

Agenda

Natalie E. Nitsche Town Clerk

Town Board of the Town of Hamburg

August 10, 2026

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Minutes of Previous Meeting**
RESOLVED, that the Town Board does hereby approve the minutes of the previous meeting as follows: July 13, 2026
- 4. Agenda Items**
 - 4.1. Notice of Public Hearing Proposed Local Law #12, 2026**
 - 4.2. Schedule a public hearing for proposed local law**
 - 4.3. Lake View Commercial District Zoning Text Amendments Public Hearing Resolution**
 - 4.4. Additional Town Board Meeting**
 - 4.5. Amend Start Times of Town Board Work Sessions and Regular Town Board Meetings**
 - 4.6. Armor Pump Station Repair**
 - 4.7. Newton Abbott Fire Company, Inc. New Members**
 - 4.8. Big Tree Volunteer Firemen's Co, Inc- New Member O'Shaughnessy**
 - 4.9. Lake Shore Volunteer Fire Company, Inc. New Member-Golombek**
 - 4.10. Approval of local law to add a new chapter for Unmanned aircraft take-offs and landings**
 - 4.11. Unsafe structure at 6817 Boston State Road**
 - 4.12. Emergency Demolition Contractor**
 - 4.13. Police-Budget Amendment**
 - 4.14. Police – Disposal of Miscellaneous Car Equipment**
 - 4.15. Police – Disposal of Surplus Mini Lockers**
 - 4.16. Police – Disposal of Surplus Water Equipment**

- 4.17. Police – Disposal of Police Vehicles**
- 4.18. Approval of Hamburg Police Department Tow Policy**
- 4.19. Annual Conference Travel**
- 4.20. Mileage Reimbursement Rate**
- 4.21. Blasdell CDBG Bid Approval**
- 4.22. Budget Amendment Transfer**
- 4.23. Approve PO17 Creating additional position of Account Clerk**
- 4.24. Youth, Recreation, & Senior Services P.A.F.**
- 4.25. Town Board PAF**
- 4.26. B&G PAF**
- 4.27. B&G 20' Utility Trailer Purchase**
- 4.28. Highway Budget Amendment**
- 4.29. Authorize additional Authorized signer to bank accounts**
- 4.30. Plow Truck Purchase**
- 4.31. Vending Machine Request for Proposals**
- 4.32. Town Clerk - PAF**
- 4.33. Buffalo Bills NFL Stadium Economic Impact Area & Town of Hamburg CFA Zoning Updates SEQR Negative Declaration Resolution**
- 4.34. Buffalo Bills NFL Stadium Economic Impact Area & Town of Hamburg CFA Zoning Updates Adoption Resolution**
- 4.35. Chapter 109 Amendments SEQR and Adoption Resolution**
- 4.36. Mt. Vernon Manhole Repair and Joint Lining Project SEQR Resolution**
- 4.37. Alumni Park SEQR Lead Agency Resolution**
- 4.38. Concession Agreement**
- 4.39. ECWA Water System Improvements Additional Fire Hydrant**
- 4.40. Helps Program**
- 4.41. Workday Reporting**
- 4.42. Town of Hamburg Drainage and Stormwater Management District Public Hearing and**

Lead Agency

4.43. Amsdell Road Extension

4.44.Schoelkopf Road Town Property Ditch Cleaning

4.45.McKinley Parkway Sidewalk Extension

4.46.Town Hall Parking Lot Change Orders

5. Public Comment

6. Meeting is adjourned by Supervisor

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.1. Notice of Public Hearing Proposed Local Law #12, 2026

Legal Notice

Town of Hamburg

Notice of Hearing Proposed Local Law #12, 2026

PLEASE TAKE NOTICE that there has been presented to the Town Board of the Town of Hamburg on July 13, 2026, pursuant to the Municipal Home Rule Law, a proposed local law to be known as proposed local law #12, 2026. The purpose of the proposed local law is to amend various sections of Chapter 109 of the Hamburg Town Code, entitled "Fair Housing", in accordance with the recommendations of the Town of Hamburg Code Review Committee.

A copy of the proposed amendments will be available, for public review, during regular business hours at the following locations:

Hamburg Town Hall

6100 South Park Avenue

Hamburg, New York 14075

(Town Clerk's Office)

And may also be found at the Town's website www.townofhamburgny.gov click on "Legal Notices and Bids."

THEREFORE, pursuant to the statutes and the provisions of the Municipal Home Rule Law, the Town Board of the Town of Hamburg will hold a public hearing on the aforesaid law, at the Hamburg Town Hall, 6100 South Park Avenue, Hamburg, New York, at 6:00 p.m. on the 10th day of August, 2026, at which time all persons interested may be heard.

Dated: July 13, 2026

Natalie Nitsche

Town Clerk

Town of Hamburg

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.2. Schedule a public hearing for proposed local law

WHEREAS, the Hamburg Town Code contains and specifies the local laws and ordinances of the Town of Hamburg; and

WHEREAS, the Code Review Committee reviewed various regulations of the Town of Hamburg Code and has sent these suggested revisions to the Town Board to begin the adoption process; and

BE IT RESOLVED that the Town Clerk is authorized to schedule a public hearing on a Proposed Local Law. The proposed local law would provide for amendments to the Hamburg Town Code in accordance with the recommendations of the Town of Hamburg Code Review Committee, specifically:

The purpose of this local law is to amend the provisions of Chapter 76-4 L. Building permits, Chapter 280-11 Certain public uses excluded and 280-284 B. (2) Limitations on obstructions in required open space; and

BE IT FURTHER RESOLVED that, in accordance with the State Environmental Quality Review Act (SEQRA), the Town Board will seek Lead Agency status for this proposed legislation and authorizes the Planning Department to perform the appropriate mailings and notifications; and

BE IT FURTHER RESOLVED, that the Hamburg Town Board hereby authorizes the referral of these proposed Code amendments to Erie County; and

BE IT FINALLY RESOLVED, that the Hamburg Town Board sets a Public Hearing on these proposed Code amendments at the Hamburg Town Hall, 6100 South Park Avenue, Hamburg, NY at 6:00 pm on September 14, 2026.

ATTACHMENTS:

[208-11 Code Changes.pdf](#)
[Building Permit Renewal Code Change.pdf](#)
[Town acc structure setback.pdf](#)

§ 280-11 Certain public uses excluded.

The regulations of this chapter shall not be construed to limit or interfere with the dedication, development or use of any land or building for public parks, other public recreation areas or public schools required for compulsory education; or with the use of land or buildings owned or leased by the State of New York, the County of Erie or the Town of Hamburg and used for governmental purposes including the installation of any type of signage, paid or unpaid parking of vehicles, any special events held by the municipality, or any use that provides monetary benefits to the municipality ; or with the construction, installation, operation and maintenance for public utility purposes of water or gas pipes, mains, standpipes, reservoirs or elevated water tanks, or conduits, electric light or electric power transmission or distribution lines, telephone or telegraph lines, oil pipelines, sewers, sewer mains or incidental appurtenances; or with any highway, railroad right-of-way or mass transit right-of-way existing or hereafter authorized by the State of New York, the County of Erie or the Town of Hamburg. These exceptions, however, shall not be interpreted to permit yards, garages or other buildings for service or storage by said public utilities which are otherwise permitted by this chapter in appropriate districts. Installation of standpipes, reservoirs or elevated water tanks shall be permitted only upon approval of the Town Planning Board as to location, type of structure, a effect upon adjacent properties and proximity to similar use areas. The Town Planning Board may prescribe conditions which it deems necessary or desirable and may require a site plan of the proposed installation.

76-4 Building Permits

L.

Time limits. Building permits shall become invalid unless the authorized work is commenced within 180 calendar days following the date of issuance. Building permits shall expire 12 months after the date of issuance. For good cause shown, an application may be made for a 90 day extension period or a 180 day extension period of said permit upon payment of a renewal fee of $\frac{1}{4}$ the original building fee for a 90 day extension or $\frac{1}{2}$ the original building fee for a 180 day extension. Permits can only be renewed one year beyond the original permit expiration date, and upon such expiration the work shall continue only if a new permit is granted at the discretion of the Code Enforcement Department.

§ 280-284 Limitations on obstructions in required open space.

B. In R Districts:

(1) Accessory buildings and roofed projections shall not occupy more than 30% of a required rear yard of an interior lot nor more than 40% of a required rear yard of a corner lot.

(2) No part of an accessory building shall be nearer than five feet to a rear or side lot line.

(3) Detached accessory buildings shall be at least 10 feet from any dwelling and five feet from any other building.

(4) No detached accessory buildings shall be permitted in required front yards, and the maximum size of all accessory buildings on a property shall be as follows:

[Added 8-10-1987 by L.L. No. 12-1987; amended 6-12-1989 by L.L. No. 4-1989; 12-12-2005 by L.L. No. 5-2005; 11-28-2011 by L.L. No. 14-2011; 1-14-2013 by L.L. No. 1-2013]

(a) For lots less than one acre in any residential zoning district: 850 square feet maximum area.

(b) For lots greater than one acre in any residential zoning district: 1,000 square feet maximum area.

(c) For lots greater than two acres in any residential zoning district: 1,500 square feet maximum area.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.3. Lake View Commercial District Zoning Text Amendments Public Hearing Resolution

Whereas, the Hamburg Town Code contains and specifies the local laws and ordinances of the Town of Hamburg; and

Whereas, the Town of Hamburg, over a three-year process, completed and adopted a new Comprehensive Plan for the Town; and

Whereas, zoning must be in accordance with a Comprehensive Plan and the Town wants to continue the process of bringing the Town's zoning Code and Zoning map into conformance with the Town's new 2022 Comprehensive Plan; and

Whereas, the Town formed a Comprehensive Plan Implementation Committee (CPIC) who, in accordance with the Comprehensive Plan and having completed other studies and reports on land use issues in the Town, has recommended that the Town Board pursue numerous code amendments; and

Whereas, the Town of Hamburg directed the Planning Department to work with the CPIC and a special Non-CFA Zoning Code Committee to develop other priority zoning code updates that were not included in a CFA grant that was received by the Town; and

Whereas, the Town CPIC, Non-CFA Zoning Code Committee, and the Planning Department developed specific Code and zoning map revisions related to creating a new commercial district in the Lake View area in the Town; and

Whereas, a public hearing was held on September 22nd, 2025, regarding zoning map and zoning text amendments for this Lake View Commercial District, and the Town received several comments from the public; and

Whereas, a public hearing was then held on February 23rd, 2026, for further input on the zoning text amendments for the proposed Lake View Commercial District; and

Whereas, the Planning Department and the Non-CFA Zoning Code Committee have made numerous revisions over the past six months to the Lake View Commercial District zoning text draft and would

like to solicit further input from the public; and

Whereas, pursuant to Municipal Home Rule Law, the Town Board is proposing to enact a local law as follows:

Be it enacted by the Town Board of the Town of Hamburg, New York, that the Hamburg Town Board amends the Hamburg Town Code as follows (full copies attached):

Amend Chapter 280 (Zoning), by adding a new Article, entitled “LC Lake View Commercial District”; and

Be It Finally Resolved, that the Hamburg Town Board sets a Public Hearing on these proposed amendments at the Hamburg Town Hall, 6100 South Park Avenue, Hamburg, NY at 6:00 pm on September 14th, 2026.

ATTACHMENTS:

[Lake View Commercial District Draft 8-10-26 for PH.pdf](#)
[Lakeview_LCD Proposed Design Standards.docx](#)

Amend Chapter 280. Zoning

By adding a new Article LVIV LC Lake View Commercial District, as follows:

Article LVIV LC Lake View Commercial District

§ 280-420. Intent.

The Lake View Commercial District is intended to provide a controlled environment for light commercial uses adjacent to regional arterial highways in the Lake View area of the Town of Hamburg. These uses shall not be permitted to develop in such concentrations or in such a manner as to become a nuisance or hazard to public welfare and safety. This district is intended to help to protect adjoining residential areas and recognizes that certain parcels fronting Southwestern Boulevard, Lakeview Road, and Lakeshore Road and adjacent to Interstate 90 may not be suitable for residential development. Design will be important and will need to help blend any use into this nature of the Lake View area which has rural, residential, and important environmental features.

§ 280-421. Permitted Uses.

A. Permitted uses shall be as follows:

- (1) Personal service establishments, such as but not limited to barbershops, beauty parlors, laundromats, dry cleaning, glass shops and small appliance repair.
- (2) Office buildings and offices.
- (3) Custom shops, including but not limited to printing, electrical, heating, plumbing or woodworking shops.
- (4) Landscaping sales or services.
- (5) Agricultural related and support businesses (No AG tourism).
- (6) Churches or other places of worship or religious education, parish houses, convents, rectories or parsonages.
- (7) Medical and other health services.
- (8) Banks.
- (9) Instructional facilities.
- (10) Minor retail sales serving the day-to-day convenient shopping needs of the surrounding neighborhood (less than 2,000 square feet).
- (11) Non-drive-thru restaurants (under 10,000 square feet).
- (12) Business rental units (see definition).
- (13) Existing homes, as of the date of the adoption of this local law.
- (14) Existing businesses (including those with a special use permit), as of the date of the adoption of this local law.
- (15) Prohibited uses.
 - a) Car washes.
 - b) Any use permitted in a Light Industrial or General Industrial district under the

Town of Hamburg Zoning Code.

c) All uses not expressly or conditionally permitted are prohibited.

(16) The following uses by special use permit authorized by the Planning Board (see Article XLVI):

a) Drive-thru facilities permitted with an allowed use, except for non-drive thru restaurants.

~~b)~~ Allowed commercial uses with up to 2 residential units.

c) Outdoor display.

(17) Accessory uses and structures:

a) Accessory uses and structures customarily incidental to permitted principal uses.

§ 280-422. Minimum lot size.

Lot area. Lot area will be based on the size of the building, parking requirements, and landscaping.

§ 280-423. Maximum height of buildings.

Maximum: 35 feet.

§ 280-424. Lot coverage.

Maximum: 75%.

§ 280-425. Required yards.

Unless otherwise provided, the minimum required yards and other open spaces in the LC District shall be as specified in this section.

A. Front yard: 40 feet.

B. Side yard:

(1) Principal buildings: none required, except that:

a) Where a side yard is provided, it shall be no less than five feet.

b) Where a side yard abuts any R District boundary, it shall be not less than 20 feet or the height of the principal building, whichever is greater.

c) Where a side yard is used for either vehicular ingress or egress, it shall be at least 12 feet.

d) Where a side yard is used for vehicular ingress and egress, it shall not be less than 25 feet.

C. Rear yard:

(1) Minimum: 10 feet.

(2) Abutting an R District boundary: same distance as required for a side yard along an R district boundary.

§ 280-426. Supplemental regulations.

For applicable supplemental regulations pertaining to use, height, area or open space, see Articles XXXVII through XXXIX.

§ 280-427. Landscaping requirements.

Existing natural features and vegetation shall be preserved. Other landscaping treatments such as trees and shrubbery shall be located as directed by the Planning Board to achieve residential character and conformance with surrounding properties.

§ 280-428. Architectural requirements.

Building elevation plans must be submitted to the Planning Board which reflect designs that accomplish the aesthetically enhanced look described in the intent section of this Code, and any applicable zoning overlay requirements. Buildings visible from Route 5 or Route 20 shall have a higher design image, including pitched roofs, higher quality materials, and windows facing Route 5 or Route 20, in accordance with the Intent Section.

Lakeview Design Standards.

A. The Lakeview Commercial (LC) District is established to provide for limited, neighborhood-scale commercial development compatible with the rural and residential character of the Lakeview area.

B. These design standards are intended to:

- (1) Ensure high-quality site and architectural design consistent with community character;
- (2) Avoid strip commercial development patterns along major corridors;

Applicability.

A. The provisions of this article shall apply to all uses, structures, site plans, and redevelopment activities within the LC District.

B. No building permit or site plan approval shall be issued except in compliance with this article.

Site Design Standards.

A. Building Orientation.

- (1) Principal buildings shall be oriented toward the public street.

B. Setbacks.

- (1) Maximum front setback: 40 feet.

C. Access Management.

- (1) Shared driveways and cross-access easements shall be required where feasible.
- (2) Curb cuts shall be minimized in accordance with Erie County access management practices.

Building Design Standards.

A. Massing and Scale.

- (1) Buildings shall be designed to reflect human-scale proportions.
- (2) Facades shall be articulated at intervals not exceeding 50 feet.
- (3) Blank walls greater than 100 feet in length are prohibited.

B. Facade Articulation.

- (1) Each street-facing facade shall incorporate at least three (3) of the following:
 - (a) Windows or transparent glazing;
 - (b) Changes in materials;
 - (c) Architectural projections or recesses;
 - (d) Decorative cornices or trim elements.

C. Building Materials.

- (1) Acceptable materials include brick, stone, wood, and fiber cement siding.

- (2) Prohibited materials include large expanses of corrugated metal or unfinished concrete block, except as minor accent elements not exceeding 25% of any facade.

D. Roof Design.

- (1) Flat roofs shall include parapets with architectural detailing.
- (2) Sloped roofs shall utilize traditional forms such as gable or hip roofs.

Parking and Circulation.

A. Parking Layout.

- (1) Parking areas shall be divided into smaller sections through landscaped islands.
- (2) No parking row shall exceed 12 spaces without a landscaped break.

B. Pedestrian Circulation.

- (1) Safe and clearly delineated pedestrian pathways shall connect parking areas to building entrances.
- (2) Walkways shall be distinguished through materials, striping, or grade separation.

C. Internal Circulation.

Site design shall promote safe vehicular circulation and minimize conflicts between vehicles and pedestrians.

