ford Motor Company. Application has been made to the Zoning Board for required variances and the December 6th meeting. Comments were received as follows:

ENGINEERING - Revised plan spells "access" correctly. Much to our surprise, the road in front of the site is a town road. Supt. Smith has issued an excavation permit. The developer has brought Erie County Water Authority people to inspect the water service. Apparently, it is operational. I have talked with J. Kociela of Erie County Health Dept. and will write a letter proposing a joint inspection of the private disposal system installed in 1959 to serve a restaurant. It is our understanding he has to go before the Zoning Board on front yard and parking setbacks. This office is prepared to sign the site plan.

BUILDING INSPECTION

The above mentioned property is Zoned M-3 and the required setback under 29-104(a) is forty-feet. The building is set back 37'. The parking violates 29-129B(1) and requires a 35' setback and to have it less, requires Z.B.A. approval. I need detail of the following: Curbs--the round curbs should be poured in place. Locations of the receivers and outside lighting. Copy of the landscaping plan. Approval from Erie County Health Dept. for the septic system or it will have to be tied into the sanitary sewer. I need to know how many bays there will be. Parking requirements call for 3 spaces per bay.

Motion was made by Mr. Valgora, seconded by Mr. Koenig to reject the site plan as

11-30-88

CHECKER CAB SERVICE (CONTINUED)

presented for Zoning Board approval. Carried. Approval given on site plan contingent upon Zoning Board approval.

MC KINLEY SQUARE - RETAIL BUILDING NEXT TO ROSA'S - MC KINLEY PARKWAY

Mr. Alonso of Benderson Development appeared before the Planning Board on a proposed retail building which is to be located on McKinley Parkway next to Rosa's. The access drive was discussed in detail and an appointment must be set up with the Town Board on December 5, 1988 at a work session to discuss the drive cut. Comments were received as follows:

BUILDING INSPECTION:

The building of 31,400 s.f. requires 175 s.f. per parking space. One hundred seventy-nine spaces are required and 209 have been designated. Six spaces are required for handicapped parking. A detail of concrete bumpers must be designated on the site plan, and placed 3' back from the edge of the property line. Lighting should be shown. Excess topsoil removal requires a permit. There are two existing Wood frame buildings on the property. A demolition permit will be required.

ENGINEERING

A provision is to be made for an access road to the north. It is to line up with the Wegman's Road--81.5' west of the R.O.W. and 30' wide. Two curbed islands are to be installed on either side of the drive. A barricade shall be installed until the adjoining parcel is developed. Poured concrete curb shall be shown around the entire site perimeter. The existing curb at the front of Rosa's is to be removed. The front parking spaces are to be moved 5' west for a total of 15' off the R.O.W. The 15' is also the width of the waterline easement that is to be shown. Label the waterline as being 12". Permission to tap the E.C.S.D. #3 trunk must be obtained prior to plan approval. Burke Drive along the parcel is a paper street and does not exist. The developer is to install the road, per Town Engineering specifications, for the length of the parcel and a temporary turn around installed. Will there be light standards in the back.

SHEET C-2. Proof of Erie County Highway permissions for the road cut must be obtained prior to plan approval. Note permit required. The existing drainage swale or ditch along Burke is to be piped for the length of the parcel. The invert of the pipes to the south of the site are to be shown. The 15" C.C.P. shown is not large enough to carry the upstream flows. Using the inverts shown the top of the culvert pipe would sit above the pavement grade. The downstream end must be graded to provide an outlet that drains. The present inverts are below the existing ditch grade. Add an additional catch basin in the northwest corner of the lot. The 10" PVC roof drain is to be corrugated metal pipe. All elevations are to be off a U.S.G.S. bench. We have in our office bench marks that may be used.

PLANNING - Proposed parking is 10 feet from the edge of the right of way of both McKinley Parkway and Burke Parkway. This will require submission to the Board of Zoning Appeals for approval. (2) A condition of the rezoning of this area to C-2 by the Town Board was that there would be only one commercial access driveway from East Highland north to the Wegman's property line. The proposed additional driveway will require Town Board approval. (3) If this is considered a local shopping center, 209 parking spaces are required. If this project can be considered as a series of "individual retail stores", only 179 spaces are required. I would like to recommend using the 179 space requirement, eliminating the 28 parking spaces facing McKinley

MC KINLEY SQUARE (CONTINUED)

and having this area grassed and landscaped alternatively, trees should be planted along the 10 foot seeded areas. What type of sign is proposed at the entrance? The developer should be put on notice that 2-3 parking spaces on the north side of the property will be eliminated at the time the property to the north is developed for commercial use. Is only one light standard proposed in the front parking lot and none in the rear? Are security lights proposed on the buildings?

