

Legal Notice
Town of Hamburg
Planning Board Work Session
December 7, 2005

The Town of Hamburg Planning Board will meet for a Work Session on Wednesday, December 7th, 2005 at 7:30 p.m. in the Conference Room at S-6122 South Park Avenue to discuss the following projects:

1. Ridgefield Terrace - SEQR and waiting reply from DEC
2. Lake View Subdivision - waiting for delineation on wetlands
3. Strawski Development - Lake View Road (delineation and subdivision approval).
4. Burke Medical building 2 - Southwestern & Rogers Rd.
5. Benderson 10,300 s.f. building - McKinley Commons awaiting ZBA approval on variance on parking
6. K-Technologies - Abel Road
7. Best Buy recommendation to Town Board on rezoning and DGEIS
8. Southland Apartments - elimination of some curbing, South Park Avenue.
9. Debo Day Care Center - Quinby Drive

New Projects to follow:

Gerard Koenig, Chairman
Paul Eustace, Secretary
Planning Board

Dated: 11-17-05

Town of Hamburg
Planning Board Work Session
December 7, 2005

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

Burke Medical Building #2 - Southwestern & Amsdell Road

Mr. Ed Burke appeared before the Planning Board on a proposed 32,000 s.f. medical building that will be adjacent to the present one on Amsdell and Southwestern. The medical center is doing extremely well and another group is interested in locating at the site. There is no driveway to Southwestern and entrance is accessed off Amsdell Road. This building will back up to the driving range of the golf course.

Chairman Koenig pointed out that the Traffic Safety Board would like the present entrance widened. Sidewalks should be continued to the driveway. Some changes will be required on the detention basin.

There will be a walkway adjoining the buildings as patients need to get to Southtowns Radiological. There will be no emergency services at the site. Since this is a separate parcel, a minor subdivision approval will be required. Another location will be required for the dumpster. Applicant to proceed to full site plan.

Burke Business Park - Southwestern Blvd.

This is at the rezoning stage and review can begin on a site plan. The public hearing was held on November 21st with favorable results. More information will be required on the Tractor Supply business. A sketch was presented. Correspondence was received from the County on the DEIS. (See attachment).

The applicant for the Tractor Supply noted that they will have a sidewalk display for lawn and garden equipment. SEQR must be completed before the rezoning of the park is approved. The next step is to formulate the FGEIS, and then prepare findings of fact. The applicant noted that products on the sidewalk display will be brought inside every day. This is a 6 acre parcel. Raised areas for display with landscaping was suggested. A ground sign in place of a pylon sign was suggested. Focus will be given to traffic flow and aesthetics. Applicant will begin preparing a site plan for January.

K-Technologies - Abel Road

No new drawings have been received. Applicant is to meet with Rick Lardo of Engineering to resolve engineering concerns.

TOWN OF HAMBURG

ENGINEERING DEPARTMENT

6100 South Park Avenue • Hamburg, New York 14075 • (716) 649-6111, Ext. 2350 • Fax (716) 649-2522
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Town Attorney
VINCENT J. SORRENTINO

Town Clerk
CATHERINE A. RYBCZYNSKI

Supt. of Highways
JAMES F. CONNOLLY

TO : Planning Board

FROM: Engineering Dept.

DATE: 12/7/05

SUBJ: 12/7/05 PLANNING BOARD WORK SESSION AGENDA
Brierwood Medical Center Building No. 2 - Southwestern Blvd.

The following are review comments on a sketch plan last revised on 8/18/04:

- (1) The entrance off Southwestern Blvd. is a private driveway. All references to Glen Eagle Drive and Executive Drive are to be removed from the drawing.
- (2) It appears that an ingress and egress easement and/or cross access agreement will be required with the adjacent parcels.
- (3) Stormwater detention will be required for the site.
- (4) Minor subdivision approval may be required for the parcel.
- (5) Mainline water and sanitary sewer extensions may be required to service the site.
- (6) We will further review the proposed site plan when it is prepared and submitted in accordance with the site plan review checklist.

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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TO: Planning Board

FROM: Engineering Dept.

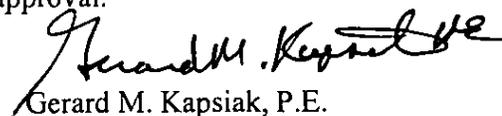
DATE: 12/7/05

SUBJ: 12/7/05 PLANNING BOARD WORK SESSION AGENDA
Addition to K-Technologies - 5424 Abel Road

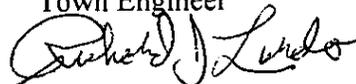
The following are review comments on a site plan dated 4/9/04 and last revised on 10/14/05:

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

All comments are to be satisfactorily addressed for approval.


Gerard M. Kapsiak, P.E.

Town Engineer



Richard J. Lardo

Principal Engineer

Southland Apartments - Waiving of bumper blocks

Al LaPaglia, Attorney, and Mr. Eppolito appeared before the Planning Board with a request to waive the bumper block requirements for the apartments on South Park at Sowles Rd. Mr. Eppolito would like relief from this requirement as the bumper blocks get destroyed when plowing.

Chairman Koenig pointed out that the bumper blocks are needed in order to keep snow on their own property. It was noted that there is 15' between property lines and there have not been problems so far.

Motion was made by Mr. Phillips, seconded by Mrs. Yerkovich to waive the requirements for the bumper blocks. Carried.