Landscaping and Buffering.

A. General Requirements.

Landscaping shall be provided to enhance visual quality and screen parking and service areas.

B. Residential Buffers.

A minimum 20-foot landscaped buffer shall be provided adjacent to residential uses.

C. Parking Lot Landscaping.

- (1) One (1) tree shall be provided for every ten (10) parking spaces.
- (2) Interior landscaped islands shall be required every ten (10) parking spaces.

Lighting Standards.

- A. All exterior lighting shall be fully shielded and directed downward.
- B. Maximum pole height shall be 20 feet.
- C. Lighting shall not produce glare or spill onto adjacent properties.
- D. Lighting design shall be consistent with dark-sky principles and suburban design standards utilized in Erie County.

Signage Standards.

A. Freestanding Signs.

- (1) Monument signs shall be required.
- (2) Pole signs are prohibited.

(3) Maximum height: 8 feet.

B. Wall Signs.

(1) Wall signage shall not exceed 10% of the facade area.

(2) Signs shall be integrated into the building architecture.

C. Prohibited Signs. Internally illuminated box signs are prohibited.

Service Areas.

A. Loading areas, dumpsters, and mechanical equipment shall be located to the side or rear of buildings.

B. Such areas shall be screened using materials consistent with the principal structure.

C. Outdoor storage shall be prohibited unless fully screened.

Environmental and Site Considerations.

A. Development shall minimize impervious surface coverage where practicable.

B. Stormwater management practices, including bioswales and rain gardens, shall be incorporated where feasible.

C. Existing vegetation and natural features shall be preserved to the maximum extent practicable.

Modifications and Waivers.

The Planning Board may modify the requirements of this article where it finds that the proposed design meets or exceeds the intent of these standards and is consistent with the character of the Lakeview Area.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.4. Additional Town Board Meeting

BE IT RESOLVED, the Town Board approves an additional Town Board meeting August 24, 2026 starting at 5 pm.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.5. Amend Start Times of Town Board Work Sessions and Regular Town Board Meetings

WHEREAS, the Town Board of the Town of Hamburg has determined that modifying the start times of its Work Sessions and Regular Town Board Meetings will better accommodate the efficient conduct of Town business.

NOW, THEREFORE, BE IT RESOLVED, that effective September 1, 2026, the Town of Hamburg Town Board hereby establishes the following meeting schedule:

Town Board Work Sessions shall begin at 5:00 p.m.; and

Regular Town Board Meetings shall begin at 6:00 p.m.

BE IT FURTHER RESOLVED, that all future notices, agendas, legal notices, and publications pertaining to Town Board meetings shall reflect these revised meeting times.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.6. Armor Pump Station Repair

WHEREAS, the Hamburg Highway Department has an immediate need for emergency repair of the Armor Pump Station. Replacement of the pump system, force main piping and catch basin are necessary to prevent flooding.

BE IT RESOLVED, that the Highway Dept. has received a project proposal from Kandey Co. with a price from NYS Bid #P26-040 of \$129,171.00 for this emergency repair.

BE IT FURTHER RESOLVED, that the Hamburg Town Board approves the use of \$80,000 from B1490.0440.0001 Public Works -Independent Contractor services and a transfer of \$49,171.00 from B Fund Fund balance (B.0000.0909) with the approval of the board.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.7. Newton Abbott Fire Company, Inc. New Members

BE IT RESOLVED, the Hamburg Town Board approves the recommendation of membership for following:

Sejla Sabic

Thaw Doc Htoo

Catie Blake

Erin Bendzula

ATTACHMENTS:

[Sejla Sabic - New Member Letter.pdf](#)

[Thaw Doc Htoo, Catie Blake, Erin Bendzula - New Members Letter.pdf](#)



Newton Abbott Fire Company, Inc.

Town of Hamburg New York

P.O Box 2001, Blasdell, NY 14219 Phone: (716) 825-3663 Fax: (716) 825-0844
Email: Info@NewtonAbbottFire.com Website: NewtonAbbottfire.com

July 14, 2026

Hamburg Town Board
Hamburg Town Hall
6100 South Park Ave
Hamburg NY 14075

Dear Board Members,

We respectfully request permission of the town board to accept the following applicant into the Newton Abbott Fire Company, Inc:

Sejla Sabic
3200 Clearview Way
Buffalo, NY 14219

Thank you for your continued cooperation and support.

Sincerely,

Britt Munnell
Recording Secretary



Newton Abbott Fire Company, Inc.

Town of Hamburg, New York

P.O. Box 2001, Blasdell, NY 14219 | Phone: 716-825-3663 | Fax: 716-825-0844
Email: info@newtonabbottfire.com | Website: www.newtonabbottfire.com

August 3, 2026

Hamburg Town Board
Hamburg Town Hall
6100 South Park Ave
Hamburg NY 14075

Dear Board Members,

We respectfully request permission of the town board to accept the following applicants into the Newton Abbott Fire Company, Inc:

Thaw Doc Htoo
5300 Lake Ave
Orchard Park, NY 14127

Catie Blake
168 Shenandoah Rd
Buffalo, NY 14220

Erin Bendzula
162 Charlescrest Ct
West Seneca, NY 14224

Thank you for your continued cooperation and support.

Sincerely,

Britt Munnell
Recording Secretary

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.8. Big Tree Volunteer Firemen's Co, Inc- New Member O'Shaughnessy

BE IT RESOLVED, that the Hamburg Town Board approves that attached recommendations for the membership James O'Shaughnessy

ATTACHMENTS:

[DOC072426-003.pdf](#)



Organized 1936

Big Tree Volunteer Firemen's Co., Inc.

Hamburg Town Board
Hamburg Town Hall
6100 South Park Ave.
Hamburg, New York 14075

July 16, 2026

Dear Board Members,

We respectfully request permission of the Town Board to accept the following applicant into the membership of the Big Tree Volunteer Firemen's Company, Inc. during the year of 2026.

James O' Shaughnessy
3980 Nottingham Terr.
Hamburg, New York 14075

Thank you for your cooperation.

Sincerely,

Carol R. Covert
Secretary

RECEIVED

JUL 23 2026

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.9. Lake Shore Volunteer Fire Company, Inc. New Member-Golombek

BE IT RESOLVED, that the Hamburg Town Board approves that attached recommendation for the membership of Ronald Golombek

ATTACHMENTS:

[2026 0717 - Town Board Approval - Ronald Golombek.docx](#)



Lake Shore Volunteer Fire Company, Inc.



July 17, 2026

Hamburg Town Board
S-6100 South Park Avenue
Hamburg, New York 14075

Attn: Natalie Nitsche

At the last regular company meeting of the Lake Shore Volunteer Fire Company Inc. held on Wednesday, July 15, 2026, the following applicant was approved for active membership:

Ronald Golombek
4825 Clifton Parkway
Hamburg, NY 14075

Please notify us upon the Town Board's approval of their membership.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Peggie Lipka".

Peggie Lipka
Corresponding Secretary
Lake Shore Volunteer Fire Co. Inc.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.10. Approval of local law to add a new chapter for Unmanned aircraft take-offs and landings

WHEREAS, the Hamburg Town Code contains and specifies the local laws and ordinances of the Town of Hamburg; and

WHEREAS, the Code Review Committee reviewed the provisions for a new chapter to the Code of the Town of Hamburg entitled “Unmanned aircraft take-offs and landings”, and suggested the addition for the Town Board to consider; and

WHEREAS, pursuant to Municipal Home Rule Law, the Town Board is proposing a local law to add a new chapter entitled “Unmanned aircraft take-offs and landings”

WHEREAS, a public hearing was held on July 13, 2026, for discussion and public comment concerning adoption of this proposed local law; and

WHEREAS, the Town of Hamburg has determined that this proposed local law amendment is a Type II action under SEQR, and no SEQR decision is necessary; and

WHEREAS, these proposed local law amendments were referred to Erie County through the 239-m referral process and received no objections; and

WHEREAS, the proposed amendments are in accordance with the recommendations of the Town of Hamburg Code Review Committee.

NOW THEREFORE BE IT RESOLVED, the Hamburg Town Board approves Local Law and adds a new chapter entitled “Unmanned aircraft take-offs and landings” to the Code of the Town of Hamburg

ATTACHMENTS:

[UAS code 5-9-26.docx](#)

Unmanned aircraft take-offs and landings

Purpose and intent

It is the intention of the Town of Hamburg to protect and enhance the public health, safety, security, privacy, and well-being of the residents of the community as well as of the guests and visitors thereto by the establishment of regulations and procedures governing the operation of unmanned aircraft (aka "drones") and/or unmanned aircraft systems (hereinafter "UAS").

Definitions

As used in this chapter, the following terms shall have the meanings herein indicated

BUFFALO BILLS COMPLEX

All of the approximately 250 acre parcel of land situated in the Town of Orchard Park and in the Town of Hamburg, New York, locally known as "One Bills Drive," inclusive of the stadium, the Sports Training Performance Center, the Fieldhouse, parking lots, entrances, walkways and practice fields.

PUBLIC AIRCRAFT OPERATIONS

Government agencies, law enforcement, and public safety entities that qualify to fly UAS as a Public Aircraft under 49 U.S.C. § 40102(a)(41) and § 40125

UNMANNED AIRCRAFT

[1] A device that is intended to navigate in the air without an onboard pilot; and

[2] An aircraft that is operated without the possibility of human intervention from within or on the aircraft. Unmanned aircraft are also referred to as "drones."

UNMANNED AIRCRAFT SYSTEM

An unmanned aircraft and associated elements (including communications links and the components that control the unmanned aircraft) that are required for the pilot in command to operate safely and efficiently in the national airspace system.

RESTRICTIONS ON USE

- A. It shall be unlawful for any person to take off or land in any zone within the Town of Hamburg an unmanned aircraft or unmanned aircraft system within one mile of and within two hours before or after an open air event and located within the Town of Hamburg, such events including, but not limited to, parades, concerts, street dances, festivals, art shows, sporting events and recreational events, unless permission is granted by the sponsor of the event.
- B. It shall be unlawful for any person to take off or land an unmanned aircraft or unmanned aircraft system within two miles of the Buffalo Bills Complex on the day of any event held at the Buffalo Bills Complex and four hours prior to or four hours after any event held at the Buffalo Bills Complex.
- C. All unmanned aircraft or unmanned aircraft systems shall be subject to all applicable Federal Aviation Administration (FAA) regulations.

Exceptions

- A. Express written permission required.

The takeoff or landing of an unmanned aircraft or unmanned aircraft system that is precluded by the Restrictions on Use stated above may be permitted pursuant to a permit issued by the Town of Hamburg Clerk after approval is granted by the Town of Hamburg Police Department. The permit fee shall be set by resolution by the Town Board

- B. Public Aircraft Operations

Enforcement

This chapter shall be enforced by the Town of Hamburg Police Department.

Penalties for offenses.

Any person who violates any provision of this chapter shall, upon conviction thereof, be punishable by a fine set forth in the Schedule of Fines and Penalties.

When Effective

This Local Law shall become effective immediately upon its enactment by the Town Board and after proper filing with the office of the NYS Secretary of State.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.11. Unsafe structure at 6817 Boston State Road

WHEREAS, the Town of Hamburg Code Chapter 80 references the procedure for unsafe buildings in the Town of Hamburg, and,

WHEREAS, the Supervising Code Enforcement Officer of the Town of Hamburg made a formal inspection of the property located at 6817 Boston State Rd. Hamburg, NY (SBL 196.04-2-15) and deemed the structure unsafe, and,

WHEREAS, the Supervising Code Enforcement officer provided the Town Board, in writing, a report of his findings and recommendations for demolition, and,

WHEREAS, the Town Board has considered the report, and,

BE IT RESOLVED, that the Town Board finds the structure located at 6817 Boston State Rd. Hamburg, NY unsafe and orders its removal, and,

BE IT FURTHER RESOLVED, that the Town Board authorizes the Code Enforcement Department to advertise for demolition bids of said structure, and,

BE IT FURTHER RESOLVED, that the Town Board designates the Supervising Code Enforcement Officer, an Assistant Code Enforcement Officer, the Town Attorney or Deputy Town Attorney, and the Code Enforcement liaison from the Town Board to schedule and hold a public hearing on the demolition of the structure, and,

BE IT FINALLY RESOLVED, that once demolition bids are received, the Town Board shall make proper notification to the property owner stating the public hearing date, time, place, and estimated costs for the demolition.

ATTACHMENTS:

[DOC072926-07292026134851.pdf](#)

TOWN OF HAMBURG

CODE ENFORCEMENT DEPARTMENT

6100 South Park Avenue, Hamburg, New York 14075

(716)649-6111 ext. 2210 Fax (716)646-1967

Jeffrey Skrzypek

Supervising Code Enforcement Officer

Code Enforcement Officers

Paul Ryerse

Michael Vella

Scott Courteau

Travis Berube

Dave Rice

Kevin Jewett



Electrical Inspector

Jeremy Falbo

Senior Clerk Typist

Marissa Rich

To: Supervisor Farrell-Lorentz & Town Board Members

Re: Unsafe Conditions of Structure at 6817 Boston State Rd.

From: Jeffrey Skrzypek, Supervising Code Enforcement Officer

Date: July 29, 2026

Inspection Findings: 6817 Boston State Rd, Hamburg, NY 14075

The west side of house has an unsupported porch roof. The roof covering is deteriorated throughout. A large portion of the house has siding that is missing, not protected from the elements by paint, or rotted. The foundation has cracks in the south east and south west corners Multiple windows and the exterior doors are either open or missing. The south side wall has a vertical bow from the foundation to the eave. The abandoned structure has long been unsuitable for occupancy. The above items constitute this structure as an unsafe structure per the 2025 New York State Property Maintenance Code Chapter 3 Sections 304, 305 and 306.

Summary:

The Town residents have voiced numerous complaints to this department regarding the blight caused by this deteriorated property. The property is an unattractive nuisance and a detriment to the community. The neighboring property owners are becoming more and more concerned and are looking to the Town to take action. The property owner was served a Violation Notice on **November 22, 2023** and numerous court dates followed.

Recommendation:

The unsafe and dilapidated condition of this property has continued to get worse year to year. The building is structurally compromised and poses an imminent risk of further failure. It is my recommendation that the Town of Hamburg require the building to be demolished to remediate the conditions that make this structure unsafe.

Respectfully submitted,

Jeffrey Skrzypek

Supervising Code Enforcement Officer

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.12. Emergency Demolition Contractor

WHEREAS, the Town of Hamburg Code Enforcement Department is responsible for the enforcement of Town of Hamburg Local Law No. 5-1972. (Chapter 80) Unsafe Buildings, Village of Hamburg Local Law No. 1-2014. (Chapter 127) Dangerous Buildings, and Village of Blasdell Local Law No. 5-1997 (Chapter 100A) Unsafe Buildings and Structures, and such services to perform an emergency demolition of a structure that is in imminent danger of collapse are required

BE IT RESOLVED, that the Town of Hamburg is looking to appoint two emergency demolition contractors for a duration of one year with the Town Board having the sole discretion to renew annually for another two years, to be on call for emergency demolitions, and,

BE IT RESOLVED, that the Town Clerk is authorized to advertise for sealed bids entitled “Hamburg Emergency Demolition Contractor”

Sealed bids must be received at Hamburg Town Hall, Town Clerk’s Office, 6100 South Park Avenue, Hamburg, New York 14075, and said bid will be publicly opened and read aloud on September 15, 2026 at 10:30 a.m. in Conference Room 7A Mailed bids should be sent to:

Town of Hamburg, Attn: Town Clerk

6100 South Park Avenue
Hamburg, New York 14075.

Please mark clearly on the envelope: Bid Enclosed – “Hamburg Emergency Demolition Contractor”

Charged to Clean up of properties A3620.469

ATTACHMENTS:

[2027 Emergency Demo Contractor.pdf](#)

TOWN OF HAMBURG, NEW YORK
REQUEST FOR EMERGENCY DEMOLITION SERVICES
FOR THE CODE ENFORCEMENT DEPARTMENT

Your firm is hereby invited to submit a quotation to provide emergency demolition services as authorized by the Town of Hamburg Code Enforcement Department. The requested services and related work requirements are as described below.

General

The Town of Hamburg Code Enforcement Department is responsible for the enforcement of Town of Hamburg Local Law No. 5-1972. (Chapter 80) Unsafe Buildings, Village of Hamburg Local Law No. 1-2014. (Chapter 127) Dangerous Buildings, and Village of Blasdell Local Law No. 5-1997 (Chapter 100A) Unsafe Buildings and Structures. These local laws provide for the emergency demolition of such unsafe buildings as directed by the Town Code Enforcement Department when it has been determined that in the opinion of the Building Official, actual and immediate danger of the falling of a building or structure so as to endanger life or property, he may cause the necessary work to be done to render said building or structure, or part thereof, temporarily safe.

This Department is seeking two reliable contractors to perform the emergency demolition of those designated unsafe buildings/structures in the Town of Hamburg, Village of Hamburg and Village of Blasdell. These services would be executed as an "as directed basis" under the supervision of the Town of Hamburg Code Enforcement Department. The contractors would be put on a call list that would be used from time to time when needed for an emergency demolition. These services would be executed under a lump sum contract under the supervision of the Town of Hamburg Code Enforcement Department. The cost of these services under such agreement will be funded through Town account A3620.469 (Clean up of Properties)

This request for proposal neither commits the Town of Hamburg to select the contractor nor reimburse any costs associated with the preparation or submittal of proposals in this regard. The Town reserves the right to reject any and all proposals, should it be deemed to be in the best interest of the Town of Hamburg.

