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Sean W. Hopkins, Esq. ▪ cell 716.510.4338 ▪ shopkins@hopkinssorgi.com

July 16, 2014

Hand Delivery

Daniel O'Connell, Planning Board Chairman  
Town of Hamburg Planning Board  
6100 South Park Avenue  
Hamburg, New York 14075

Re: Requested Rezoning of 29.29 Acres from R-A to PRD  
Vacant Land with frontage on Boston State Road,  
McKinley Parkway & Newton Road  
Applicant: Glenn Wetzl  
File No. 4137.6

Dear Sarah:

This letter is being submitted on behalf of Glenn Wetzl ("Applicant") in connection with the pending requested rezoning of the above referenced property from R-A Residential-Agricultural District ("R-A") to PRD Planned Residential Development District ("PRD") to accommodate a clustered residential subdivision.

An informational meeting with nearby property owners was held on Tuesday, July 8<sup>th</sup> for the purpose of discussing the proposed clustered residential subdivision and obtaining input regarding the project layout. A copy of invite letter for the informational meeting sent by Mr. Wetzl to nearby property owners dated July 1<sup>st</sup> is attached as Exhibit "A" and a copy of the sign-in sheet from the informational meeting held on July 8<sup>th</sup> is attached as Exhibit "B".

One of the concerns that was raised during the informational meeting regarding the layout for the proposed clustered residential subdivision as depicted on the PDD Subdivision Plan included with the previously filed Rezoning Application was the proposed private roadway connection to McKinley Parkway directly opposite Grandview Avenue. More specifically, a concern was raised that this would result in Grandview Avenue becoming a cut through street. Based on the input received during the informational meeting held on July 8<sup>th</sup>, the layout for the proposed project has been modified and a reduced size PRD Subdivision Plan dated July 15, 2014 is attached as Exhibit "C" and a reduced size color copy is attached as Exhibit "D". In addition, a reduced size copy of the previous PRD Subdivision Plan dated June 17, 2014 is attached as Exhibit "E" and a full size copy of the updated PRD Subdivision Plan dated July 15, 2014 is attached.

The modifications to the project layout as depicted on the updated PRD Subdivision Plan based on input received during the informational meeting held with property owners on July 8<sup>th</sup> include the following:

**Correspondence to Daniel O'Connell, Planning Board Chairman**

**July 16, 2014**

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1. The roadway connection for the private roadway that will service the proposed patio home community has been moved from the previous location directly opposite Grandview Avenue on McKinley Parkway to Newton Road. The location of the private roadway connection on Newton Road reflects an effort made to ensure the connection is located a considerable distance from the intersection of McKinley Parkway and Newton Road. The updated layout shows a connection to McKinley Parkway but this connection will provide gated "emergency access" only access to the Project Site via McKinley Parkway. During the informational meeting on July 8<sup>th</sup>, the property owners in attendance were advised that a Traffic Impact Study prepared by a professional traffic engineering firm will be prepared and submitted for review in connection with the environmental review of the proposed clustered residential subdivision pursuant to SEQRA.
2. The density of the overall project has been reduced from 60 single family homes to 57 single family homes. The proposed density of the project based on the attached updated PDD is only 1.94 residential units per acre.
3. The amount of Permanent Open Space has increased from 13.33 acres to 13.67 acres. The Town's clustering provisions require that at least 40% of a Project Site consist of Permanent Open Space and the enclosed updated PRD Subdivision Plan will result in 46% of the Project Site being preserved as Permanent Open Space including those portions of the Project Site closest to the intersections of McKinley Parkway and Boston State Road and McKinley Parkway and Newton Road. The Permanent Open Space would be protected via the recording of a Declaration of Restrictions at the County Clerk's office expressly stating that no future homes or other buildings can be constructed in the 13.67 acres of Permanent Open Space. It is also important to mention that the Applicant proposes to install a decorative fence with masonry columns along those portions of the frontage of these two intersections for aesthetic purposes. A detail sheet for the proposed decorative fence with masonry columns is attached as Exhibit "F"

The enclosed updated PRD Subdivision Plan has not yet been presented to the nearby property owners who attended the informational meeting on July 8<sup>th</sup> and copies will be mailed to them for their review in the near future. Mr. Wetzl also intends to hold one or more additional informational meetings in the future during the review process of the proposed project.

For purposes of the meeting of the Planning Board this evening, the only action that is being requested is that the Planning Board recommend that the Town Board commence a coordinated environmental review of the proposed clustered residential subdivision pursuant to the State Environmental Quality Review Act ("SEQRA").

