

Apartment proposal would bring a 90-unit complex to Big Tree Road

By Megan Tomaszewski
HAMBURG SUN CORRESPONDENT

A developer was in front of the Town of Hamburg Planning Board to discuss a proposed 90-unit apartment complex on land located on the south side of Big Tree Road, west of the Eagle Crest Mobile Home Park.

John Bierl told the Planning Board at its Aug. 23 meeting that the development would consist of four, 12-unit apartments, five eight-unit apartments and one duplex. He added that he wants to use as much of the existing roadways and structures as possible, but plans to “reconfigure the cul-de-sac to be more accommodating to traffic.”

The project was originally developed with Big Tree Town Homes and is in both Zoning Districts 3 and 4.

He was in front of the board requesting sketch plan direction.

One of the issues with the project is addressing the need to erect the buildings up and out of floodplain areas. Bierl noted that he wants to get a Letter of Map Amendment from the Federal Emergency Management Agency to expedite the approval process. As per FEMA's website, the LOMA “establishes a property's location in relation to the Special Flood Hazard Area.”

Additionally, the Planning Board brought up the



Michael Petro/Hamburg Sun

To the west of Eagle Crest Mobile Home Park on Big Tree Road, John Bierl has started preliminary planning for a 90-unit apartment complex development.

need to adhere to the recent Fair Housing Law, which requires that 10 percent of the units be “affordable.” According to Section 109-11 A.: Affirmatively Furthering Fair Housing, afford-

able housing is defined as “housing for which rent and utilities shall constitute no more than 30 percent of the gross annual income for a household whose income is greater than 50 percent but

does not exceed 80 percent of the Erie County median income.”

The final concern the Planning Board addressed was residential privacy, with a board member noting

that they want to ensure the two-story apartment building won't allow for “looking into people's backyards.”

Bierl responded that the area is fairly sheltered and “looks like a forest.” He said

he doesn't believe there will be any privacy issues or complaints from neighboring residents.

Planning Board members recommended that he wait until after his sketch plan revisions are finalized before appearing in front of the Zoning Board of Appeals.

A work session for the project was tentatively scheduled for the next meeting on Sept. 6.

In other news:

- The public hearing for Michael Jablonski requesting a re-approval of a special use permit to erect a residential wind energy conversion system at 3134 Old Lakeview Road was moved from Sept. 6 to Sept. 20 to allow Jablonski to meet with the Zoning Board.

- The board recommended that applicant Michael Deni of Cherry Cars go to the building department Aug. 24 to apply for a variance and talk to the code enforcement supervisor. A public hearing was scheduled for Sept. 20.

- A public hearing for Buffalo-South Motor Inn, Inc. requesting site plan approval of a proposed gas station to be located at 4344 Milestrip Road was scheduled for Sept. 6.

- A public hearing for Jack Becker requesting preliminary approval of a proposed nine-lot subdivision on Eckhardt Road was scheduled for Sept. 6



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