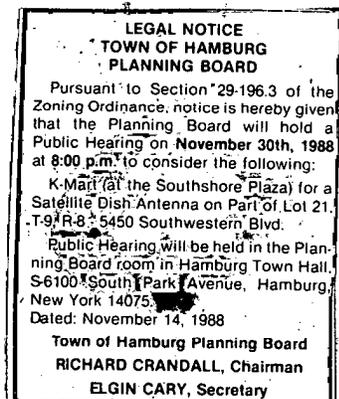
Appointment is to be set up for the December 5th work session to discuss the drive cut. It was also pointed out that J. Walsh had a drawing on how the drives would hook up.

MC KINLEY -HIGHLAND - REZONING APPLICATION

A rezoning application was to have been referred to the Planning Board by the Town Board for a proposed rezoning on a parcel of property next to Busy Beaver to a C-1. The referral was not made. However, the proposal for a retail building was discussed. No action was taken. Matter tabled for 2 weeks. Board feeling toward the project is favorable.

PUBLIC HEARING ON SATELLITE DISH FOR K-MART (SOUTHSHORE PLAZA)

Secretary Cary read the Legal notice for the satellite dish for K-Mart. Applicant was not present. No action taken.



TWO LETTERS ON SIDEWALK REQUIREMENTS RECEIVED FROM JACK GILBERT

I have received the subject minutes and with extreme dismay note that you have unilaterally decided that sidewalks will not be required in the Havenwood Subdivision. As you know this office spends a great deal of time on the review of site plans and subdivisions for the Planning Board and we are pleased and willing to perform this service. In all candor, I must report to you that actions such as I am writing you about disheartens us and causes us to wonder if all the work is worthwhile. Other subdivisions have been and are currently being built without sidewalks but I firmly believe in each situation it came about with the knowledge and approval of this department. I request a review of your motion at your next meeting. With our 70 foot right-of-way and 30 foot roadway we end up with 2, 20' wide strips between curb and right-of-way. The advantages of sidewalks are: It gives people a place to walk other than in the street. It establishes vertical control of the above-mentioned 20 foot strip.

11-30-88

SIDEWALKS (CONTINUED)

It eases the problem of establishing proper elevation for manholes located in this 20 foot strip. It simplifies the problem of establishing proper first floor elevations. It eases the problem of installing driveways. It allows the Town to present a neat and clean looking 70 foot wide right-of-way.

Board feeling on the subject of sidewalks is mixed. Mr. Crandall will call Mr. Gilbert and explain how the incident on Havenwood happened.

SIBLEY'S AND BERGERS SITE PLAN

Parking requirements have been changed. A request has been made by the Building Inspector to sign a new site plan. Plan to be signed and submitted to Supervisor² Quinn.

Motion to adjourn the meeting was made by Mr. Valgora, seconded by Mr. Koenig. Carried. Meeting adjourned at 9:30 p.m.

RESPECTFULLY SUBMITTED,


ELGIN CARY, SECRETARY

NEXT MEETING:

DECEMBER 14, 1988
7:30 P.M.

*Note: L. Vergos was scheduled to attend the meeting, however he did not show.

TOWN OF HAMBURG

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



Supervisor
JACK QUINN, JR.

Councilmen
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JAMES F. CONNOLLY
DANIEL J. HENRY
PATRICK H. HOAK

Town Attorney
VINCENT J. SORRENTINO

Town Clerk
GEORGE DANYLUK

Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

TO: Town Planning Board

FROM: Town Engineer Gilbert

DATE: 11-30-88

SUBJ: SITE PLAN REVIEW
MCKINLEY SQUARE

Our comments are on plans dated 11-22-88.

DRAWING C-1

- A provision is to be made for an access road to the north. It is to line up with the Wegmans Road - 81.5' west of the R.O.W. and 30' wide. Two curbed islands are to be installed on either side of the drive. A barricade shall be installed until the adjoining parcel is developed.
- Poured concrete curb shall be shown around the entire site perimeter. The existing curb at the front of Rosa's is to be removed.
- The front parking spaces are to be moved 5' west for a total of 15' off the R.O.W. The 15' is also the width of the waterline easement that is to be shown. Label the waterline as being 12".
- Permission to tap the E.C.S.D.#3 trunk must be obtained prior to plan approval.
- Burke Drive along the parcel is a paper street & does not exist. The developer is to install the road, per Town engineering specifications, for the length of the parcel and a temporary turn around installed.
- Will there be light standards in the back?