Scope of Work Services

The services to be provided by the contractor are to include, but not limited to the following

A Complete Demolition of a Structurally Damaged Residential or Commercial Building Caused by an Emergency Situation.

(1) After receiving notification from the Code Enforcement Department of the address for the emergency demolition, mobilize the required equipment and manpower within one hour of the notification and perform the initial demolition of the structure to remove the imminent danger of collapse. Clean any debris that ends up in the roadway, or in neighboring yards. Fence off the demolished structure to limit access by the public and reduce the hazard caused by the demolition.

(2) Once the scene is released by the investigators the following work must be completed within 30 days; the disconnection of all utilities, clean up the demolition debris, foundations, and accessory structures. Backfill excavated area with clean fill and seeded with grass. The following is the detailed Scope of work that would be required;

- (a) The scope of work shall include all the labor, equipment and materials to complete the emergency demolition of the Building.
- (b) The demolition company must be ready and able to demolish and clean up a commercial or residential building
- (c) The demolition company must be available to mobilize at any given time or day. Once called the demolition company must be on the road with the machines and man power needed to accomplish the demolition within one hour.
- (d) All resulting debris shall be removed off the premises and be legally disposed of.
- (e) All associated excavated areas shall be backfilled with clean fill material, to meet existing grade and fine graded ready for seeding.
- (f) The demolition must be completed within 30 days from the scene being released from any investigators including but not limited to insurance, Town fire investigators, or County Fire investigators.

- (g) Maintenance and protection of traffic on Local streets shall be done in accordance with NYSDOT traffic safety regulations.
- (h) The contractor shall be responsible for the proper disconnection of all utilities.
- (i) All work shall be performed in accordance with New York State and Town of Hamburg, Village of Hamburg and Village of Blasdell Codes.
- (j) The demolition of the buildings shall be done as per NYCRR 56, Subpart 56-11.5 (controlled demolition).The Town of Hamburg will procure the necessary third party air monitoring services as required during the demolition.
- (k) The contractor shall provide adequate insurance coverage and obtain the necessary demolition permit. There will be no fee charged for the permit.

Form of Proposal

One copy of your quotation is to be submitted as follows:

(1) The proposal is to represent the cost for all necessary work as deemed necessary to accomplish the demolition described in the scope of work. This cost should include the necessary costs (including but not limited to labor, equipment, tool, mobilization to the site and any other direct and indirect cost associated with the performance of the specified services). Bidders must provide an estimate of the cost involved with

- (a) The initial emergency demolition of a 2,000 square foot residential house that has been damaged by fire
- (b) The remaining demolition of the above structure to a seeded yard after the scene has been release by the investigators.

(2) Provide a list of the equipment that is available to be mobilized and the time required to mobilize that the equipment.

(3) Insurances (Liability and Workmen's Compensation & Disability).

Commercial Liability (Town of Hamburg must be named as additional insured)	
General Aggregate	\$1,000,000.00
Products and Comp/Op, Aggregate	\$2,000,000.00
Personal & Advertising Injury	\$1,000,000.00
Each Occurrence	\$1,000,000.00

Fire Damage (any one fire)	\$ 50,000.00
Med. Expense (any one person)	\$ 5,000.00

Waiver of Subrogation: To the fullest extent permitted by applicable state law, a Waiver of Subrogation Clause shall be added to the General Liability, Automobile, Umbrella/Excess Liability, and Workers Compensation policies in favor of the Town.

Automobile Liability Insurance

Bodily injury and Property Damage, coverage for the Vendors as the owner or the lessee of automobiles, trucks, trailers, self-propelled Vendor's equipment and all other owned, hired and non-owned vehicles registered for use on the public highway and/or used in operations relating to work under contract. The coverage limit applicable shall be the greater of the amounts below or the amount(s) carried by the Vendor.

Combined Single Limit	\$1,000,000.00
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Excess Liability and/or Umbrella Liability:

Applicable to Commercial General and Automobile Liability policies. The Excess Liability and/or Umbrella Liability coverage limits applicable shall be the greater of the amounts indicated below or the amounts carried by the Town.

Each Occurrence	\$1,000,000.00
Aggregate	\$1,000,000.00

Workers Compensation and Employer's Liability Insurance

Coverage as required by New York State statutory limits

New York State Disability (NYDBL)

Coverage as required by New York State statutory limits

Proposal Due Date

Sealed bid proposals must be labeled Hamburg Emergency Demolition Contractor and are to be received by Natalie Nitsche, Town Clerk, Hamburg Town Hall , 6100 South Park Avenue, Hamburg NY 14075 by 10:00 a.m. on TUESDAY SEPTEMBER 15, 2026 with the bid opening taking place at 10:30 a.m. in Hamburg Town Hall conference room 7A. Late submittals will not be accepted, and will be returned unopened.

Requests for Further Information

All questions and inquiries should be directed to:

Jeffrey Skrzypek
Supervising Code Enforcement Officer
Town of Hamburg
6100 South Park Avenue
Hamburg, NY 14075
(716) 649-6111 x 2214

Thank You in advance for your time and efforts in responding to this request for proposal.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.13. Police-Budget Amendment

WHEREAS, the Town of Hamburg Police Department receives distribution payments from a share of assets forfeited from defendants from time to time and,

WHEREAS, these items are not included in the 2026 budget,

NOW, THEREFORE BE IT RESOLVED, that the Town Board approves the receipt of the following monies and approves a budget amendment to the revenue account as follows:

ATTACHMENTS:

[POLICE Budget Adjustment AF_2247.34.pdf](#)

Board Meeting Date: Monday, August 10, 2026
Resolution Number:

Recoveries and Sales Budget Adjustment			
Receipt	Revenue Code	Expenditure Code	
Amount	To Increase	To Increase	Purpose/Source
\$2,247.34	B.4358.519		Assets Forfeited
Total:			
\$2,247.34			

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.14. Police – Disposal of Miscellaneous Car Equipment

WHEREAS, the Town Board recognizes the need to efficiently manage the assets owned by the Town and to ensure responsible utilization of public resources; and

WHEREAS, it has been determined that certain Town assets are no longer required for public use, have become obsolete, or are in a state of disrepair beyond reasonable cost of restoration; and

WHEREAS, the disposal of these assets will facilitate the efficient operation of the town and provide an opportunity for the generation of revenue or cost savings;

NOW, THEREFORE, BE IT RESOLVED that the following assets shall be disposed of in accordance with the Town Sale of Surplus property policy:

Miscellaneous Car Equipment that is obsolete and no longer of use to the Police Department; and

WHEREAS, these items were sold via public auction through Auctions International, and;

WHEREAS, the disposition of the Miscellaneous Car Equipment resulted in the receipt of \$25.00 and,

WHEREAS, these items are not included in the 2026 budget,

NOW, THEREFORE BE IT RESOLVED, that the Town Board approves the receipt of these monies and approves the transfer of these funds to B3120.0202 be used for Police Department Motor Vehicles.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.15. Police – Disposal of Surplus Mini Lockers

WHEREAS, the Town Board recognizes the need to efficiently manage the assets owned by the Town and to ensure responsible utilization of public resources; and

WHEREAS, it has been determined that certain Town assets are no longer required for public use, have become obsolete, or are in a state of disrepair beyond reasonable cost of restoration; and

WHEREAS, the disposal of these assets will facilitate the efficient operation of the town and provide an opportunity for the generation of revenue or cost savings;

NOW, THEREFORE, BE IT RESOLVED that the following assets shall be disposed of in accordance with the Town Sale of Surplus property policy:

Tennsco Mini Lockers that are obsolete and no longer of use to the Police Department; and

WHEREAS, these items were sold via public auction through Auctions International, and;

WHEREAS, the disposition of Tennsco Mini Lockers resulted in the receipt of \$210.00 and,

WHEREAS, these items are not included in the 2026 budget,

NOW, THEREFORE BE IT RESOLVED, that the Town Board approves the receipt of these monies and approves the transfer of these funds to B3120.0203 be used for Police Department equipment.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.16. Police – Disposal of Surplus Water Equipment

WHEREAS, the Town Board recognizes the need to efficiently manage the assets owned by the Town and to ensure responsible utilization of public resources; and

WHEREAS, it has been determined that certain Town assets are no longer required for public use, have become obsolete, or are in a state of disrepair beyond reasonable cost of restoration; and

WHEREAS, the disposal of these assets will facilitate the efficient operation of the town and provide an opportunity for the generation of revenue or cost savings;

NOW, THEREFORE, BE IT RESOLVED that the following assets shall be disposed of in accordance with the Town Sale of Surplus property policy:

Miscellaneous water equipment including SCBA breathing apparatus and spare tanks that are obsolete and no longer of use to the Police Department; and

WHEREAS, these items were sold via public auction through Auctions International, and;

WHEREAS, the disposition of Miscellaneous Water Equipment resulted in the receipt of \$190.00 and,

WHEREAS, these items are not included in the 2026 budget,

NOW, THEREFORE BE IT RESOLVED, that the Town Board approves the receipt of these monies and approves the transfer of these funds to B3120.0203 be used for Police Department equipment.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.17. Police – Disposal of Police Vehicles

WHEREAS, the Town Board recognizes the need to efficiently manage the assets owned by the Town and to ensure responsible utilization of public resources; and

WHEREAS, it has been determined that certain Town assets are no longer required for public use, have become obsolete, or are in a state of disrepair beyond reasonable cost of restoration; and

WHEREAS, the disposal of these assets will facilitate the efficient operation of the town and provide an opportunity for the generation of revenue or cost savings;

NOW, THEREFORE, BE IT RESOLVED that the following assets shall be disposed of in accordance with the Town Sale of Surplus property policy:

2023 Ford Explorer SUV Police Vehicle (VIN__7649)

2012 Ford Fusion Sedan (VIN__9751)

2023 Ford Explorer SUV/Police Vehicle (VIN__5929)

WHEREAS, these items were sold via public auction through Auctions International, and;

WHEREAS, the disposition of

2023 Ford Explorer SUV Police Vehicle (VIN__7649) resulted in the receipt of \$4,500.00; and

2012 Ford Fusion Sedan (VIN__9751) resulted in the receipt of \$2,425.00; and

2023 Ford Explorer SUV/Police Vehicle (VIN__5929) resulted in the receipt of \$6,000.00

and, WHEREAS, these items are not included in the 2026 budget,

NOW, THEREFORE BE IT RESOLVED, that the Town Board approves the receipt of these monies and approves the transfer of these funds to B3120.0202 to be used for Police Department Motor Vehicles.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.18. Approval of Hamburg Police Department Tow Policy

WHEREAS, the Town of Hamburg Police Department has established an orderly system for the safe and expeditious removal of motor vehicles from the streets of the Town of Hamburg when deemed necessary by the police department (“Tow Policy”); and

WHEREAS, said Tow Policy acts also to supervise and control the operation of towing businesses that are granted permission to tow vehicles for the Town of Hamburg Police Department; and

WHEREAS, said Tow Policy includes qualifications for prospective tow operators and specific requirements that qualified tow operators must comply with to be granted permission to tow vehicles for the Town of Hamburg Police Department; and

WHEREAS, said Tow Policy does not prohibit owners or drivers of vehicles from contracting with any tow company of their choosing under appropriate circumstances; and

WHEREAS, said Tow Policy includes maximum rates that may be charged by authorized tow companies for towing services; and

WHEREAS, any tow operator that does not comply with said Tow Policy may have its permission to tow vehicles suspended; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Hamburg approves and authorizes the Hamburg Police Department Tow Policy including the schedule of maximum towing rates.

ATTACHMENTS:

[Tow Policy.pdf](#)

Town of Hamburg Police Department

Tow Policy

(April 2026)

Purpose: It is the purpose of this policy to establish an orderly system for the safe and expeditious removal of motor vehicles from the streets of the Town of Hamburg when deemed necessary/authorized by the police department and to supervise and control the operation of towing businesses that are granted permission to tow for the Town of Hamburg Police Department.

The provisions of this policy will not prohibit the driver or owner of a vehicle which needs towing service from contracting with any towing company of his/her choosing, provided that:

- 1) The vehicle is not being towed by police order pursuant to an arrest or a violation of law or statute or for police investigation;
- 2) The vehicle is not a safety hazard and does not require a police vehicle to stand by awaiting an outside tow service. On-scene officers may allow "owner's request" tows provided that the arrival time will not hamper the safe and expeditious removal of the vehicle from the roadway.

Services provided by an authorized town tow company shall not be regulated by the Town of Hamburg Police Department and will be solely an agreement between the tow company and the operator/owner of the vehicle.

Authorization to tow required:

No tow company will be allowed to tow vehicles on behalf of the Town of Hamburg Police Department unless and until it has been approved by the Chief of Police or his designee.

Violation of Policy

Any violation of this policy may subject the tow company to suspension/removal from being an authorized tow company for the Town of Hamburg Police Department.

Applications for Authorization

Applications for police towing authorization will be provided and maintained by the Chief of Police or his designee. The application may include but not be limited to the following:

- 1) The name, address, and phone number of the business
- 2) The owner of the business, his/her address, and phone number
- 3) The name, address, and phone number of a contact person
- 4) The location and size of the storage area
- 5) The hours of the business
- 6) Height and type of construction of fencing (if any) surrounding the storage area
- 7) The number of trucks available of towing
- 8) The number of flatbeds available
- 9) Acknowledgement and copies provided proving insurance requirements as set out in Attachment A
- 10) The ability to conduct transaction by credit card
- 11) Permission will be granted by the applicant for an onsite inspection of the applicant's premises by the Chief of Police or his designee

After reviewing applications, the Chief of Police or his designee will determine if a tow company will be authorized to tow for the Town of Hamburg Police Department. He/she will maintain a current list of all authorized tow companies. He/she will determine the policy and procedure for all items pertaining to the towing of vehicles on behalf of the Police Department which are not addressed in other sections of this policy. He/she will have sole discretion as to the addition and removal/suspension of any and all tow companies authorized to tow for the Town of Hamburg Police Department.

Minimum requirements for tow companies

A towing company must meet the following minimum requirements before it will be considered as an authorized police tow company:

- 1) A completed application must be on file with the Office of the Chief of Police
- 2) All information contained on the application must be verified by the Town of Hamburg Police Department
- 3) The tow business and storage property must be located in the Town of Hamburg; it must be properly maintained and the business will be conducted in a manner that is not offensive to the community; any deviation regarding location of business and storage must be approved by the Chief of Police
- 4) Proper and necessary insurance certificates must be obtained and submitted to the Town of Hamburg Police. The insurance requirements will meet or exceed those shown in Attachment A.
- 5) The tow company must provide rapid tow service (must be on location within 20 minutes) except under adverse weather conditions.
- 6) The business (including storage lot) must obtain any necessary permits from the Town of Hamburg Building Inspection Department and remain in compliance with all local laws and regulations governing its existence
- 7) Any actual or suspected tampering with police-owned vehicles or any theft must be reported to the Town of Hamburg Police Department immediately upon its discovery
- 8) There must be a building or other acceptable office facility suitable for conducting business therein on the storage site
- 9) The office must be staffed, at a minimum, from 9AM until 5PM Monday through Friday, excluding legal holidays; tow operators must make themselves available during non-business hours for some circumstances requiring assistance or the release of vehicles; any variation from the above specified times or staffing requirements must be approved by the Chief of Police
- 10) Property, including tow trucks, will be made available to the Chief of Police or his/her designee for periodic inspection

- 11) Rates charged will not exceed the rate chart as shown in Attachment B
- 12) The tow company must take towed vehicles only to their designated area, unless the Chief of Police or his designee gives prior authorization
- 13) Only the assigned tow company will tow the vehicle; no surrogates or subcontracting will be allowed for towing or storage of vehicles
- 14) Tow companies and their drivers will comply with all laws, including but not limited to NYS Vehicle and Traffic Laws, Town Ordinances, and Local Laws
- 15) Tow companies removing a wrecked or damaged vehicle will remove all glass and/or debris or any substance leaked from the towed vehicle in accordance with the NYS Vehicle and Traffic Law
- 16) Tow companies must complete company invoices for all Town of Hamburg Police calls for service; these records must be made available for inspection upon request by the Chief of Police or his designee
- 17) Only one contact telephone number per tow company will be accepted/called
- 18) The Police Department may deviate from the normal tow list rotation in the interest of safety and efficiency, including but not limited to snowstorms

Miscellaneous Requirements

- 1) When needed, the Police Department may require tow companies to tow town-owned vehicles or provide emergency road assistance for those vehicles (ex: tire changes, jump starts, etc.). The rate for this service will not exceed \$125 for a tow and \$75 for other services; the Chief of Police or his designee must approve variations from this fee
- 2) Police tows for investigative purposes:
 - a) When the Town of Hamburg Police Department orders a tow for investigative purposes the rate billed to the Town of Hamburg shall not exceed \$125; should the vehicle require a second tow (such as from police headquarters to the tow operator's impound lot, there will be an additional \$50 charge; the Chief of Police or his designee must approve variations from this fee

Storage of Towed Vehicles

- 1) Tow companies will e-mail a list of all vehicles that have been in their possession in excess of seven (7) calendar days to the Road Patrol Captain (JMonaco@TownofHamburgNY.gov) every Wednesday by noon. In the event of a holiday, the list will be e-mailed the next business day by noon.