Please contact me at 510-4338 or via e-mail with any questions this letter or the proposed clustered residential subdivision.

**Correspondence to Daniel O'Connell, Planning Board Chairman**

**July 16, 2014**

**Page 3 of 3**

Thank you very much for your anticipated cooperation.

Sincerely,

HOPKINS & SORGI PLLC

  
Sean W. Hopkins, Esq.

Enc.

cc: David Bellissimo, Planning Board  
William Clark, Planning Board  
August Geraci, Planning Board  
Stephen McCabe, Planning Board  
Peter Reszka, Planning Board  
Doug Schawel, Planning Board  
Andrew Reilly, AICP, Planning Consultant  
Sarah desJarsdins, Planning Consultant  
Richard Lardo, Principal Engineer, Engineering Department  
Ryan F. McCann, Esq., Planning Board Attorney  
Glenn Wetzl  
Christopher Wood, P.E., Carmina Wood Morris, P.C.

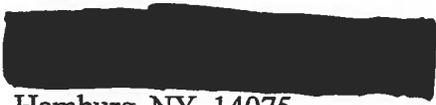
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**Exhibit A – Invitation Letter for  
Informational Meeting held on July 8,  
2014 sent by Glenn Wetzl to Property  
Owners on July 1, 2014**

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**Glenn Wetzl  
7071 Liebler Road  
Colden, New York 14033**

July 1, 2014

  
Hamburg, NY 14075

**Re: Invitation to Attend Informational Meeting to be held  
at the Hamburg Town Hall on Tuesday, July 8<sup>th</sup> from  
6:30 p.m. to 8:00 p.m. - Proposed PRD Clustered Residential  
Subdivision - Location of Project Site: 29.29 Acres of Vacant Land  
at Intersections of McKinley Pkwy and Newton Rd.  
& McKinley Pkwy and Boston State Road**

Dear Gregory & Julia:

I am sending you this letter to invite you to attend an informational meeting to be held in the meeting room in the basement of the Hamburg Town Hall at 6100 South Park Avenue on Tuesday, July 8<sup>th</sup> from 6:30 p.m. to 8:00 p.m. for the purpose of discussing the proposed residential development of the approximately 29 acre parcel located at the intersections of McKinley Pkwy and Newton Rd. & McKinley Pkwy and Boston State Road ("Project Site").

Enclosed is a copy of the current PRD Subdivision Plan prepared by Carmina Wood Morris, P.C. (11" x 17") and a full size copy of the enclosed plan will be available for your review during the upcoming informational meeting.

The Project Site is currently zoned R-A and I have requested that the Town consider amending the zoning classification to Planned Residential District ("PRD") to accommodate a proposed clustered residential subdivision consisting of sixty six lots that would result in the permanent preservation of 12.01 acres (more than 40%) of the Project Site as Permanent Open Space. The Permanent Open Space will be the subject of a deed restriction to be recorded at the Erie County Clerk's Office.

I am aware of the previously proposed project that consisted of a large senior housing building, a church and more than 100 market rate apartments. It is my understanding that the previously proposed project was viewed as being inconsistent with the character of the surrounding vicinity which consists largely of single family homes on individual lots. I have made an effort in evaluating the proposed use of the Project Site to develop a layout that I believe is consistent with the residential character of the surrounding neighborhood. The proposed clustered residential subdivision would consist exclusively for single family homes and the density of the proposed clustered residential subdivision will have a much lower density than the previously proposed project.

If the proposed clustered residential subdivision is approved, the lots will be developed as upscale detached patio homes. At the end of 2013, the last patio home in the Stonebridge Patio

Home project that my company developed was completed. The entranceway to the Stonebridge Patio Home project is approximately 300 feet north of the Project Site. The anticipated size of the proposed patio homes will be from 1,500 to 2,400 square feet and the anticipated sales price of the patio homes will be \$275,000 to \$375,000.

The requested rezoning of the Project Site from R-A to PRD with clustering that is being pursued to accommodate the proposed project is in the very early stage of the lengthy review process and the Planning Board will begin its evaluation of the project during its meeting on Wednesday, July 16<sup>th</sup> at 7:00 p.m. During the review of the proposed project, there will be several municipal board meetings and I will keep all interested property owners informed regarding the status of the project.