SHEET C-2

- Proof of Erie County Highway permissions for the road cut must be obtained prior to plan approval. Note permit required.
- The existing drainage swale or ditch along Burke is to be piped for the length of the parcel. The invert of the pipes to the south of the site are to be shown. The 15" C.C.P. shown is not large enough to carry the upstream flows. Using the inverts shown the top of the culvert pipe would sit above the pavement grade. The downstream end must be graded to provide an outlet that drains. The present inverts are below the existing ditch grade. Add an additional catch basin in the northwest corner of the lot.

SHEET C-2 (cont'd)

- The 10" PVC roof drain is to be corrugated metal pipe.
- All elevations are to be off a U.S.G.S. bench. We have in our office bench marks that may be used.

Plans to be returned for further review.



Jack Gilbert

JG/dp
Atts.

CC: R. Lardo
J. Lauchert

LEGAL NOTICE
TOWN OF HAMBURG
PLANNING BOARD

Pursuant to Section 29-196.3 of the Zoning Ordinance, notice is hereby given that the Planning Board will hold a Public Hearing on November 30th, 1988 at 8:00 p.m. to consider the following.

K-Mart (at the Southshore Plaza) for a Satellite Dish Antenna on Part of Lot 21, T-9, R-8 - 5450 Southwestern Blvd.

Public Hearing will be held in the Planning Board room in Hamburg Town Hall, S-6100 South Park Avenue, Hamburg, New York 14075.