ATTACHMENT A

Insurance Requirements

VENDORS' INSURANCE COVERAGE AND CERTIFICATES

1. GENERAL PROVISIONS

As to all required insurance:

- .1 The Vendor shall provide current Certificates of Insurance and accompanying documents as described herein for the Town's approval prior to Town's signing of contract(s).**
- .2 "Certificate Holder" shall be Town of Hamburg at the address of 6100 South Park Avenue Hamburg, NY 14075.**
- .3 Coverage must comply with all specifications set forth herein.**
- .4 All insurance documents must be executed with authorized signatures.**
- .5 The Vendor's required liability policies must be endorsed to provide that any Notice of Cancellation or Notice of Non-Renewal given to the First Named Insured shall also be given to the Additional Insureds for this project. A copy of such endorsement(s) must be furnished to the Certificate Holder.**
- .6 Failure of the Town to object to the Vendor's failure to furnish a Certificate or other evidence of the required insurance coverages, object to any defect in such Certificate or other evidence of coverage, or demand receipt of such Certificate or other evidence of coverage shall not be deemed a waiver of Vendor's obligation to furnish the required insurance coverages described herein. Nothing contained herein imposes on the Town a duty or obligation to review any evidence of insurance coverages or issue any formal approval or acceptance of such evidence.**
- .7 The Vendor's liability and indemnification of the Town shall not be relieved or diminished by the Vendor securing insurance coverage in accordance with the Town's requirements. Any approval by the Town of such insurance coverage shall not be construed as accepting in any way the deficiencies in the Vendor's insurance coverage.**
- .8 In addition to Certificates of Insurance and other documents, the Vendor shall provide to the Town and other Certificate Holders, on a timely basis, copies of any subsequently issued endorsement(s) that amend applicable coverages or limits.**
- .9 When any required insurance shall expire, due to the attainment of a normal expiration or renewal date, the Vendor shall supply, no later than ten (10) days prior to such expiration, the Town with Certificates of Insurance and accompanying documents evidencing continuation of coverage in the same manner, limits of protection and scope as provided by the previous policy.**
- .10 The Vendor shall disclose to the Owner any deductible or self-insured retentions applicable to any of the coverages required herein of the Vendor.**
- .11 The Town reserves the right to modify the requirements herein, including limits, based on circumstances involved, including but not limited to the nature of the risk involved, prior experience, insurer, or coverage**

2. LIABILITY INSURANCE

The Vendor agrees to secure and maintain, at the Vendor's own expense, all insurance coverage required herein from one or more insurance companies that are licensed to write such insurance in New York State or are eligible non-admitted insurers, per the current Excess Line Association of New York's (ELANY) official list. Insurers must carry an A.M. Best "Secure" rating of B+ or better. The Vendor's insurance shall include the following, and shall be written with limits no less than hereinafter specified:

.1 COMMERCIAL GENERAL LIABILITY

- (a) Occurrence based Commercial General Liability coverage to include bodily injury, personal injury, and property damage applicable to ongoing operations and contractual liability. The coverage limits applicable shall be the greater of the amounts indicated below or the amounts carried by the VENDOR:

General Aggregate	\$2,000,000
Products & Comp/Op. Aggregate	\$2,000,000
Personal & Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage (any one fire)	\$ 50,000
Med. Expense (any one person)	\$ 5,000

- (b) **Additional Insured:** Coverage in Commercial General Liability, Automobile Liability, and Excess Liability and/or Umbrella Liability policies or coverage sections shall be written or endorsed so as to apply to the following as **additional insured on a primary and non-contributory basis:**

"Town of Hamburg and its employees, authorized volunteers and board members."

The Certificate of Insurance must clearly state how Additional Insured coverage is achieved in the General Liability, Automobile Liability, and Umbrella/Excess Liability policies. Certificates of Insurance must show the form numbers that are used to achieve all of the Additional Insured coverage. A copy of the actual policy language that effects this coverage in each policy must be provided to the Town with the Certificate of Insurance.

- (c) **Waiver of Subrogation:** To the fullest extent permitted by applicable state law, a Waiver of Subrogation Clause shall be added to the General Liability, Automobile, Umbrella/Excess Liability, and Workers Compensation policies in favor of the Town.
- (d) If the Vendor's work on this project in any way involves the use of **unmanned aircraft**, the Vendor's General Liability policy must include form CG 24 50 06 15 or equivalent providing coverage for this project.

.2 GARAGEKEEPERS LIABILITY INSURANCE, INCLUDING ON-HOOK

Bodily Injury and Property Damage coverage, including On-Hook coverage, for the Vendor operating and/or in possession of vehicles or mobile equipment owned by the Town. The coverage limit applicable shall be the greater of the amounts indicated below or the amount(s) carried by the Vendor:

Combined Single Limit	\$1,000,000
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.3 GARAGEKEEPERS PHYSICAL DAMAGE COVERAGE, INCLUDING ON-HOOK

Physical Damage coverage, including On-Hook coverage, for the Vendor operating and/or in possession of vehicles or mobile equipment owned by the Town. The coverage limit applicable shall be the greater of the amounts indicated below or the amount(s) carried by the Vendor:

Physical Damage Limit:	\$200,000
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- .4 EXCESS LIABILITY AND/OR UMBRELLA LIABILITY** applicable to Commercial General and Automobile Liability policies. The Excess Liability and/or Umbrella Liability coverage limits applicable shall be the greater of the amounts indicated below or the amounts carried by the Vendor:

Each Occurrence	\$1,000,000
Aggregate	\$1,000,000

See Section 2.1(b) above for *additional insured* requirements applicable to the Excess Liability and/or Umbrella Liability insurance.

3. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE

Coverage as required by New York State statutory limits.

4. NEW YORK DISABILITY (NYDBL)

Coverage as required by New York State statutory limits.

Attachment B

TOWN TOWING RATES

AUTHORIZED TOW COMPANIES, WHILE TOWING FOR THE TOWN OF HAMBURG POLICE DEPARTMENT, WILL NOT CHARGE MORE THAN THE FOLLOWING FEES FOR THEIR RESPECTIVE SERVICES (PLUS ANY APPLICABLE TAXES):

Standard Tow (up to 10,000 pounds including motorcycles, ATVs, snowmobiles)
\$225

Winch and Tow
\$275 includes the first 30 minutes of winching; \$25 for each additional 15 minutes

Winch only
\$150 includes the first 30 minutes; \$25 for each additional 15 minutes

Storage (begins 24 hours after the vehicle is towed)
Outside-\$60 per 24 hours
Inside (only when deemed necessary)-\$75 per 24 hours

Releasing of vehicle or personal property during non-business hours, dependent upon tow operator availability
\$115

Tow operators regular business hours may vary but are, at a minimum, Monday-Friday 9AM-5PM, excluding legal holidays.

Additional fee for tows requiring extra personnel or specialized equipment (example-some motorcycles)
\$30

Vehicle Lockouts
\$115

The Chief of Police or their designee must approve any fee in excess of the above rate schedule.

All tow companies must accept Visa and/or MasterCard. If not, an acceptable credit arrangement with the customer must be made. Other credit arrangements must be approved by the Chief of Police or their designee.

Any complaints regarding your Tow Agency or billing please contact:

Captain Jonathan Monaco – (716) 648-5111 ext. 2726

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.19. Annual Conference Travel

RESOLVED, that the Town Board approve the out- of -town travel for Highway Superintendent Ed Hughes to attend the 97th Annual Conference, Education Symposium & Expo on September 28, 2026 through October 2, 2026 in Saratoga Springs New York.

Hotel accommodations:	\$804.00
Registration:	700.00
Meal allowance 5 days at \$50.00 per day	250.00
Tolls:	30.00 (approximate)
TOTAL:	\$1,784.00

Use of a town vehicle is requested.

Funds are available in A5010.492

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.20. Mileage Reimbursement Rate

RESOLVED, the Hamburg Town Board approves the increase in the 2026 Mileage Rate reimbursement for Town officials and employees from

\$.725 to \$.76 to agree with the IRS increase retroactively effective as of July 1, 2026.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.21. Blasdell CDBG Bid Approval

WHEREAS, on June 22, 2026 the Hamburg Town Board authorized the Department of Community Development to release and advertise a bid for the 2026 Village of Blasdell CDBG infrastructure project on Labelle Avenue, and

WHEREAS, the bids were opened on July 24, 2026 at 10:00 am with the following firms submitting bids:

Firm	Bid
E&R General Construction	\$110,000.00
Milherst Construction	\$100,000.00
Thomann Asphalt Paving	\$115,000.00
American Paving & Excavating	\$200,000.00
D+H Paving, LLC	\$300,000.00

NOW THEREFORE BE IT RESOLVED that the Hamburg Town Board authorizes the Department of Community Development to enter into a contract with E & R General Construction to complete the 2026 CDBG funded Village of Blasdell Labelle Avenue project. CDBG funding in the amount of \$100,000.00 is available in account CD 52 8662.354. The Village of Blasdell will utilize their funding for the remaining amount.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.22. Budget Amendment Transfer

RESOLVED, that the Town Board approves a budget amendment transferring \$10,970.00 from Account A000.0000.2770.0000 Sponsorships and Naming Rights to Account A000.7020.0440.0000 Independent Contractor Services; and

BE IT FURTHER RESOLVED, that the Town Supervisor and Finance Office are authorized and directed to make the necessary accounting and budgetary entries to carry out this amendment.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.23. Approve PO17 Creating additional position of Account Clerk

BE IT RESOLVED, that the Town Board authorize the Supervisor to sign the Civil Service approved PO17 creating an additional Account Clerk title in the Finance/Administration Department.

ATTACHMENTS:

[PO 17 Signed by CS.pdf](#)

NEW POSITION DUTIES STATEMENT

To:
PERSONNEL OFFICER County of Erie
Edward A. Rath County Office Bldg.
95 Franklin St
Buffalo, NY 14202

Date:
From: Town of Hamburg

☐ County Dept ☒ Town
☐ Special Dist. ☐ Village

Pursuant to the provisions of Section 22, of the Civil Service Law, I am submitting statement of duties of the proposed new position. (NOTE: Department head or other authority requesting the creation of a new position, shall prepare a description for each new position to be created except that one description may cover two or more identical positions in the same unit. Send three typed copies to the Personnel Officer.)

ACCOUNT CLERK

1. DESCRIPTION OF DUTIES: Performs entry level accounting work in maintaining accounting records, preparing financial reports and other analysis and accounting activities.

Percent of Total Time/Frequency	ACTIVITIES
	*See attached job description

(Attach additional sheets if more space is needed.)

2. Names and Titles of Persons Supervising this position (General, Direct, Administrative, etc.)		
NAME	TITLE	TYPE OF SUPERVISION
Patrick Shea	Director of Finance & Administration	Direct
3. Names and Titles of Persons Supervised by this position		
	TITLE	TYPE OF SUPERVISION
4. Names and Titles of Persons doing substantially the same kind and level of work as will be done by the incumbent of this new position.		
NAME	TITLE	LOCATION OF POSITION
5. What minimum qualifications do you think should be required for this position? (High school, College Degrees, etc. plus years of experience.)		

- A) Graduation from a regionally accredited or New York State registered two (2) year college or university with an Associate's degree in Accounting; or:
- B) Completion of a minimum of 60 semester credit hours at a regionally accredited or New York State registered two (2) or four (4) year college or university, which included sixteen (16) semester credit hours in Account; or
- C) Graduation from high school or possession of a high school equivalency diploma and one (1) year of experience in the maintenance of financial records and accounts; or:
- D) Five (5) years of business or office experience, one (1) year of which must have involved the maintenance of financial records and accounts; or:
- E) An equivalent combination of training and experience as defined by the limits of (A) and (D).

Pg

6. As Department Head (or other Authority) I certify the above statements are accurate and complete.

Date: Title: Director of Finance Signature: *P. J. H.*

CERTIFICATE OF PERSONNEL OFFICER

7. In accordance with the provisions of Civil Service Law, Section 22, the ERIE COUNTY PERSONNEL OFFICER certifies that the appropriate service title for the position described is: **Account Clerk - Comp**

Date: *8/6/2006* Signature: *James Burns*

ACTION BY LEGISLATIVE BODY OR OTHER APPROVING AUTHORITY

8. Creation of described position:

☐ Approved

☐ Disapproved

Date: Signature:

RETURN ONE COMPLETE COPY TO PERSONNEL OFFICER- After completing section 8 when position(s) are approved.

ACCOUNT CLERK

DISTINGUISHING FEATURES OF THE CLASS: The work involves performing clerical operations of average difficulty in connection with fiscal, budgetary and accounting records and may involve public contact and communication. Work is performed under the direct supervision of a higher ranking employee. Does related work as required.

TYPICAL WORK ACTIVITIES:

Maintains registers of account distribution, warrants, vouchers, purchase orders and requisitions;
Posts to subsidiary ledgers;
Totals registers and subsidiary ledgers;
Checks extensions and totals;
Maintains simple account files;
Checks reimbursement claims for accuracy and completeness and to determine if they are in order;
Maintains records of petty cash fund;
Reconciles totals against individual accounts;
Examines State charge approvals for status of claim;
Maintains records and controls of accounts handled;
Maintains receiving reports; reconciles bank statements;
Assists in compiling fiscal data and preparing reports;
May assist in the maintenance of payroll records;
Pre-audits vouchers for accuracy and conformity before presentation for payment;
Encumbers departmental funds;
Receives cash and check payments tendered in person by individuals and by mail;
Makes out receipts;
Develops and maintains inventory control and distributes supplies;
Operates an alpha-numeric keyboard to transcribe data directly to a computer;
Utilizes enhanced computer systems and equipment in the completion of assigned clerical tasks;
Balances amount received against journal entries and receipts;
May schedule appointments and works with the public regarding account issues, delinquencies and arrangement of repayment plans;
Assists the public, gives information and answers inquiries either personally or by telephone;
Follows up on correspondences with the public as well as with the necessary personnel at the department, agency or authority.

FULL PERFORMANCE KNOWLEDGES, SKILLS, ABILITIES AND PERSONAL CHARACTERISTICS:

Good knowledge of the current methods of maintaining and checking financial accounts and records; good knowledge of office terminology, procedures and equipment; good knowledge of business arithmetic; ability to make arithmetic computations rapidly and accurately; ability to understand and follow detailed oral and written instructions; resourcefulness; dependability; physically capable of performing the essential functions of the position with or without reasonable accommodation.

Continued.....

MINIMUM QUALIFICATIONS:

- A) Graduation from a regionally accredited or New York State registered two (2) year college or university with an Associate's degree in Accounting; or:
- B) Completion of a minimum of 60 semester credit hours at a regionally accredited or New York State registered two (2) or four (4) year college or university, which included sixteen (16) semester credit hours in Accounting; or:
- C) Graduation from high school or possession of a high school equivalency diploma and one (1) year of experience in the maintenance of financial records and accounts; or:
- D) Five (5) years of business or office experience, one (1) year of which must have involved the maintenance of financial records and accounts; or:
- E) An equivalent combination of training and experience as defined by the limits of (A) and (D).

SPECIAL REQUIREMENT:

Applicants for designated positions in the Department of Social Services that may have access to federal tax information to perform his/her job duties shall be subject to a suitability background check investigation, including FBI fingerprinting, local law enforcement check, and verification check of citizenship/residency. A criminal record does not necessarily disqualify applicants from employment, rather an individualized determination will be made. The cost of the background check will be assumed by the Department of Social Services.

NOTE: Verifiable part-time and/or volunteer experience will be pro-rated toward meeting full-time experience requirements.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.24. Youth, Recreation, & Senior Services P.A.F.

BE IT RESOLVED, that the Town Board approve the termination and hiring of personnel for the Youth, Recreation & Senior Services Department as attached.

ATTACHMENTS:

[scan_2026_08_05_15_39_42_590.pdf](#)

TOWN OF HAMBURG - PERSONNEL ACTION FORM

Date of Request: 8/5/26 Department: Youth, Recreation, & Senior Services

Department Head Signature: _____

Supervisor Signature: _____ Date: _____

TOWN BOARD MEETING OF 8/10/26

PAGE 1 of 1

I request that a Town Board Resolution be adopted approving the following personnel action(s):

#	Emp #	Employee Name	Town Resident Yes (Y) or No (N)	New(N) or Rehire (R) or Change (C)	Position/Status/Fund	Start date	Full Time hourly rate	Part Time hourly rate	Separation Date
1	5421	Day, Kress	Y	C	Van Driver Sea A6772 to Van Driver P/T A6772	8/11/26		\$16.00	
2	4040	Jedynak, Richard	Y	C	Van Driver P/T A6772 to Van Driver Seas. A6772	9/7/26		\$17.25	
3	4678	Manganello, Jack	Y	C	Van Driver P/T A6772 to Van Driver Seas. A6772	9/7/26		\$17.25	
4	4958	Mueller, Dave	Y	C	Van Driver Sea A6772 to Van Driver P/T A6772	8/26/26		\$17.00	
5	4692	Sambora, David	Y	C	Van Driver P/T A6772 to Van Driver Seas. A6772	8/10/26		\$17.00	
6	4223	Wicka, Paul	Y	C	Rec. Attend. PT A7180 to Rec. Attend Seas. A7180	9/9/26		\$17.00	
7	5452	Dentice, Zachary	Y	C	Van Driver A6772				8/11/2026
8	5467	Frangione, Jonathan (Ainsley)	Y	C	Lifeguard A7180				7/21/2026
9	5471	Lapadat, Kathryn	Y	C	Lifeguard A7180				8/11/2026
10	4318	Joslin, Mark Jr.	Y	C	Rec. Attend A7184				8/11/2026
11	5119	Baker, Andrew	Y	C	Rec. Attend A7184				8/11/2026
12	5330	O'Shei, Taryn	Y	C	Rec. Attend. A7310				8/11/2026
13	4141	Parker, Nancy	Y	C	Rec. Attend A6772				8/11/2026
14	5255	Buffum, Abigail	Y	C	Rec. Attend A7184				8/11/2026
15	3604	Kruska, Joanie	Y	C	Rec. Attend Seas. A6772 to Rec. Attend Seas A7182	8/10/26		\$18.00	

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.25. Town Board PAF

BE IT RESOLVED, that the Town Board approve the attached PAF.