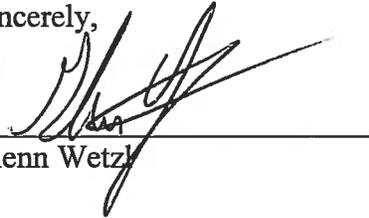
I am hopeful you can attend the upcoming informational meeting on Tuesday, July 8<sup>th</sup> at 6:30 p.m. to learn more about the proposed project and so that I can obtain input regarding the proposed clustered residential subdivision from nearby property owners.

If you are not able to attend the upcoming informational meeting, please feel free to contact me at your convenience to discuss the proposed project. The best way to contact me is to either call my office at 941-3348 or by sending me an e-mail at [glennwetzl@roadrunner.com](mailto:glennwetzl@roadrunner.com).

Thank you for taking the time to read this letter and to review the enclosed PRD Subdivision Plan.

I look forward to meeting with you during the upcoming informational meeting.

Sincerely,



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Glenn Wetzl

Enc. (PRD Subdivision Plan – 11” x 17”)

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**Exhibit B – Sign-In Sheet from  
Informational Meeting held with  
Property Owners on July 8, 2014**

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Sign-In Sheet  
Informational Meeting  
July 8, 2014

Name [Please Print]:

Sue Kuss

Donna Lawrence

Rid Lawrence

WAYNE BETHLEK

DAVID BRAUCH

Address:

4453 Grandview Ave Hmbg

4548 Newton Rd

"

4426 Valley View

6330 McKinley

Tel. Number:

570-8940

445-4854

645-4138

E-mail:

kussclan@msn.com

Dlbgel@aol.com

brauchdavid@aol.com







Sign-In Sheet  
Informational Meeting  
July 8, 2014

Name [Please Print]:

Thomas Johnson

Bill Whiteo

Candy Ditekowski

Address:

6411 Boston State Rd

4388 Clark St. Ham

90 Sandra Place

Tel. Number:

649-7254

481-7612

048-0270

E-mail:

Rinkmanger@AOL.com

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**Exhibit C – Copy of Updated PRD  
Subdivision Plan prepared by  
Christopher Wood, P.E. of Carmina  
Wood Morris, P.C. dated July 15, 2014  
[Note: Full size copy also attached]**

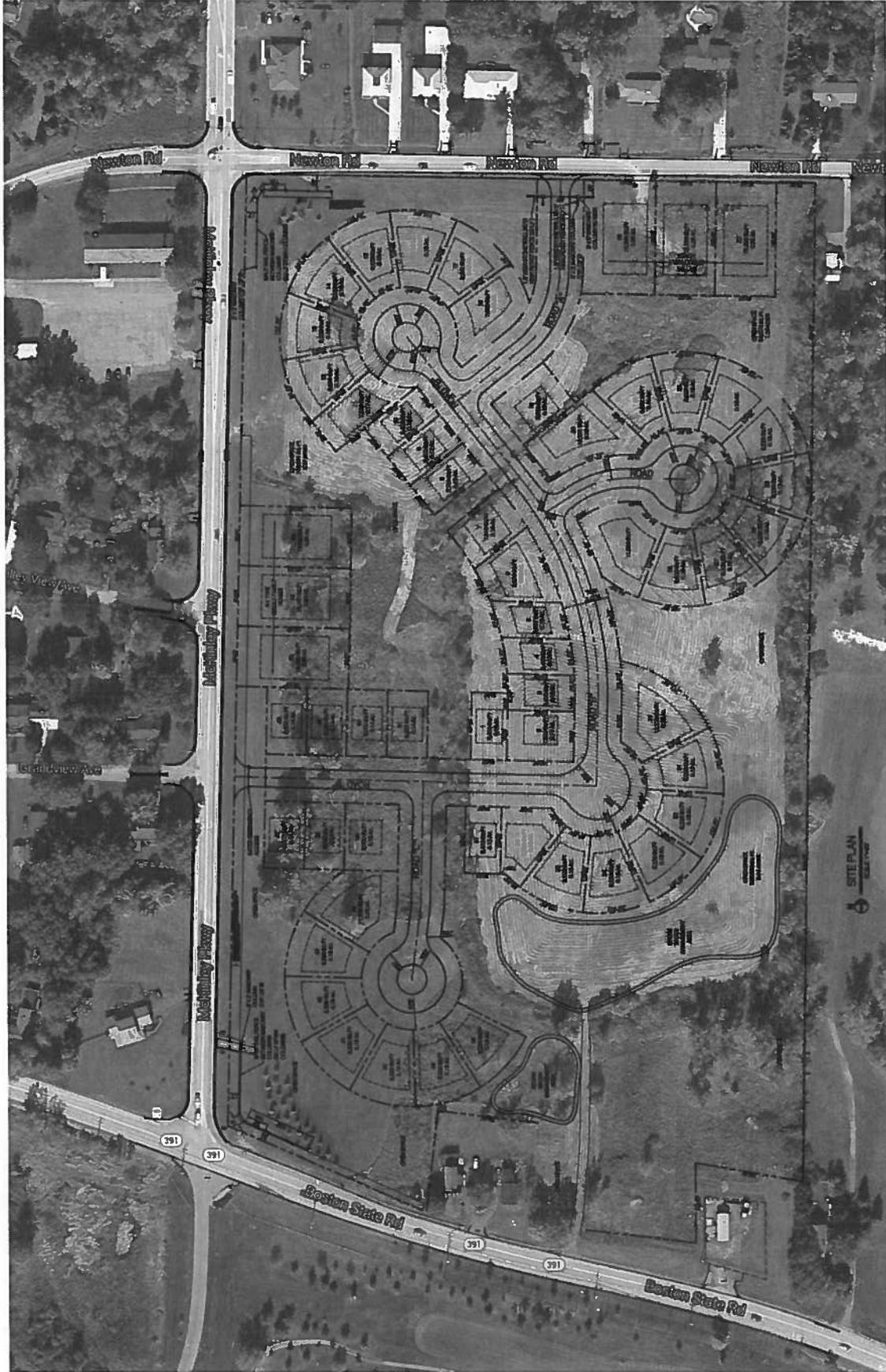
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**Exhibit D – Color copy of Updated  
PRD Subdivision Plan**