TOWN OF HAMBURG PLANNING BOARD

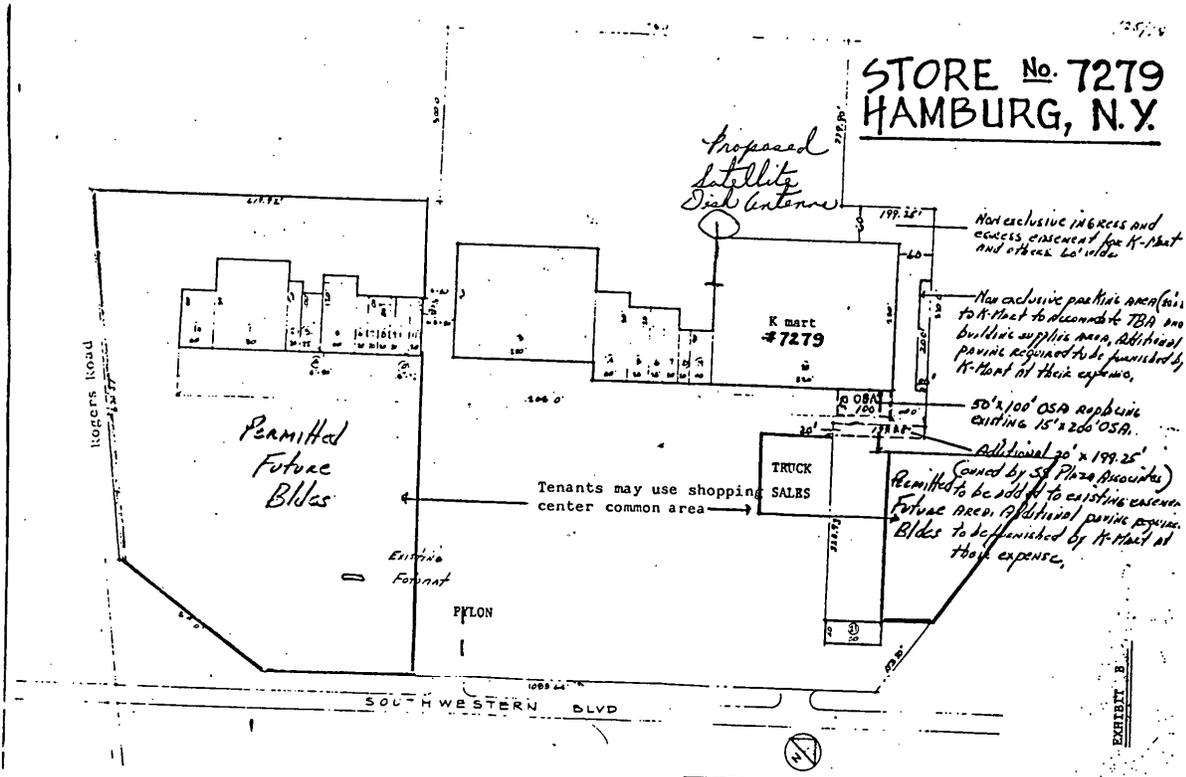
RICHARD CRANDALL, CHAIRMAN

ELGIN CARY, SECRETARY

DATED: November 14, 1988

zoned C-2

X-Mark - South Shore Plaza 5450 Southwestern Blvd.



STORE No. 7279
HAMBURG, N.Y.

Proposed
Satellite
Dish Antenna

Permitted
Future
Bldgs

Tenants may use shopping
center common area

TRUCK
SALES

Non exclusive ingress and
egress easement for K-Mart
and other lot 118a.

Non exclusive parking area (will
be to K-Mart to accommodate TBA and
building supply area. Additional
paving required to be furnished by
K-Mart at their expense.

50' x 100' OSA rubbing
existing 15' x 206' OSA.

Additional 30' x 199.25'
(owned by SA Plaza Associates)
Permitted to be added to existing easement.
Future Area. Additional paving required.
Bldgs to be furnished by K-Mart at
their expense.

SOUTHWESTERN BLVD

EXHIBIT B

TOWN OF HAMBURG

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



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Supt. of Highways
RICHARD A. SMITH

Receiver of Taxes
ROBERT A. MARS

November 29, 1988

TO: Planning Board

RE: Sibley's site plan & Berger's site plan

Enclosed please find four (4) sets of drawings for Sibley's and Berger's at the McKinley Mall. Plan number P1-1, and P1-2 revised 11/11/88. The site plan will reflect the development in the parking lot layout for Sibley's and Berger's at the McKinley Mall. It is still under construction and it this is not completed. Tim Ellis, Hamburg Traffic Safety Board, and I have been in contact with Hamburg Associates concerning this. This has been revised at the request of Berger's and Sibley's to meet their needs for better operation in the parking lot.

As you are aware Berger's is already open, Sibley's plans on opening in 1989. The base will be in and temporary striping will be installed on the parking lot. The curbs and stop signs will be erected.

I would appreciate if you would review and approve the attached site plans. Hope to hear a favorable response from you.

Sincerely,

John J. Lauchert, C.P.C.A.
Building, Zoning & Plumber Inspector
Code Enforcement Officer
Town of Hamburg

JJL/cac

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ROBERT A. MARS

November 30, 1988

To: Hamburg Planning Board

Re: Taxi Cab Garage & Office
Part of Lot 8, T-10, R-8
Access Road off of Lakeshore Rd.

The above mentioned property is Zoned M-3 and the required Set-back under 29-104 (a) is forty feet. This building is set-back thirty-seven feet.

The parking violates 29-129 (b) 1, and requires a thirty-five foot set back and to have it any less than that must have Zoning Board of Appeals approval.

I would like to have a detail of the following:

- Curbs - the round curbs should be poured in place.
- Locations of the receivers & outside lighting.
- Copy of the landscaping plan.
- Approval from Erie County Health Department for the Septic System or it will have to be tied into Sanitary Sewer.

I would definitely like to know how many bays there are in this building, since I have not seen any plans for the building.

The parking requirements under 29-119 C, calls for three spaces per bay.

When the plans are received I will review them.

Sincerely,

A handwritten signature in cursive script, appearing to read "John J. Lauchert".

John J. Lauchert, C.P.C.A.
Code Enforcement Officer

JJL/kmd

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Receiver of Taxes
ROBERT A. MARS

TO : Town Planning Board
FROM: Town Engineer Gilbert
DATE: 11-29-88
SUBJ: SITE PLAN REVIEW
TAXI CAB GARAGE & OFFICE

In our memo of 11-15-88 we raised several issues which have been resolved as follows:

- Revised plan spells "access" correctly.
- Much to our surprise the road in front of the site is a town road. Supt. Smith has issued an excavation permit.
- The developer has brought Erie County Water Authority people to inspect the water service. Apparently it is operational.
- I have talked with John Kociela of Erie County Health Department and I will write him a letter proposing a joint inspection of the private disposal system installed in 1959 to serve a restaurant.
- It is our understanding he has to go before the Zoning Board of Appeals on front yard and parking setbacks.