ATTACHMENTS:

[PAF Town Board Clerks.pdf](#)

TOWN OF HAMBURG - PERSONNEL ACTION FORM

Date of Request: 8/3/26 Department: Town Board

Department Head Signature: _____

Supervisor Signature: Date: 8/6/26

TOWN BOARD MEETING OF 8/10/26

PAGE 1 of 1

Department: Town Board

Supervisor Signature: 

Date: 8/6/20

PAGE 1 of 1

I request that a Town Board Resolution be adopted approving the following personnel action(s):

[illegible]

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.26. B&G PAF

BE IT RESOLVED, that the Town Board approves the termination and hiring of the following employees in Buildings & Grounds.

ATTACHMENTS:

[Emergency PAF_8-10-26.pdf](#)

[Signed BG PAF 08-10-26.pdf](#)

Town of Hamburg Emergency Employment Request

DEPARTMENT B&G

NAME	Resident Y/N	TITLE	DATE OF EMPLOYMENT	HOURLY RATE
Patrick Granville	Y	PT Laborer	7/20/2026	\$16.00
Matthew Monaco	Y	Seasonal Laborer	7/20/2026	\$16.00

DATE 7/14/2026

ACCOUNT A.7140.102


DEPARTMENT HEAD SIGNATURE



COPY TO: Town Supervisor
Personnel Office
File

APPROVED 

DATE 7/14/26

TOWN OF HAMBURG - PERSONNEL ACTION FORM

Date of Request: 8/4/26 Department: BUILDINGS & GROUNDS

Department Head Signature:

Supervisor Signature: Date:

TOWN BOARD MEETING OF 8/10/26

PAGE 1 of 1

BUILDINGS & GROUNDS

Department Head Signature:

Supervisor Signature:

8/10/26

TOWN BOARD MEETING OF

PAGE 1 of 1

I request that a Town Board Resolution be adopted approving the following personnel action:

[illegible]

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.27. B&G 20' Utility Trailer Purchase

WHEREAS, the Buildings & Grounds Department has a need for a 20-foot utility trailer, and

WHEREAS, the Buildings & Grounds Department has received two quotes:

Trailer Sales of New York	\$5,263.85
---------------------------	------------

PJ NFB Trailer and Auto Sales	\$5,716.93
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BE IT RESOLVED, that the Town Board approves the purchase of a new 20-foot utility trailer from Trailer Sales of New York for \$5,263.85.

Funds available in Account # A.1640.202 and A.7140.413.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.28. Highway Budget Amendment

WHEREAS, The Highway Dept. has received funds from residents for installation of drainage pipe that has exceeded the amount budgeted for 2026 by \$2,315.00.

THEREFORE, BE IT RESOLVED, that the Town Board approve that the funds exceeding the budgeted amount will be deposited into Revenue Account DB.2770.7 and transferred to DB.5110.474.

BE IT FURTHER RESOLVED, that the Expense Account DB.5110.474 be increased by \$2,315.00.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.29. Authorize additional Authorized signer to bank accounts

BE IT RESOLVED, that the Town Board of the Town of Hamburg hereby designates Dan Kozub, Deputy Superintendent, as an authorized signer on the Town bank accounts identified by the Town Comptroller and approved by the Town Supervisor, subject to all applicable laws, Town policies, banking agreements, and internal control procedures; and

BE IT FURTHER RESOLVED, that this authorization permits Mr. Kozub to sign checks and approve other banking transactions only when such payments or transactions have been properly authorized, audited, and approved in accordance with Town policies and applicable law; and

BE IT FURTHER RESOLVED, that this authorization does not independently authorize Mr. Kozub to:

- Open or close a bank account;
- Borrow money or otherwise obligate the Town;
- Change account ownership or account terms;
- Execute investment transactions unless separately authorized; or
- Circumvent any dual-signature, dual-approval, claims-audit, or electronic-banking controls established by the Town;

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.30. Plow Truck Purchase

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Hamburg approves the purchase of (1) Western Star Plow Truck for the price of \$307,515.00. Pricing is per Sourcewell Contract #032824-DAI purchased through Fleet Maintenance, Inc. and body additions at Valley Fab & Equipment.

Funds available in Account H101.5130.201

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.31. Vending Machine Request for Proposals

Be it resolved, the Town Board authorize the Department of Youth, Recreation & Senior Services to post and distribute a Request for Proposals (RFP) related to the operation of vending machines. The RFP will be for one year with an option for two separate one year extensions. Formal proposals are due to the Hamburg Town Clerk's office no later than August 31st 2026, by 11:00 AM.

ATTACHMENTS:

[Final-Hamburg Vending Proposal Request.pdf](#)

COMPANY

ADDRESS

**TOWN OF HAMBURG, NEW YORK
REQUEST FOR PROPOSALS FOR
HAMBURG ICE RINK VENDING MACHINE OPERATION
FOR ONE YEAR (WITH POTENTIAL FOR TWO ONE YEAR EXTENSIONS)**

Town of Hamburg

6100 South Park Ave., Hamburg NY 14075

TOWN OF HAMBURG

REQUEST FOR PROPOSALS

Sealed Proposals are hereby requested on the following:

"Town of Hamburg Vending Machine Operation," all in accordance with specifications on file with the Hamburg Town Clerk, Natalie Nitsche, 6100 South Park Avenue, Hamburg, New York 14075. These specifications may be obtained in the Hamburg Town Clerk's office during regular business hours on weekdays (Monday-Friday) from 9:00 a.m. to 5:00 p.m. (local time).

Sealed proposals on the above must be filed and submitted in writing to the Hamburg Town Clerk, 6100 South Park Avenue, Hamburg, New York 14075, no later than 11:00 a.m. (local time) on August 31st, 2026.

Proposals must be marked "Town of Hamburg Vending Machine Operation."

THE TOWN BOARD RESERVES THE RIGHT TO REJECT ALL PROPOSALS AND TO WAIVE ANY INFORMALITIES.

Dated: 8/10/26

Natalie Nitsche

Town Clerk

Town of Hamburg

Invitation

Your firm is hereby invited to submit a proposal for operation of the Town of Hamburg Vending Machine Operations. This RFP neither commits the Town of Hamburg to select an operator nor reimburse any costs associated with the preparation or submittal of proposals in this regard. The Town reserves the right to reject any and all proposals, should it be deemed to be in the best interests of the Town of Hamburg.

Introduction

The Town of Hamburg currently utilizes a variety of Contractors and product lines for food and beverage machine vending. It is the Town's intent to streamline the purchasing process, promote continuity of product line across the varying facilities and in turn increase profit potential and reduce staff time dealing with multiple Contractors.

Scope of Services

It is the Town of Hamburg's intention to award a sales and vending service contract to one Contractor who will provide all of the following services:

1. Food and beverage vending machines at specified Town of Hamburg locations.

A. Food Vending Machines

The Town has identified the following locations as appropriate sites for placement of snack vending machine(s) unless another location(s) is otherwise specified by the Town:

Hamburg Ice Rink	2 food vending machines(1 refrigerated food vending)
2980 Lakeview Rd	2 beverage vending machines
Hamburg, NY 14075	

Additional locations can be added to this contract by MOU document, signed by both parties, which must list the new location(s), date of installation and type and number of vending machines. In the event that a Contractor wishes to visit the specified location above prior to submitting a Proposal, it is the Contractor's responsibility to schedule a site visit independently.

Contractors will be responsible for installation, removal, stocking, maintenance, and repair of the machines. Contractors will be responsible for all licenses required to market the stock within the machines. As part of their proposal, contractors are to disclose information regarding any subcontractors that will be involved with the delivery of vending services to the Town. This information should include subcontractor's adherence to the Town's insurance coverage requirements.

B. Product Selection and Pricing

The variety and brand names of the items to be sold shall be spelled out within the "Proposal Format-Attachments" section of the proposal. All contractors must identify as part of their proposal whether such brands are available as a result of related marketing, sale or concession agreements with distributors and or/producers. Pricing strategies are critical to ensure purchase. Contractor will work with the Town to ensure competitive pricing.

C. Initial Installation

Contractor shall provide transition plan for how long it will take from time of award to implementation of service plan including how machines will be added, moved, and removed from facilities. Vending machines and service should be operational no later than September 12th, 2026.

D. Stocking and Equipment Requirements

1. Stocking: The Town of Hamburg will provide the selected contractor the exclusive right to supply all food and beverage vending machine products at the locations listed in section *A. Food vending Machines*. During the term of the Contract, the contractor shall keep food and beverage machines fully operational. During the term of the Contract, the contractor shall fully supply all products in a timely manner to keep all food and beverage vending machines operating and fully supplied with product, change, and all other necessary supplies to allow the Town of Hamburg and the contractor to maximize sales. The Town reserves the right to conduct periodic audits of the products stocked in the machines to ensure compliance. Contractor shall supply options with regard to how machines will be stocked with items for sale; how machines will be stocked with change; and how cash will be collected from the machines.

2. Equipment:

a. Condition of Equipment: All equipment shall be up to date. This shall be interpreted as the latest models available at the execution of the signed contract. Initial equipment must include at a minimum: accept \$1, \$5, \$10 bills; credit/debit card acceptors; cash recycling capabilities; and remote monitoring capabilities that allow Contractor to wirelessly track mechanical issues and detect need for machine refill. Additional specifications may include Energy Star certified machines, and other energy conservation methods such as LED lighting. Machine dimensions and a description of the appearance should be provided in the proposal. Replacement equipment shall be made available to each facility every 2 years for the duration of said contract if deemed necessary by the Town of Hamburg

b. Maintenance and Repair: Contractor shall be responsible for handling equipment maintenance, repair, and replacement. Contractor shall provide information on how equipment problems and vandalism issues will be handled including anticipated response time and a repair/replace procedure and contact numbers.

c. Equipment Malfunctions & Refunds: Contractor shall provide written policy regarding the handling of reimbursement to facility for lost money in vending machines.

E. Ownership

Vending machines located within Town of Hamburg facilities will be Contractor-owned. All machines of the Contractor that are placed in Town of Hamburg facilities are at the Contractor's sole risk. The Contractor releases the Town of Hamburg from any claims arising from the loss of or damage to the Contractor's property.

F. Revenue and Reports

Contractor shall supply proposed compensation rate to the Town of Hamburg for vending machine sales. Compensation to the Town of Hamburg for placement of the vending machines at the sites identified shall be based on a percent of gross sales as a part of the Contractor's agreement. During the contract, the Contractor shall provide a monthly gross receipt report of daily revenues, including an itemized report of sales of each item at each location. As part of their proposal, contractors are to supply options with regard to machine reports and how sales of specific items are tracked.

G. References and Subcontractors

Contractor must provide references for past-related work which includes contact person, agency, address, phone number, and dates of work for each reference. Be specific to the nature and volume of goods and/or services provided to each reference.

Duration of Contract

Contractors will supply a proposal based on a one-year agreement and the option for renewals for two future one year agreements (2026, 2027 & 2028). The Town may elect to renew the selected proposal for one additional period of three years for a total of five and a half years. For any renewal period authorized by the Town product and supply cost as well as the compensation rate will be subject to renegotiation and a mutual agreement of the parties. If a mutual agreement of the parties is not reached within a reasonable period as determined by the Town, the contract will not renew.

Proposal Format

PROPOSAL FORMAT

Consultants should organize Proposals into the following Sections:

- A. Qualifications
- B. References
- C. Proposed Work Plan
- D. Authorized Negotiator
- E. Attachments
- F. Fee Proposal (include in a separate sealed envelope clearly marked "Fee Proposal")

The following describes the elements that should be included in each of the proposal sections and the weighted point system that will be used for evaluation of the proposals.

A. Qualifications/Quality of Work - 15 points

1. State the full name and address of your organization and, if applicable, the branch office or other subsidiary element that will perform, or assist in performing, the work hereunder. Indicate whether it operates as an individual, partnership, or corporation. If as a corporation, include whether it is licensed to operate in the State of New York.
2. Include the name of executive and personnel by skill and qualification that will be employed in the work. Show where these personnel will be physically located during the time they are engaged in the work. Indicate which of these individuals you consider key to the successful completion of the project. Identify only individuals who will do the work on this project by name and title. Resumes and qualifications are required for all proposed project personnel.
3. State history of the firm, in terms of length of existence, types of services provided, etc. Identify the technical details that make the firm uniquely qualified for this work.
4. Identify brand names and the quality of goods to be sold.

B. References - 15 points

Provide at least three references for past-related work. Include contact person, agency, address, phone and dates of work for each reference. Be specific as to the nature of goods and/or services provided to each reference.

C. Proposed Work Plan - 30 points

A detailed work plan is to be presented which lists all tasks determined to be necessary to accomplish the work detailed in the scope of services. The work plan shall define resources needed for each task. In addition, the work plan shall include a timeline schedule depicting the sequence and duration of tasks showing how the work will be organized and executed. The consultant may propose tasks and deliverables outside of those listed above if they believe they are necessary to support the Town's objectives.

In the scoring for this section, consultants shall be evaluated on the clarity, thoroughness and content of their responses to the above items.

D. Authorized Negotiator

Include the name, phone number, and e-mail address of persons(s) in your organization authorized to negotiate the agreement with the Town.

E. Attachments - 5 points

Legal Status of Consultant, Conflict of Interest Form, the Non-Discrimination Form, a comprehensive list of the variety and brand names of the items to be sold must be completed and returned with the proposal. These elements should be included as attachments to the proposal submission.

F. Fee Proposal - 35 points

1. Fee quotations shall be submitted in a separate, sealed, envelope as part of the proposal
2. Supply a compensation rate to the Town of Hamburg for vending machine sales. Compensation to the Town of Hamburg for placement of the vending machines at the sites identified shall be based on a percent of gross sales as a part of the Contractor's agreement.
3. Provide a detailed description regarding the annual amount of sponsorship payments paid to the Town of Hamburg.

Insurance, Legal and Agreements:

Specifications for license to operate the Town of Hamburg Vending Machine Operations.

1. The vendor is to file with the Town Clerk a performance bond issued by an incorporated surety company or other cash deposits in the amount of Five Hundred (\$500) Dollars.
2. The vendor shall comply with all applicable Federal, State, County and all local statutes, laws, regulations, and licensing requirements as well as an up-to-date health permit and shall maintain the property in accordance with such laws and all the regulations.
3. The vendor shall charge reasonably competitive prices for any products sold. For purposes of this agreement, "reasonably competitive prices" shall be defined as prices that are competitive or reasonably aligned with the fair market pricing for the sale of similar products at local establishments in the Hamburg, NY area.
4. The vendor shall secure and maintain in force during the term of the contract Workers' Compensation and New York State Disability Benefits insurance as required by New York State Law.
5. The vendor shall also secure and maintain the following insurance: **See insurance document attached.** All coverages are to be written by a company licensed in New York and the company should have a Best's Key rating Guide rating of at least B+.
6. A certificate of the above required insurance providing a minimum of 30 days written notice of cancellation or non-renewal of such insurance shall be submitted to the Town Attorney's office, Town Hall, 6100 South Park Avenue, Hamburg, New York 14075, prior to execution of the lease (see accompanying Certificate of Insurance sample for reference).
7. Indemnification: Vendor agrees that it shall, to the fullest extent permitted by law, defend hold harmless and indemnify including the payment of attorney's fees and costs, the Town of Hamburg and any other facility owner, and their respective agents, officers, and employees, from and against all claims, suits, damages, defense, and other legal costs and expenses of any kind, arising out of, resulting from, caused by, or in any way related to the activities and operations of Vendor and/or use of Town owned or provided facilities.
8. If the vendor is a corporation or LLC, all corporate officers or managers, respectively, must execute an individual guarantee for all payments due and owing to the Town of Hamburg under the agreement.

9. The town's insurance requirements are subject to change at the sole discretion of the Town and its insurance consultants.
10. The vendor shall abide by and enforce the following rules and regulations:
- a. No refreshments are to be dispensed in glass or metal containers.
 - b. No additions or alterations may be made to the premises temporarily or other by the vendor.
 - c. Vendor cannot sub-contract the sale or distribution of any vending to any other entities on the premises.
11. Acceptable bids are at the discretion of the vendor and will be reviewed when opened on August 31st 2026, at 11:00 a.m.
12. The successful applicant shall enter into an agreement by September 4th, 2026, with the Town covering the foregoing terms herein set forth, prior to occupancy.
13. Award of RFP will be made only to the lowest responsible bidder whose proposals shall comply with all the provisions required to render it formal and provides the best value to the Town per the Town Code and the weighted point system defined above. The Town Board reserves the right to reject any or all proposals if, in its opinion, the best interests of the Town will, thereby, be promoted.
14. THE TOWN RESERVES THE RIGHT TO REJECT ALL PROPOSALS, to consider the reputation of the applicant in making its selection, and to waive any informalities or minor deviations from the specifications.
15. This sheet must be signed and returned with the proposal.

Signature of Applicant

Insurance Requirements

Instructions pertaining to the Town of Hamburg regarding:

CONTRACTORS' OR VENDORS'

INSURANCE COVERAGE AND CERTIFICATES

1. GENERAL PROVISIONS

As to all required insurance:

.1 The Vendor shall provide current Certificates of Insurance and accompanying documents and agrees to obtain a health permit prior to opening as described herein for the Town's approval prior to Town's signing of contract(s).

.2 "Certificate Holder" shall be Town of Hamburg at the address of 6100 South Park Avenue Hamburg, NY 14075.

.3 Coverage must comply with all specifications set forth herein.