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Carmina Wood Morris<sup>DPC</sup>

Subdivision: Mckinley Pkwy, Boston State Rd. & Newton Rd.  
Hamburg, New York  
July 16, 2014

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**Exhibit E – Copy of PRD Subdivision  
Plan prepared by Christopher Wood,  
P.E. of Carmina Wood Morris, P.C.  
dated June 17, 2014**

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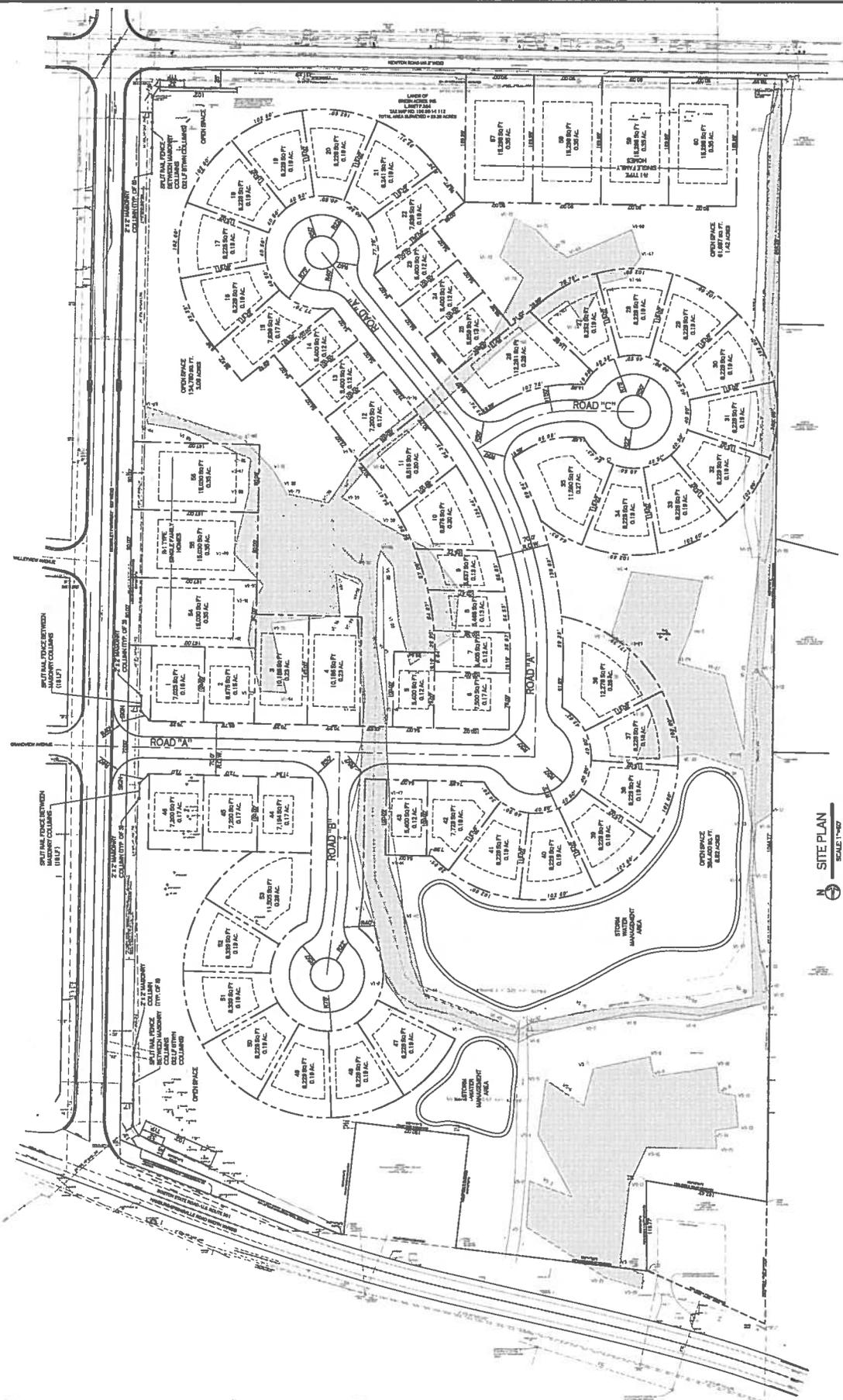
Carmina Wood Morris  
 1000 West 10th Street  
 New York, NY 10014  
 Tel: 212-261-1000  
 Fax: 212-261-1001