This office is prepared to sign the site plan subject to the inspection of the private sewage disposal system.


John J. Gilbert, Jr.

JJG, Jr. /jnl

cc: J. Lauchert
R. Lardo

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Receiver of Taxes
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TO: Town Planning Board

FROM: Town Engineer Gilbert

DATE: 11-23-88

SUBJ: PLANNING BOARD MEETING 11-16-88
SECOND MEMO

With our 70 foot right-of-way and 30 foot roadway we end up with two twenty foot wide strips between curb and right-of-way.

The advantages of sidewalks are:

- It gives people a place to walk other than in the street.
- It establishes vertical control of the above mentioned 20 foot strip.
- It eases the problem of establishing proper elevation for manholes located in this 20 foot strip.
- It simplifies the problem of establishing proper first floor elevations.
- It eases the problem of installing driveways.
- It allows the Town to present a neat and clean looking 70 foot wide right-of-way.


Jack Gilbert

JG/dp
CC: R. Lardo

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November 30, 1988

MEMO TO: Planning Board

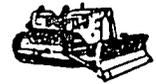
FROM: Planning Dept.

SUBJECT: McKinley Square Site Plan

1. Proposed parking is 10 feet from edge of right of way of both McKinley Parkway and Burke Parkway. This will require submission to the Board of Zoning Appeals for approval.
2. A condition of the rezoning of this area to C-2 by the Town Board was that there would be only one commercial access driveway from East Highland north to the Wegman's property line. The proposed additional driveway will require Town Board approval.
3. If this is considered a local shopping center, 209 parking spaces are required. If this project can be considered as a series of "Individual retail stores only 179 spaces are required. I would like to recommend using the 179 space requirement, eliminating the 28 parking spaces facing McKinley and having this area grassed and landscaped alternatively, trees should be planted along the 10 foot seeded areas.
4. What type of sign is proposed at the proposed entrance? *name of Plaza ID*
5. The developer should be put on notice that 2-3 parking spaces on the north side of the property will be eliminated at the time the property to the north is developed for commercial use. *note on N. E. - 05 10 E.*
6. *to be shown* Is only one light standard proposed in the front parking lot and none in the rear? Are security lights proposed on the buildings?

MONCKTON TRUCKING & EXCAVATING

2819 LAKEVIEW ROAD
HAMBURG, NEW YORK 14075
Phone: 649-3408 or 992-3254



Nov. 23, 1988

Supervisor Jack Quinn
Members of the Town Board
Hamburg Town Hall
South Park Avenue
Hamburg, New York

Gentlemen:

This letter comes to you in regard to our request that you recommend to the Town Planning Board that the property we own and conduct our business know as Monckton Trucking & Excavating be restored to its C2 zoning.

We were recently informed that you arbitrarily took our C2 zoning away and replaced it with an agricultural zoning. When the original Master Plan was drawn up in 1972 we applied for a C2 Zoning. We paid our fee, hired a lawyer and at that time we were given a C2 zoning on the Master Plan Map and we were assured by the Administration at that time it would remain ever so.

This year, however, we now find that this board decided to change certain areas of the Master Plan and our business property was returned from C2 to Agricultural which it is not. Since we have already gone to considerable expense in the past to have our property properly zoned we would like to request that you waive the fee and allow us to once again apply to the Town Planning Board to have our property zoned C2 as it should be.

We thank you for your prompt attention to our request.

Very Truly Yours

Mr. Harold Monckton

Mrs. Alice Monckton

HLM:aem

Harold Monckton
Mrs. Alice Monckton

RECEIVED
NOV 23 5 58 PM '88
TOWN OF HAMBURG
OFFICE OF THE SUPERVISOR

TOWN OF HAMBURG

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ROBERT A. MARS

TO: Town Planning Board
FROM: Town Engineer Gilbert
DATE: 11-22-88
SUBJ: PLANNING BOARD MEETING 11-16-88

I have received the subject minutes and with extreme dismay note that you have unilaterally decided that sidewalks will not be required in the Havenwood Subdivision.

As you know this office spends a great deal of time on the review of site plans and subdivisions for the Planning Board and we are pleased and willing to perform this service. In all candor I must report to you that actions such as I am writing you about disheartens us and cause us to wonder if all the work is worthwhile.