.4 All insurance documents must be executed with authorized signatures.

.5 The Vendor's required liability policies must be endorsed to provide that any Notice of Cancellation or Notice of Non-Renewal given to the First Named Insured shall also be given to the Additional Insureds for this project. A copy of such endorsement(s) must be furnished to the Certificate Holder.

.6 Failure of the Town to object to the Vendor's failure to furnish a Certificate or other evidence of the required insurance coverages, object to any defect in such Certificate or other evidence of coverage, or demand receipt of such Certificate or other evidence of coverage shall not be deemed a waiver of Vendor's obligation to furnish the required insurance coverages described herein. Nothing contained herein imposes on the Town a duty or obligation to review any evidence of insurance coverages or issue any formal approval or acceptance of such evidence.

.7 The Vendor's liability and indemnification of the Town shall not be relieved or diminished by the Vendor securing insurance coverage in accordance with the Town's requirements. Any approval by the Town of such insurance coverage shall not be construed as accepting in any way the deficiencies in the Vendor's insurance coverage.

.8 In addition to Certificates of Insurance and other documents, the Vendor shall provide to the Town and other Certificate Holders, on a timely basis, copies of any subsequently issued endorsement(s) that amend applicable coverages or limits.

.9 When any required insurance shall expire, due to the attainment of a normal expiration or renewal date, the Vendor shall supply, no later than ten (10) days prior to such expiration, the Town with Certificates of Insurance and accompanying documents evidencing continuation of coverage in the same manner, limits of protection and scope as provided by the previous policy.

.10 The Vendor will assure that any and all subcontractors retained by the Vendor carry and maintain insurance with reasonably prudent limits and coverage satisfactory to the Town in light of the work to be performed, written by companies meeting the same criteria as required in Section 2. LIABILITY INSURANCE, and that the Town is named additional insured on the subcontractor's liability policies according to the same requirements as described in Section 2.1(b).

.11 The Vendor shall disclose to the Owner any deductible or self-insured retentions applicable to any of the coverages required herein of the Vendor.

.12 The Town reserves the right to modify the requirements herein, including limits, based on circumstances involved, including but not limited to the nature of the risk involved, prior experience, insurer, or coverage.

2. LIABILITY INSURANCE

The Vendor agrees to secure and maintain, at the Vendor's own expense, all insurance coverage required herein from one or more insurance companies that are licensed to write such insurance in New York State or are eligible non-admitted insurers, per the current Excess Line Association of New York's (ELANY) official list. Insurers must carry an A.M. Best "Secure" rating of B+ or better. The vendor will secure health permit annually. The Vendor's insurance shall include the following, and shall be written with limits no less than hereinafter specified:

.1 COMMERCIAL GENERAL LIABILITY

(a) Occurrence based Commercial General Liability coverage to include bodily injury, personal injury, and property damage applicable to ongoing operations and contractual liability. The coverage limits applicable shall be the greater of the amounts indicated below or the amounts carried by the VENDOR:

General Aggregate	\$2,000,000
Products & Comp/Op. Aggregate	\$2,000,000
Personal & Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage (any one fire)	\$50,000
Med. Expense (any one person)	\$5,000

(b) Additional Insured: Coverage in Commercial General Liability and Excess Liability and/or Umbrella Liability policies or coverage sections shall be written or endorsed so as to apply to the following as additional insured on a primary and non-contributory basis:

"Town of Hamburg and its employees, authorized volunteers and board members."

The Certificate of Insurance must clearly state how Additional Insured coverage is achieved in the General Liability and Umbrella/Excess Liability policies. Certificates of Insurance must show the form numbers that are used to achieve all of the Additional Insured coverage. A copy of the actual policy language that affects this coverage in each policy must be provided to the Town with the Certificate of Insurance.

(c) Waiver of Subrogation: To the fullest extent permitted by applicable state law, a Waiver of Subrogation Clause shall be added to the General Liability, Umbrella/Excess Liability, and Workers Compensation policies in favor of the Town.

.2 AUTOMOBILE LIABILITY INSURANCE

Bodily Injury and Property Damage, coverage for the Vendor as the owner or the lessee of automobiles, trucks, trailers, self-propelled Vendor's equipment and all other owned, hired and non-owned vehicles registered for use on the public highway and/or used in operations relating to work under contract. The coverage limit applicable shall be the greater of the amounts indicated below or the amount(s) carried by the Vendor:

Combined Single Limit	\$1,000,000
-----------------------	-------------

(b) Additional Insured: Coverage in Auto Liability policy or coverage sections shall be written or endorsed so as to apply to the following as additional insured:

"Town of Hamburg and its employees, authorized volunteers and board members."

.3 EXCESS LIABILITY AND/OR UMBRELLA LIABILITY

Applicable to Commercial General and Automobile Liability policies. The Excess Liability and/or Umbrella Liability coverage limits applicable shall be the greater of the amounts indicated below or the amounts carried by the Vendor:

Each Occurrence	\$1,000,000
-----------------	-------------

Aggregate

\$1,000,000

See Section 2.1(b) above for additional insured requirements applicable to the Excess Liability and/or Umbrella Liability insurance.

3. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE

Coverage as required by New York State statutory limits. Coverage shall include a waiver of subrogation in favor of the Town of Hamburg.

4. NEW YORK DISABILITY (NYDBL)

Coverage as required by New York State statutory limits.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.32. Town Clerk - PAF

BE IT RESOLVED, the Town Board approves the attached PAF for the Town Clerk's office.

ATTACHMENTS:

[8.10.26 PAF.pdf](#)

TOWN OF HAMBURG - PERSONNEL ACTION FORM			
Date of Request: <u>6/5/26</u>	Department: <u>Town Clerk</u>		
Department Head Signature: _____			
Supervisor Signature: _____		Date: _____	
TOWN BOARD MEETING OF <u>8/10/26</u>			
PAGE 1 of 1			

[illegible]

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.33. Buffalo Bills NFL Stadium Economic Impact Area & Town of Hamburg CFA Zoning Updates
SEQR Negative Declaration Resolution

Whereas, the Hamburg Town Code contains and specifies the local laws and ordinances of the Town of Hamburg; and

Whereas, in December 2023, the Town of Hamburg was awarded \$126,000 on competitive basis from New York State Department of State (NYSDOS) for the development of the Buffalo Bills NFL Stadium Economic Impact Area & Town of Hamburg Zoning Update Project; and

Whereas, after numerous Committee and stakeholder meetings, extensive public outreach, and agency coordination, the Town's CFA Zoning Committee and Fisher Associates as the project consultant, have developed specific Code and zoning map revisions; and

Whereas, pursuant to Municipal Home Rule Law, the Town Board is proposing to enact a local law as follows:

Be it enacted by the Town Board of the Town of Hamburg, New York, that the Hamburg Town Board amends the Hamburg Town Code as follows (full copies attached):

- Amend Chapter 280 (Zoning) by adding a new Article, entitled "SIA - Stadium Impact Area District"
- Amend Article LVI McKinley Mall Area Incentives
- Append the "Bills Stadium Economic Impact Area Plan" to the Comprehensive Plan; and

Whereas, pursuant to Municipal Home Rule Law, the Town Board is also proposing to enact a local law which proposes to amend the Town's Zoning Map as follows:

Be it enacted by the Town Board of the Town of Hamburg, New York, that the Hamburg Town Board amends the Town Zoning map as follows (as illustrated on the attached maps):

- Rezone SBL # 160.19-1-4.1 from R-3 to SIA
- Rezone SBL # 160.16-1-12 from R-3 to SIA
- Rezone SBL # 160.11-2-17 and 160.15-1-28 from HC to MU-1
- Rezone SBL # 160.11-2-18 from NC to MU-1
- Rezone the following SBL #s 160.11-2-19, 160.11-2-20, 160.11-2-21, 160.11-2-22, 160.11-2-23, 160.11-2-24, 160.11-2-25, 160.11-2-26, 160.11-2-27, 160.11-2-28, 160.11-2-29, 160.11-2-30, 160.11-2-31, 160.11-2-32, 160.15-1-20, 160.15-1-18, 160.15-1-16, 160.15-1-14, and 160.15-1-12.2 from C-3 to MU-1
- Rezone the following SBL #s: 160.15-1-24.1, 160.11-2-8.113, 160.11-2-8.12, and 160.11-2-9 from C-2 to MU-1

- Rezone the following SBL #s: 160.14-2-35, 160.14-2-37, 160.14-2-49, and 160.14-2-50 from R-2 to MU-1; and

Whereas, after receiving a letter of intent and interest from a property owner at 4511 East Highland Parkway to be included in the proposed rezonings, reviewing the zoning draft, and consulting with the Town Planning Department, the Town Board has determined the property has merit to be included in the proposed rezonings and will complement the transition of the McKinley Parkway corridor, and has added SBL #: 160.11-2-16 to be rezoned from R-2 to MU-1;

Whereas, a public hearing was held regarding these Code amendments on June 22nd, 2026, and comments were received and acknowledged from the public, and from Erie County, based on the 239-m referral.

Now, Therefore, Be It Resolved, the Hamburg Town Board, in accordance with the State Environmental Quality Review Act (SEQRA) has determined that the proposed amendments to the Zoning Code of the Town of Hamburg Code of Ordinances and the Town of Hamburg Zoning Map will not adversely affect the natural resources of the State and/or the health, safety, and welfare of the public and is consistent with social and economic considerations and, therefore, issues the attached SEQRA Negative Declaration in accordance with Section 617.7 of the SEQRA regulations; and

Be It Further Resolved That, the Supervisor is authorized to sign the Full Environmental Assessment Form (FEAF Parts 1, 2, and 3), which will act as the Negative Declaration.

ATTACHMENTS:

[FEAF Part 1 Unsigned.pdf](#)

[FEAF Part 2.pdf](#)

[FEAF Part 3.pdf](#)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Hamburg Stadium Impact Area Plan and Zoning		
Project Location (describe, and attach a general location map): Town of Hamburg, Stadium Impact Area (current Erie Community College campus and adjacent areas)		
Brief Description of Proposed Action (include purpose or need): See attachment		
Name of Applicant/Sponsor: Town of Hamburg		Telephone: 716.649.6111
		E-Mail: efarrell@townofhamburgny.gov
Address: Hamburg Town Hall, 6100 S Park Avenue		
City/PO: Hamburg	State: NY	Zip Code: 14075
Project Contact (if not same as sponsor; give name and title/role): Joshua Rogers, AICP, Town of Hamburg Planning Department		Telephone: 716.649.2023
		E-Mail: jrogers@townofhamburgny.gov
Address: same as above		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Various including Erie County-owned ECC South Campus		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town Board [Plan and zoning adoption]	June 2026
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board [Recommendation for Approval]	June 2026
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☒ Yes ☐ No	Erie County Dept of Environment and Planning [GMU 239-L Review and Recommendation]	
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
ECC South Campus is currently zoned R3 (Multifamily), McKinley Mall is zoned C1 (Local Retail Business) with an overlay district (McKinley Mall Incentive Zone), and the other affected parcels are zoned C3 (Office). Other parcels in corridor are C2.
- b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No
- c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? New SIA District, rezoning corridor to MU-1, modifications to McKinley Mall Incentive Zone

C.4. Existing community services.

- a. In what school district is the project site located? Frontier Central School District
- b. What police or other public protection forces serve the project site?
Town of Hamburg Police Department; Erie County Sheriff; New York State Police
- c. Which fire protection and emergency medical services serve the project site?
Scranton Volunteer Fire Company; Mercy Hospital; Big Tree EMS
- d. What parks serve the project site?
Orchard Acres Park near the existing McKinley Mall. The Stadium Economic Impact Area plan envisions significant public open spaces.

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

- b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres
- c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
 - Total number of phases anticipated _____
 - Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 - Anticipated completion date of final phase _____ month _____ year
 - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☐ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ _____ • Operation: _____ _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ _____ • Operation: _____ _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☐ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☐ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? _____ • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☐ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No - If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____
E.2. Natural Resources On or Near Project Site
a. What is the average depth to bedrock on the project site? _____ feet
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %
d. What is the average depth to the water table on the project site? Average: _____ feet
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained: _____ % of site
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No If Yes, describe: _____ _____
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: - Streams: Name _____ Classification _____ - Lakes or Ponds: Name _____ Classification _____ - Wetlands: Name _____ Approximate Size _____ - Wetland No. (if regulated by DEC) _____
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____
i. Is the project site in a designated Floodway? ☐ Yes ☐ No
j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No If Yes: i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____ _____ _____
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____
E.3. Designated Public Resources On or Near Project Site
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

Brief Description of Proposed Action (include purpose or need):

The proposed action involves the adoption of the Town of Hamburg's "Bills Stadium Economic Impact Area Plan" and associated zoning for creation of a new zoning district called the "Stadium Impact Area (SIA) zone." The action also involves complementary modifications to existing zoning districts in areas adjacent to the SIA.

The Area Plan, which will be appended to the Town's existing comprehensive plan, sets forth a vision for the current Erie Community College (ECC), an approximately 100-acre site adjacent to the new Buffalo Bills Stadium. ECC has plans to vacate the property in coming years. The plan sets forth a vision for an innovative, walkable, mixed-use neighborhood. The plan includes a set of programmatic, urban design, mobility, and building guidelines for future developer(s) to implement the vision.

The SIA zoning district facilitates creation of new development that aligns with the Plan vision. It sets forth a process for adoption that requires a district-wide conceptual plan to ensure a cohesive development. The district includes allowable uses focused on a midscale, walkable mixed-use environment, as well as transportation network standards that emphasize multimodal travel.

North of the SIA, the action includes modest changes to the zoning. A collection of parcels along McKinley Parkway rezoned as MU-1. Further north, at the existing McKinley Mall, the McKinley Mall Incentive Zone would be modified to increase the types of amenities available as part of the incentives intended to spur redevelopment and be more complementary to the SIA.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
Project : Buffalo Bills NFL Stadium Economic Impact Area & Town of Ham
Date : 8/10/26

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the whole action.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐		
h. Other impacts:		☐	☐		

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts:		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts:		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☐	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts:		☐	☐
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6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☒ NO

☐ YES

If “Yes”, answer questions a - i. If “No”, move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also have the potential to emit one or more regulated air contaminants at or above the following levels: i. More than 100 short tons/year of carbon monoxide (CO) ii. More than 100 short tons/year of oxides of nitrogen (NO _x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5) iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island v. More than 100 short tons/year of sulfur dioxide (SO ₂)	D2g D2g D2g D2g D2g	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in “a” or “b”, _____ above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO ₂ equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts:		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☒ NO ☐ YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts:		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts:		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☐	☐

d. Other impacts:		☐	☐
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts:		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts:		☐	☐

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts:		☐	☐

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts:		☐	☐

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts:		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☒	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☒	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☒	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☒	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☒	☐
f. The proposed action is in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☒	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☒
h. Other:		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts:		☐	☐

19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community.
(See Part 1. E.4)



NO



YES

If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool ?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types: i. landfill; ii. other industrial, manufacturing, or mining land uses; iii. major oil or chemical bulk storage facility; iv. municipal waste combustor; v. power generation facility; vi. risk management plan site; vii. remediation site; or viii. scrap metal processor.	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b, E.1.h, E.1.v, E.4	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks. ☒ NO ☐ YES

(See Part 1. E.5)

If “Yes”, answer questions a - e. If “No”, proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following: i. drought ii. temperature extremes (hot or cold) iii. extreme storms, including high winds iv. landslides v. coastal erosion vi. stormwater flooding vii. other climate or weather hazards? If yes, describe: _____	E5d	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
e. Other impacts:		☐	☐

8/10/26

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size, or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact, and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The proposed action involves the amendment of Chapter 280 (Zoning) by adding a new Article, entitled "SIA - Stadium Impact Area District", amending Article LVI McKinley Mall Area Incentives, appending the "Bills Stadium Economic Impact Area Plan" to the Comprehensive Plan, and subsequent rezonings of parcels along McKinley Parkway to the MU-1 zoning district, and ECC South Campus from R-3 to SIA (Stadium Impact Area District). These rezonings aim to create a cohesive transition area of development along the currently commercial-zoned McKinley Parkway corridor. This area also aims to blend with the SIA District that has been created for ECC's South Campus, which will include a process for development of those parcels that meets the goals of the Stadium Impact Area Plan. The Town has been coordinating with Erie County, NYSDOT, and other agencies, and none of these agencies have highlighted any environmental concerns. No construction is associated with these actions, as they only involve the adoption of documents, zoning ordinances, and zoning map changes. No significant adverse environmental impacts are anticipated as a result of the adoption of the Area Plan, zoning ordinance, or rezonings.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Hamburg Town Board _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions that will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: **Buffalo Bills NFL Stadium Economic Impact Area & Town of Hamburg CFA Zoning Updates**

Name of Lead Agency: **Hamburg Town Board**

Name of Responsible Officer in Lead Agency: **Elizabeth Farrell-Lorentz**

Title of Responsible Officer: **Supervisor**

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: **Joshua Rogers**

Address: **6100 South Park Avenue, Hamburg, NY 14075**

Telephone Number: **716-649-2023**

E-mail: **jrogers@townofhamburgny.gov**

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.34. Buffalo Bills NFL Stadium Economic Impact Area & Town of Hamburg CFA Zoning Updates Adoption Resolution

Whereas, the Hamburg Town Code contains and specifies the local laws and ordinances of the Town of Hamburg; and

Whereas, in December 2023, the Town of Hamburg was awarded \$126,000 on competitive basis from New York State Department of State (NYSDOS) for the development of the Buffalo Bills NFL Stadium Economic Impact Area & Town of Hamburg Zoning Update Project, and

Whereas, after numerous Committee and stakeholder meetings, extensive public outreach, and agency coordination, the Town's CFA Zoning Committee and Fisher Associates as the project consultant, have developed specific Code and zoning map revisions; and

Whereas, pursuant to Municipal Home Rule Law, the Town Board is proposing to enact a local law as follows:

Be it enacted by the Town Board of the Town of Hamburg, New York, that the Hamburg Town Board amends the Hamburg Town Code as follows (full copies attached):

- Amend Chapter 280 (Zoning) by adding a new Article, entitled "SIA - Stadium Impact Area District"
- Amend Article LVI McKinley Mall Area Incentives
- Append the "Bills Stadium Economic Impact Area Plan" to the Comprehensive Plan; and

Whereas, pursuant to Municipal Home Rule Law, the Town Board is also proposing to enact a local law which proposes to amend the Town's Zoning Map as follows:

Be it enacted by the Town Board of the Town of Hamburg, New York, that the Hamburg Town Board amends the Town Zoning map as follows (as illustrated on the attached maps):

- Rezone SBL # 160.19-1-4.1 from R-3 to SIA
- Rezone SBL # 160.16-1-12 from R-3 to SIA
- Rezone SBL # 160.11-2-17 and 160.15-1-28 from HC to MU-1
- Rezone SBL # 160.11-2-18 from NC to MU-1
- Rezone the following SBL #s 160.11-2-19, 160.11-2-20, 160.11-2-21, 160.11-2-22, 160.11-2-23, 160.11-2-24, 160.11-2-25, 160.11-2-26, 160.11-2-27, 160.11-2-28, 160.11-2-29, 160.11-2-30, 160.11-2-31, 160.11-2-32, 160.15-1-20, 160.15-1-18, 160.15-1-16, 160.15-1-14, and 160.15-1-12.2 from C-3 to MU-1
- Rezone the following SBL #s: 160.15-1-24.1, 160.11-2-8.113, 160.11-2-8.12, and 160.11-2-9 from C-2 to MU-1

- Rezone the following SBL #s: 160.14-2-35, 160.14-2-37, 160.14-2-49, and 160.14-2-50 from R-2 to MU-1;
- Rezone the following SBL # 160.11-2-16 from R-2 to MU-1; and

Whereas, a public hearing was held regarding these Code amendments on June 22nd, 2026, and comments were received and acknowledged from the public and Erie County, based on the 239-m referral.