REVISIONS:  
 No. Description  
 Date

PROJECT NAME:  
 New Construction  
 Proposed Subdivision  
 Hamburg, New York

DRAWING NAME:  
 PRD Subdivision  
 Plan

DRAWING NO.  
 C-100  
 Project No.: 14.014



N  
 SITE PLAN  
 SCALE 1"=40'

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<p><b>LOT SUMMARY</b></p> <p>PLAT TOTAL LOTS = 88 LOTS          ROAD FRONTAGE LOTS = 2,162 FT          TOTAL LOTS = 88 LOTS</p>	<p><b>PERCEIVED LOTS</b></p> <p>NET AREA = 58.26 AC          PERCEIVED LOTS = 88 LOTS          PERCEIVED AREA = 0.658 AC/LOT</p>
<p><b>PERCEIVED LOTS</b></p> <p>NET AREA = 58.26 AC          PERCEIVED LOTS = 88 LOTS          PERCEIVED AREA = 0.658 AC/LOT</p>	<p><b>PERCEIVED LOTS</b></p> <p>NET AREA = 58.26 AC          PERCEIVED LOTS = 88 LOTS          PERCEIVED AREA = 0.658 AC/LOT</p>

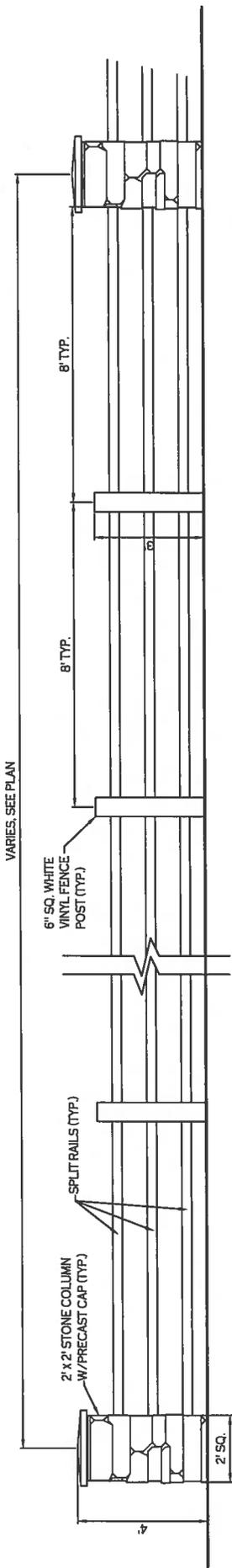


NOTE: SHADING AND DIMENSIONS ARE APPROXIMATE. DIMENSIONS SHALL BE AS SHOWN ON THE DRAWING. DIMENSIONS SHALL BE AS SHOWN ON THE DRAWING.

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**Exhibit F – Detail Sheet for Proposed  
Split Rail Fence with Decorative  
Masonry Columns**

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VARIABLES: SEE PLAN

# COLUMN & FENCE DETAIL

SCALE: N.T.S.