Other subdivisions have been and are currently being built without sidewalks but I firmly believe in each situation it came about with the knowledge and approval of this department.

I request a review of your motion at your next meeting.


Jack Gilbert

JG/dp
CC: R. Lardo

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TO: Town Planning Board

FROM: Town Engineer Gilbert

DATE: 11-23-88

SUBJ: PLANNING BOARD MEETING 11-16-88
SECOND MEMO

With our 70 foot right-of-way and 30 foot roadway we end up with two twenty foot wide strips between curb and right-of-way.

The advantages of sidewalks are:

- It gives people a place to walk other than in the street.
- It establishes vertical control of the above mentioned 20 foot strip.
- It eases the problem of establishing proper elevation for manholes located in this 20 foot strip.
- It simplifies the problem of establishing proper first floor elevations.
- It eases the problem of installing driveways.
- It allows the Town to present a neat and clean looking 70 foot wide right-of-way.


Jack Gilbert

JG/dp
CC: R. Lardo

FINDINGS STATEMENT

BRIERWOOD PLANNED UNIT DEVELOPMENT

The Town of Hamburg Planning Board has given consideration to the Final Environmental Impact Statement for the Brierwood Planned Unit Development. The major potential environmental impacts have been looked at and mitigation measures have been included. The following potential impacts have been analyzed.

1. Traffic volumes and access points to existing streets.

Response and mitigation. A traffic engineer was hired to evaluate existing and additional traffic. His conclusion was that the existing street system without improvements would be able to handle all anticipated traffic. The developer has agreed, to the extent possible, to limit the number of driveways and new roads into the existing road system.

2. The need for a traffic signal at the intersection of Amsdell and Lakeshore Roads.

Response and mitigation. The Town of Hamburg Traffic Safety Advisory Board has asked the New York State Dept. of Transportation to conduct a study for this light. The study is in process.

3. The need for public as well as private open space.

Response and mitigation. The proposed developments are on the periphery of an eighteen hole golf course which is a large open area. This, however, is private open space and the Planning Board will be looking at requirements for both active and passive recreation areas to be dedicated to the Town as each phase of development is reviewed and approved.

4. Radio wave interference and health hazards from W.E.B.R. radio waves.

Response and mitigation. W.E.B.R. was asked to respond to these concerns. They said that developments in close proximity to radio towers could be subject to interference without proper filtering. In response to Radiofrequency Radiation, their measurements at their property lines show that the power density is sufficiently low that there should be no harmful effects to humans or animals.

5. Development impact on existing wells.

Response and mitigation. A separate engineering firm was hired to study this concern. Their conclusion was that the proposed development will have no adverse effect on ground water levels.

6. Existing sanitary sewer capacities.

Response and mitigation. The Erie County Department of Environment and Planning does not anticipate a problem. If the existing lines to the Rogers Road Pumping Station prove to be inadequate, the developer has agreed to provide an alternate line.

7. Increase in storm water runoff creating downstream flooding.

Response and mitigation. The developer has agreed to sufficient on-site detention to preclude increased off-site volumes.

8. Erosion problems and siltation resulting from construction.

Response and mitigation. The developer has agreed to provide whatever mitigation is necessary to prevent this problem.

9. Much of Wanakah Water Company service in this area has poor pressure and additional development will only exacerbate the problem.

Response and mitigation. Wanakah Water Company denies that the new development will suffer from problems of inadequate water pressure.

10. The use of slag as a base in development causes problems of "bad odor" and water discoloration.

Response and mitigation. The developer has agreed not to use slag in this project.

11. Impact on plant and animal life.

Response and mitigation. As a result of construction, there will be some loss of both plant and animal life. No threatened or endangered species, however, were identified. Some new vegetative plantings will be installed to replace what was lost but the end result will be less vegetative cover than presently exists. In most suburban areas the holding capacity for birds and animals is at or near the maximum. It is anticipated that there will be some permanent loss of wildlife.

The Town of Hamburg Planning Board feels that the requirements of Part 617 of the Environmental Conservation Law have been met and consistent with social, economic and other essential considerations, the action to be carried out is one which minimizes or avoids adverse environmental effects to the maximum extent practicable.

The Environmental Impact Statement prepared for the Brierwood Planned Unit Development contains sufficient information and facts to allow the Planning Board reach a decision to approve the Final Environmental Impact Statement along with all supporting data.

DATED: November 16, 1988