Whereas, the Hamburg Town Board, in accordance with Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act - SEQRA) of the Environmental Conservation Law, has issued a SEQR Negative Declaration.

Now Therefore Be It Resolved, the Hamburg Town Board amends Local Law #10 of the year 1986 of the Code of the Town of Hamburg Chapter 280 entitled “Zoning” to provide for the revisions of the Town Code, and to provide for changes in the boundary of the Zoning Map whereby the Zoning is changed from NC (Neighborhood Commercial General Residence District), R-2 (Single-Family Residence, Attached District), R-3 (Multifamily District), C-2 (General Commercial District), C-3 (Office District) and HC (Hamburg Commercial District) to MU-1 (Mixed-Use District 1) and SIA (Stadium Impact Area District) for the properties indicated above – see attached amended map as referenced above and attached.

ATTACHMENTS:

[Hamburg Stadium Impact Area Zoning_8.7.26_v3.pdf](#)

Hamburg Stadium Impact Area (SIA) District

Zoning Ordinance



Town of Hamburg, New York

August 2026

Notes

- This will create a new zoning district
- On zoning map, change the site from existing Multifamily to SIA
- Location: Current code has Articles for each district. Numbering will need to be updated
- Add definition:
 - a) *Hotel, luxury/boutique*. A lodging facility, primarily for transient guests for compensation, that provides access to or offers ancillary amenities and accommodations which may include but is not limited to a minimum of two or more of a restaurant and/or lounge or bar area, swimming pool, fitness center or similar amenities that would be consistent with industry standards as additional benefits for the patrons of such lodging facilities. Such hotel shall be officially designated as a four- or five-star hotel as determined by an independent third-party ratings system.

ARTICLE XYZ**280-XYZ PURPOSE**

- A. The Stadium Impact Area (SIA) District is established to guide development of the area adjacent to the Buffalo Bills Highmark Stadium. The intent of this district is to:
1. Implement the vision, goals, and development guidelines of the Bills Stadium Economic Impact Area Plan (2025).
 2. Facilitate the creation of a vibrant, mixed-use neighborhood that complements the stadium while serving as a year-round destination for residents, visitors, and businesses.
 3. Encourage a diverse mix of uses including entertainment, commercial, cultural, complimentary housing typologies, and recreational that generate activity throughout the year and contribute to a strong local identity.
 4. Promote walkable development patterns that support safe and attractive pedestrian circulation, reduce reliance on automobiles, and integrate multiple modes of transportation through construction aligned with complete streets principles.
 5. Develop world-class public open spaces, plazas, and civic amenities as integral components of redevelopment.
 6. Ensure sensitive transitions between new development and surrounding single-family neighborhoods by requiring landscaped buffers and other appropriate measures.
 7. Establish high-quality design standards for buildings, streetscapes, and public spaces that imbue vibrant community character and foster a wholesome environment for both game-day visitors and everyday users.
 8. Coordinate new development with transportation, utility, and infrastructure improvements to ensure accessibility, efficiency, and long-term viability.
 9. Provide flexibility in site planning and building placement to allow innovation while ensuring consistency with the Town's Comprehensive Plan and the adopted Bills Stadium Economic Impact Area Plan.

280-XYZ Relationship To Other Regulations

1. Unless otherwise provided herein, all development within the Stadium District shall comply with the standards, procedures, and requirements of the Town of Hamburg Zoning Code.
2. Where a standard in this article conflicts with the Town of Hamburg Zoning Code, the provisions of this article shall govern.
3. Where a standard is not identified in this article, the applicable provisions of the Town of Hamburg Zoning Code shall apply.

Section 280-XYZ Required Process

- A. *Objective.* The objective of this process is to ensure that the SIA is developed as part of a cohesive master plan approved by the Town Board. An applicant may not subdivide land within the SIA for the purposes of avoiding the objectives of this process.
- B. Approval for an application shall be through the Town's Special Use Permit process in accordance with Article XLVI of this Chapter and any provisions of this Article XYZ. Where a conflict exists between the provisions of Article XLVI and this Article XYZ, the provisions of this Article shall prevail.
- C. For purposes of this Article XYZ, the Town Board shall authorize Special Use Permits. If the Town Board finds the application in accordance with the intent of this district and Bills Stadium Economic Impact Area Plan, the Town Board will refer the application to the Planning Board in accordance with Article XLVIII of the Town Zoning Code. The final approved Plan will represent the approved uses for the site.
- D. As part of the application process, the applicant shall submit a conceptual plan of development for the district and appropriate State Environmental Quality Review Act (SEQRA) information. As part of approval for the Special Use Permit, the Town Board must find the application in accordance with the intent of this district, the Buffalo Bills Stadium Economic Impact Area Plan, and the Comprehensive Plan. The final approved Plan will represent the approved uses for the site.
- E. A Special Use Permit shall only be granted for a single plan that covers the entirety of the SIA district, or multiple plans, where each plan complies with all design requirements of this district, the Buffalo Bills Stadium Economic Impact Area Plan, and the Comprehensive Plan and all plans in total meet all requirements of and cover the entirety of the entire SIA district. Any subdivision of land within the SIA must occur after a Special Use Permit approval is granted. Any land that has been subdivided is subject to the obligations and requirements associated with the conceptual plan.
- F. Once a Special Use Permit is received for the uses and overall layout of the site, the owner of the site may need to come before the Planning Board for subdivision approval and to receive full site plan approval for proposed phases of the project. This approval will follow the requirements of site plan approval under Article XLIV but will only involve the Planning Board as a recommending board, with the Town Board responsible for subdivision and/or site plan approval.
- G. Once the Special Use Permit is granted, if the owner wishes to change the plan or change or add additional uses, a new application would need to be submitted, following the same procedure noted in Subsection A above.
- H. Alternative Approval Process
 - 1. For the SIA Zoning District, the Hamburg Pre-permitted Site Incentive Law can be utilized to establish this site as a "Pre-Permitted" site in the Town of Hamburg.

This process (described in the Pre-Permitted section of the zoning law), of obtaining a "Pre-Permitted" site designation, can allow the Town and future owners/developers of the site to set more parameters for development that relate to the impacts of the development of this site, and allow the development to take place without an extended process. The required

GEIS for Pre-Permitted designation will also set thresholds and conditions and further evaluate layouts of the site.

2. As stated in the Pre-Permitted law, if this designation is received, proposed development phases and projects would not be subject to further Town Board/Planning Board reviews. Engineering plans/site plans/subdivision plans will be submitted to a SIA District Committee, to be created by the Hamburg Town Board. The format of these plans shall be in accordance with the Town requirements for site plan/subdivision review. If this Committee finds the project to be in conformance with the SEQR findings and Town standards, and other regulatory permits and approvals have been issued, the applicant can proceed with applications to the Town Building Inspection Department for site-clearing and building permits.

I. Timeframe for Construction

1. Time frames will be set at the time of approvals.
2. If the time frames set for commencement of construction are exceeded, the applicant shall return to the Town Board to receive an updated approval.

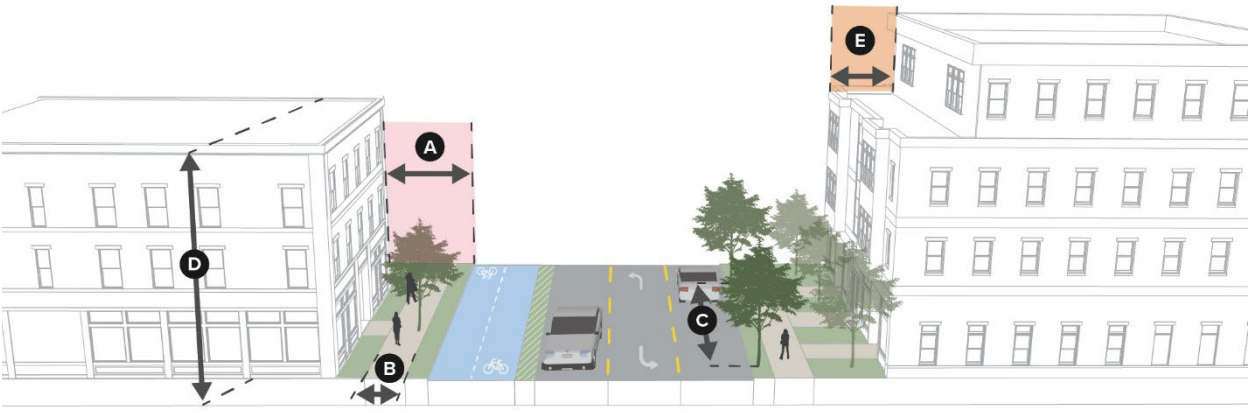
Section 280-XYZ Objectives

In reviewing proposals within the SIA, the Town Board shall consider whether the following objectives are achieved. To demonstrate that these objectives are achieved the applicant shall develop a plan that complies with the principles and physical character described in the Buffalo Bills Stadium Economic Impact Area Plan (2025).

- A. **Economic Vitality.** Creation of a unique destination that supports attracts private investment and expands the Town's tax base.
- B. **Integrated Land Uses.** Promotion of a cohesive land use mix, including retail, dining, entertainment, residential (townhomes and other smaller scale residential building types), office, and community facilities, arranged in a compact and walkable pattern.
- C. **Public Realm Excellence.** Provision of usable and well-located open spaces, plazas, and pedestrian-oriented streets that create a vibrant public life. Public art is an important component of the public real experience.
- D. **Neighborhood Compatibility.** Preservation and enhancement of surrounding residential character through transitional design, green buffers, and context-sensitive building massing.
- E. **Transportation and Access.** Advancement of multimodal circulation systems—including pedestrian, bicycle, shuttle, and vehicular access—that mitigate traffic impacts and improve safety, particularly on event days.
- F. **Design Quality.** Coordination of architectural styles, building forms, and site design to achieve compatibility, visual interest, and climate-appropriate construction. Inclusive Design principles ensure accommodation for persons of all ages and abilities.
- G. **Environmental and Cultural Stewardship.** Preservation and integration of natural features, sustainable practices, and opportunities for cultural or recreational facilities that reflect Hamburg's community identity.

Section 280-XYZ Dimensional and Development Standards

- A. This section provides dimensional standards for various roadway types and building types in the SIA. Applicants should reference the Bills Stadium Economic Impact Area Plan (2025) for additional guidance.
- B. Streets and Roadways
- 1) General. The applicant shall create a network of roadways throughout the site. These roadways within the SIA shall be developed according to a hierarchy of streets based upon their intended use and adjacent land use. The roadways shall be designed to accommodate all users of the road in accordance with complete streets principles.

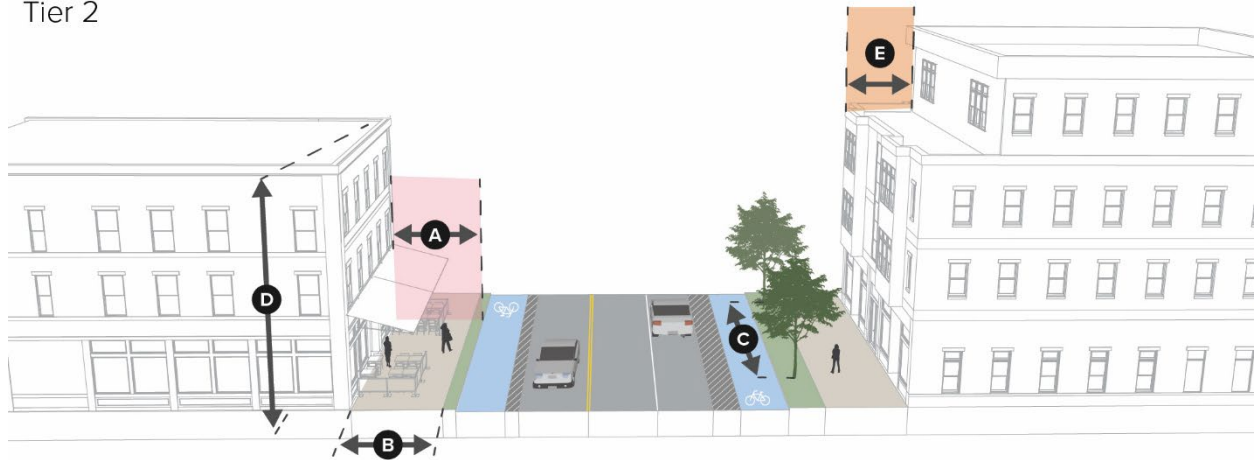
Street Type	Tier 1 – Access Streets
Tier 1	
Description	Tier 1 roadways connect the site to external roadways and distribute traffic throughout the district. They are designed to handle the traffic associated with development throughout the year, including during events at the stadium.
A. Setbacks ¹	15 feet minimum, 30 feet maximum
B. Sidewalks	6 feet minimum width sidewalk plus 6 feet minimum width for tree lawn. At its discretion, the Town Board may approve alternative pedestrian infrastructure such as a multiuse path.
C. Trees	50-foot spacing
D. Height /	Hotel, maximum six stories, 70 feet Other uses, maximum four stories, 55 feet
E. Step-back	15-foot upper floor step-back required for buildings greater than three stories
Additional standards	1) Travel lanes shall not exceed 11 feet in width per lane 2) Two-way bicycle facilities shall be minimum 10 feet in width

¹ For purposes of the SIA, setbacks refer to the front façade of the building to the roadway, whether a public right-of-way or internal to the private development

Street Type	Tier 1 – Access Streets
	3) Block length: Not applicable, however, crosswalks are required at all crossings.

Street Type	Tier 2 – Pedestrian-Focused Streets
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Tier 2



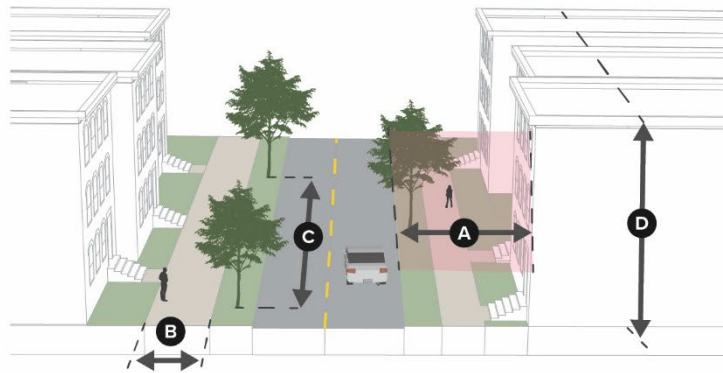
Description	Tier 2 roadways serve as the main commercial and pedestrian corridors of the district. They are designed for slower speeds and to enhance the pedestrian realm. They are generally located within commercial and mixed-use areas of the SIA.
A. Setbacks ²	0 foot minimum, 20 feet maximum
B. Sidewalks	12 feet minimum width. Sidewalks along Tier 2 streets shall be multi-functional. Three distinct zones shall be articulated to provide adequate space for circulation with a minimum clear width of 5', adequate space for streetscape and amenities, and adequate space for activity in front of buildings.
C. Trees	40-foot spacing
D. Height	Hotel, maximum six stories, 70 feet Other uses, maximum four stories, 55 feet Ground floor minimum height, 12 feet
E. Step-back	15 foot upper floor step-back required for buildings greater than three stories
Additional Standards	1) Travel lanes shall not exceed 10.5 feet in width per lane. 2) On-street parking (i.e., parallel parking) is encouraged and shall be 8 feet wide inclusive of gutter pan. 3) Blocks shall not exceed 400 feet in length between intersections. Crosswalks are required at all intersections.