Ridgefield Terrace - Off East Eden Road

Waiting for letter from DEC. When that comes in, Mr. Reilly will prepare a Negative Declaration.

Village Line Development and Strawski site plan. Waiting for delineation before further action is taken.

Best Buy rezoning on Milestrip Road. A recommendation to be made by the Planning Board to the Town Board at the December 21st meeting.

Rezoning of properties on South Park near Southwestern to N-C, Neighborhood Commercial.

To be discussed at December 21st meeting.

Pace Landscaping - Highland Pkwy.

On agenda for December 21st.

Stone Bridge Subdivision - McKinley at Newton

A new sketch plan was presented for a proposed Stone Bridge Subdivision to be located at McKinley and Newton. Forty lots are proposed for patio homes and additional land has been purchased for a total of 26.8 acres. Item to be on Dec. 21st agenda.

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Supt. of Highways
JAMES F. CONNOLLY

TO : Planning Board

FROM : Engineering Dept.

DATE : 12/7/05

SUBJ : 12/7/05 PLANNING BOARD WORK SESSION 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.

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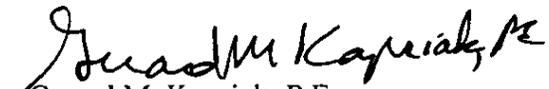
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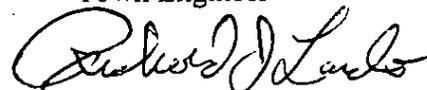
TO : Planning Board
FROM : Engineering Dept.
DATE : 12/7/05
SUBJ : 12/7/05 PLANNING BOARD WORK SESSION AGENDA
Ridgefield Subdivision Part 3
Site Plan Review

The following are review comments on a site plan dated Nov. 16, 2005:

- (1) The site is not located in an existing Town water district. A water district extension and NYSDEC Water Supply Permit will be required to service the site.
- (2) The property lines for Sublot Nos. 1, 2, 22, and 23 are to be extended to the west property line.
- (3) Label the stormwater detention area on the plan.

All comments are to be satisfactorily addressed for approval.


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TO: Planning Board

FROM: Engineering Dept.

DATE: 12/7/05

SUBJ: 12/7/05 PLANNING BOARD WORK SESSION AGENDA
Hamburg Village Line Subdivision - Lakeview Road

The following are review comments on a subdivision map dated 9/19/05 and last revised on 11/11/05:

- (1) Public water service is available for the site.
- (2) Stormwater detention will be required to be provided.
- (3) The parcel is zoned M-2. The sublots should be labeled as not for residential development.
- (4) There are currently no public sidewalks on the north side of Lakeview Road.
- (5) The legal description is acceptable.

All comments are to be satisfactorily addressed for approval.

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TO: Planning Board

FROM: Engineering Dept.

DATE: 12/7/05

SUBJ: 12/7/05 PLANNING BOARD WORK SESSION AGENDA
Strawski Development Offices - Lakeview Road

The following are review comments on a sketch plan dated 10/25/05 and last revised on 11/15/05:

- (1) Planning Board approval of the proposed Hamburg Village Line Subdivision is required prior to site plan approval.
- (2) We will further review the proposed site plan when it is prepared and submitted in accordance with the site plan review checklist.

All comments are to be satisfactorily addressed for approval.

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TO : Planning Board
FROM : Engineering Dept.
DATE : 12/7/05
SUBJ : 12/7/05 PLANNING BOARD WORK SESSION AGENDA
McKinley Commons Addition - 4154 McKinley Pkwy.

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

- (1) The Planning Board previously approved a site plan for the City Mattress store within this plaza on 10/2/00.
- (2) Submit the sanitary sewer 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.
- (3) The site landscape plan is to be approved by the Planning Board (property is within Southwestern Overlay District).
- (4) Remove the Village of Blasdell as an involved agency from the cover page. Also revise the Town Engineering and Building Department phone extensions to 2350 and 2210.

All comments are to be satisfactorily addressed for approval.

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TO: Planning Board

FROM: Engineering Dept.

DATE: 12/7/05

SUBJ: 12/7/05 PLANNING BOARD WORK SESSION AGENDA
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
Proposed Retail Plaza Milestrip Road at I-90

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

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

All comments are to be satisfactorily addressed for approval.

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TO : Planning Board

FROM: Engineering Dept.

DATE: 12/7/05

SUBJ: 12/7/05 PLANNING BOARD WORK SESSION AGENDA
Stone Bridge Subdivision - McKinley Pkwy. at Newton Rd.

The following are review comments on a cluster concept plan dated 2/2/04 and last revised on 11/16/05:

- (1) The site is located within Erie County Sewer District No. 3 (ECSD No. 3). ECSD No. 3 should be contacted to determine if there is currently sufficient capacity in the sanitary sewer system for the anticipated sewage flows.
- (2) The site is not located in an existing water district. A Town water district extension or an Out of District Agreement with the Village of Hamburg will be required to service the site. The Erie County Water Authority (ECWA) should be contacted to determine if there is adequate pressure and flow to service the site.
- (3) The Erie County Highway Department should be contacted to determine if the proposed road connection to McKinley Parkway is acceptable.
- (4) The proposed roadway does not meet the Town code requirements regarding maximum dead end street length of 500 feet.
- (5) The roadway is to be labeled as a "Private Drive".
- (6) The proposed building setback line is to be dimensioned.

All comments are to be satisfactorily addressed for approval.

Gerard M. Kapsiak, P.E.
Town Engineer

Richard J. Lardo
Principal Engineer