² For purposes of the SIA, setbacks refer to the front façade of the building to the roadway, whether a public right-of-way or internal to the private development

Street Type	Tier 2 – Pedestrian-Focused Streets
	4) Front porches, stoops, or balconies shall have a minimum of 6 feet depth for usability; exceptions may be granted.

Street Type	Tier 3 – Neighborhood Streets
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Tier 3



Description	Tier 3 roads serve areas of the district that are primarily residential.
A. Setbacks ³	10 foot minimum, 30 feet maximum
B. Sidewalks	6 feet minimum width sidewalk plus 6 feet minimum width for tree lawn
C. Trees	35-foot spacing
D. Height	Maximum three stories
Additional standards	1) Travel lanes shall not exceed 10 feet per lane 2) Garages must be located on the side or rear of buildings 3) Blocks shall not exceed 300 feet in length between intersections. Crosswalks are required at all intersections.

C. Building and Site Standards

- 1) Façade length: Maximum 200' along front façade.
- 2) Ground floor transparency: Minimum 70% of the first floor of the front of a principal building shall be clear glass. This 70% requirement can be modified during the

³ For purposes of the SIA, setbacks refer to the front façade of the building to the roadway, whether a public right-of-way or internal to the private development

application process if Town Board determines the project contains other aesthetic features that enhance the visual impact of the District. Residential-only buildings are exempt from this requirement.

- 3) Orientation: Buildings must be oriented toward streets and open spaces, including placement of front entrances.
- 4) Avoiding blank walls: Blank wall surfaces greater than 20' are prohibited if visible from streets or other public areas. Any side of the building that has frontage on a sidewalk or street shall include windows, doors, murals or other architectural articulations.
- 5) Concealing unappealing functions. Site layout shall be designed to minimize impact, visibility, and public view of service areas, loading docks, dumpsters, utilities, and other utilitarian functions of the property. The site layout should place these components on the side of the building with the fewest number of expected pedestrians to the degree practicable and utilities shall be buried. In areas likely to be seen by pedestrians, these functions should be buffered with site landscaping, architectural screening, and fencing. Chain link fencing is not acceptable for screening purposes.
- 6) Mechanical equipment: Mechanical equipment, including metal chimneys and elevator penthouses at grade, attached to, or on the roof of a building, shall be screened from the view of the most adjacent street or driveway or they should be integrated into the overall design of the building through use of materials, placement, roof shape or form, or other means.

D. Site standards for dwellings

- 1) Applicability. The following is applicable to single-family and two-family dwellings.
- 2) Purpose. Single- and two-family dwellings shall be developed in such a way that contributes to the walkable, mixed-use nature of the SIA District. Single- and two-family dwellings shall be constructed in a manner colloquially known as "skinny houses," which are a building typology similar to vertical orientation and small-footprint of townhomes but are fully detached.
- 3) Single- and two-family dwellings shall be sited on lots 3,000 SF or less.
- 4) Single- and two-family dwellings are suitable only for Tier 3 streets as described in Section C above.
- 5) Single- and two-family dwellings are not permitted within 2,000 square feet of the nearest face of the Buffalo Bills Stadium.

E. Building Materials

- 1) Buildings must use high quality materials that contribute to a vibrant neighborhood and resist deterioration.
- 2) Building facade materials permitted within the SIA include, but are not limited to, brick, concrete masonry, wood, cementitious fiber board, manufactured limestone, cast stone, masonry, stone, glass, terra cotta, cellular PVC trim, tile, and sustainable materials.
- 3) Primary façade materials shall wrap building corners a minimum of 20' on building sides.

- 4) The following building materials are prohibited on any façade visible to the general public:
 - a) Plain concrete block
 - b) Glass block
 - c) Exposed aggregate (rough finish) concrete wall panels,
 - d) Exterior insulating finish systems (EIFS)
 - e) T-111 plywood or oriented strand board (OSB) siding.
 - f) Plastic
 - g) Vinyl, except cellular vinyl trim may be used as decorative or detail elements for up to 25% of the facade.
 - h) Metal, except as decorative or detail elements for up to 30% of the facade.
 - i) Metal panels with a depth of less than one inch or a thickness less than U.S. Standard 26 gauge.
 - j) Mirrored glass with a reflectance greater than 40%.
- F. Lighting
- 1) Placement of lighting fixtures shall be designed to provide adequate ambient light levels for safety and usefulness, and shall be configured to highlight pedestrian paths and building entrances.
 - 2) Along Tier 2 and Tier 3 streets, site lighting shall use shielded and full cut-off fixtures that avoid spilling light onto neighboring streets, properties, structures, and into the night sky. Site lighting shall use low height fixtures, between 14 and 17', which shall reinforce the pedestrian scale.
- G. Open Space Requirements.
- 1) District-Wide Standard. A minimum of 10% of gross site area within the development shall be preserved as usable open space.
 - 2) Public Plazas. A publicly accessible plaza, depicted in the guidelines of the Bills Stadium Economic Impact Area Plan must be included in the approximate location identified on the Plan. Said plaza must be a minimum 5,000 square feet, designed with seating, shade, and active frontages.
 - 3) Green Buffers. Landscaped buffers of 200 feet minimum are required along edges adjacent to existing R1 and R2 residential districts at the time of adoption of the SIA district. Applicants must demonstrate how said buffers provide adequate mitigation of impacts associated with development in the district, including impacts associated with but not limited to visual, traffic, and noise.
 - 4) Trees. Minimum 2.5" caliper canopy tree required along street edges. Sufficient soil volume for street canopy trees is required where hardscaping occurs to ensure adequate soil for viability, longevity, and growth.

H. Parking and Access.

5) Off-Street Parking Requirements.

- a) Applicants shall develop a parking plan to demonstrate how it will adequately accommodate parking demand associated with development. Applicants are encouraged to include multiple means to reduce parking demand and associated traffic impacts via Transportation Demand Strategies. These means include but are not limited to shared parking arrangements and shuttle service options to off-site locations.
- b) Based upon an analysis of this plan, the Planning Board shall make a recommendation to the Town Board as part of the Special Permit approval process.

6) Location

- a) Along a Tier 1 Street: Surface parking areas must be lined with landscaped buffers to minimize the visual impacts of parking areas. Landscaped buffers shall be a minimum 5-foot width and include decorative shrubs (maximum 36 inches in height) and/or decorative grasses and a minimum of one tree for every 30 feet.
- b) Along a Tier 2 or Tier 3 Street:
 - a. Surface parking. Parking areas for mixed-use and non-residential buildings must be located to the rear or side of buildings and public spaces. When located on the side of a building the parking areas must contain a landscape buffer consistent with the requirements for a Tier 1 Street to minimize the visual impacts of the parking area.
 - b. Structured parking. Structured parking facilities must be visually and structurally integrated with buildings of other uses along Tier 2 and Tier 3 streets. At a minimum, the façade facing a Tier 2 or Tier 3 street must be lined with commercial or residential uses along the building length. Vehicular and pedestrian access points are exempted from this requirement.

7) Pedestrian Access. All parking areas must be connected via sidewalks or paths to adjacent streets and buildings

8) Bicycle parking. For commercial uses, one bicycle parking space per 3,000 feet of gross floor area must be provided. Bicycle parking shall be located and clearly designated in safe and convenient locations.

I. Signs

- 1) For applicable Sign regulations, see Article XXXVI.

Section 280-XYZ Uses

A. General Provisions.

- 1) Multiple uses are permitted on each lot. All uses are subject to the Special Use Permit process.
- 2) Where a use is not expressly listed, the Town Board shall determine whether it is:
 - a) Substantially similar to a permitted use

- b) Permitted subject to conditions
- c) Prohibited
- 3) Location and mix of uses. The Buffalo Bills Stadium Economic Impact Area Plan (2025) shall serve as a guiding document governing the appropriate location and mix of uses within the SIA. Applicants are shall demonstrate how proposed uses align with the goals and vision articulated in the plan. Alternatives to the mix of uses envisioned in the Buffalo Bills Stadium Economic Impact Area Plan may be permitted at the discretion of the Town Board if the applicant demonstrates that the proposed plan meets the spirit and helps achieve the vision of said plan.
- 4) Mixed-use buildings are encouraged, but individual buildings may contain single uses, provided that the district contains a balanced mix in accordance with the Buffalo Bills Stadium Economic Impact Area Plan.

B. Permitted Uses

- 1) Residential
 - a) Dwelling, single-family (See Section 280-XYZ.E for applicable standards)
 - b) Dwelling, two-family (See Section 280-XYZ.E for applicable standards)
 - c) Townhouse
 - d) Residential units as part of a mixed-use building, provided that the ground floor of any side facing a street or open space is occupied by non-residential uses.
- 2) Commercial and Retail
 - b) Eateries, including restaurants, breweries, cafes, and bars.
 - c) Financial Institution
 - d) Retail
 - e) Entertainment venues (indoor/outdoor performance spaces).
 - f) Health clubs, wellness centers, fitness studios
 - g) Hotel, luxury/boutique
 - h) Office
 - i) Personal service establishments, including but not limited to salons and therapeutic massage
- 3) Community and Civic
 - a) Athletic facilities (indoor and outdoor)
 - b) Community centers, cultural or recreational facilities
 - c) Museums or cultural exhibits
 - d) Public parks, plazas, and open spaces
 - e) School
 - f) Day care centers

g) Educational facilities

4) Accessory Uses

- a) Parking facilities, including structured parking and surface lots, subject to the parking requirements of this section.
- b) ATM
- c) Temporary events and installations

C. Prohibited Uses.

The following uses are prohibited within the SIA and not permitted under any circumstances:

- a) Adult entertainment establishments
- b) Automotive repair
- c) Cannabis dispensary
- d) Car wash
- e) Distribution center
- f) Drive-through
- g) Filling station
- h) Industrial uses
- i) Mobile Home
- j) Motel
- k) Multifamily building, excluding mixed-use building
- l) Parking garage or parking lot as a principal use
- m) Smoke shop
- n) Storage facility
- o) Warehousing

Section 280-XYZ Development Standards

- A. Infrastructure. All development shall be serviced by public water and sewer. The applicant must provide documentation of sufficient capacity to handle the needs of the proposed development.
- B. Transportation Impacts
 - 1) Overview. Applicants must conduct a detailed traffic study and plan to take appropriate measures to mitigate the negative traffic impacts associated with new development.
 - 2) Traffic Study: A study is required documenting existing traffic conditions in the vicinity of the proposed project, accurately describe the volume and effect of the projected traffic generated by the proposed project, and identify measures necessary and sufficient to mitigate any adverse impacts on existing traffic conditions. The Traffic Study shall contain the following:
 - a) Existing traffic conditions: Measurement and assessment of average and daily peak hour vehicular, pedestrian and bicycle traffic volumes, average and peak speeds, sight

distances, accident data and Levels of Service (LOS) of all intersections and streets within the project impact area and including any intersection projected to be adversely affected by the project over the No Build condition.

- b) Projected traffic conditions: Projected traffic conditions for the design year of occupancy, including a statement of the design year of occupancy, estimated background traffic growth on an annual average basis, and impacts of other proposed developments that have been approved in whole or in part by the Town of Hamburg or an abutting municipality which will affect future traffic conditions.
 - c) Projected impact of proposed project: Projected peak hour and daily traffic generated by the project on the roads and ways in the project impact area, sight lines at the intersections of the proposed driveways and streets, existing and proposed traffic controls in the vicinity of the proposed Development Project, and projected post-development traffic volumes and Levels of Service (LOS) of intersections and roads likely to be affected by the proposed project.
 - d) Traffic circulation plan: Development in the SIA is expected to create a number of new roadways (which may be public rights-of-way or privately owned roads that function in a similar manner). The circulation plan must provide designs for both circulation within the SIA, as well as how and where these roadways will connect to existing right-of-way. As such, the plan shall also discuss means for coordination with relevant stakeholder agencies, such as NY Department of Transportation.
 - e) Traffic mitigation measures: Specific measures to be undertaken by the Applicant in order to mitigate the impacts of the proposed project. Mitigation measures may include both on-site and off-site measures. Measures may include but are not limited to intersection improvements, shuttle options, bicycle and pedestrian infrastructure, and other means to both accommodate vehicular traffic and promote multiple transportation options. The proposed mitigation measures, if approved, shall be required to be completed prior to the issuance of a final certificate of occupancy for the project component.
 - f) Gameday and special events: The transportation study must include an analysis of traffic impacts related to events at the Buffalo Bills Stadium, including but not limited to Buffalo Bills games.
- C. Project Phasing.
- 1) At the request of the Applicant phasing of the project shall be permitted with Town Board approval, provided that the submission shows the full build-out of the Project and all associated impacts as of the completion of the final phase. Any off-site mitigation requirements shall be structured in phases to coordinate with the project buildout and must be completed prior to construction of that phase of work.
 - 2) Phased projects will have time frames set at the time of approvals. If the time frames set for the construction of these phases are exceeded, the applicant must return to the Town Board to update the plan.

D. Interim Property Maintenance and Development Obligations

- 1) **Applicability.** The requirements of this subsection shall apply to all land, buildings, structures, and development parcels within the SIA District, including land that has been subdivided following approval of the master development plan.
- 2) **Continuing Responsibility.** The owner of record of each parcel shall be responsible for compliance with the requirements of this subsection including any new and/or additional owners resulting from any subdivision of a parcel.
- 3) **Maintenance of Undeveloped Property.** Any portion of the SIA District not actively under construction shall be maintained in a safe, orderly, and attractive condition. Such areas shall be kept free of debris, refuse, abandoned equipment, disabled vehicles, construction waste, hazardous conditions, and excessive overgrowth.
- 4) **Maintenance of Vacant Development Parcels.** Vacant parcels intended for future development shall be graded, stabilized, and maintained to prevent erosion, nuisance conditions, and deterioration of the appearance of the District. Temporary seeding, landscaping, fencing, stormwater facilities, and other site improvements shall be maintained in good condition until development occurs.
- 5) **Demolition and Site Restoration.** Following demolition of any principal structure, the property owner shall restore the site within six months of completion of demolition unless redevelopment construction has commenced. Site restoration shall include, at a minimum:
 - a) Removal of foundations, debris, and construction materials, unless specifically approved to remain as part of a future development phase;
 - b) Grading and stabilization of disturbed areas;
 - c) Seeding, landscaping, or other ground treatment sufficient to prevent erosion and maintain an orderly appearance;
 - d) Installation and maintenance of any fencing or screening required by the Town Board.
- 6) **Vacant Buildings.** Any building that becomes vacant shall be maintained in a weather-tight, secure, and code-compliant condition. Broken windows, damaged doors, deteriorated exterior materials, graffiti, and similar conditions shall be repaired in a timely manner.
- 7) **Interim Site Management Plan.** As part of the Special Use Permit approval, the applicant shall submit an Interim Site Management Plan identifying the party responsible for maintenance of undeveloped lands, vacant development parcels, stormwater facilities, landscaping, temporary improvements, and common areas. The Plan may be amended from time to time as parcels are subdivided or ownership changes.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.35. Chapter 109 Amendments SEQR and Adoption Resolution

WHEREAS, the Hamburg Town Code contains and specifies the local laws and ordinances of the Town of Hamburg; and

WHEREAS, the Code Review Committee reviewed various regulations of Chapter 109 and sent these suggested revisions to the Town Board to begin the adoption process; and

WHEREAS, pursuant to Municipal Home Rule Law, the Town Board is proposing to enact a local law as follows:

Be it enacted by the Town Board of the Town of Hamburg, New York, that the Hamburg Town Board amends the Hamburg Town Code as follows (full copies attached):

- Amend Chapter 109 (Fair Housing), by amending § 109-6, entitled “Enforcement”; § 109-10 “Education and promotion of housing goals”; and 109-11 “Affirmatively furthering fair housing”; and

WHEREAS, a public hearing was held on August 10th, 2026, for discussion and public comment concerning adoption of this proposed local law; and

WHEREAS, the Town of Hamburg has determined that this proposed local law amendment is a Type II action under SEQR, and no further SEQR review is necessary; and

WHEREAS, this proposed local law amendment was referred to Erie County through the 239-m referral process and received no objections; and

WHEREAS, the proposed local law amendment is in accordance with the recommendation of the Town of Hamburg Code Review Committee.

NOW THEREFORE BE IT RESOLVED, the Hamburg Town Board amends Local Law #2 of the year 2005 of the Code of the Town of Hamburg Chapter 109 entitled “Fair Housing” to provide for the

revisions of the Town Code as referenced above and attached.

ATTACHMENTS:

[FEAF Part 1.pdf](#)

[Fair Housing Amendments Clean Version 8-10-26.pdf](#)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No.” If the answer to the initial question is “Yes,” complete the following sub-questions. If the answer to the initial question is “No,” proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed code changes for Chapter 109 Fair Housing		
Project Location (describe and attach a general location map): N/A (Involves local law amendment)		
Brief Description of Proposed Action (include purpose or need): The proposed local law involves amendments to the Fair Housing regulations of Chapter 109 based on input from the Town's Community Development Department and the Town's Code Review Committee. The action includes amendments to § 109-6, entitled “Enforcement”; § 109-10 “Education and promotion of housing goals”; and 109-11 “Affirmatively furthering fair housing” (see attached draft for revisions).		
Name of Applicant/Sponsor: Town of Hamburg	Telephone: 716-649-6111	
	E-Mail:	
Address: 6100 South Park Avenue		
City/PO: Hamburg	State: NY	Zip Code: 14075
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town Board Approval	August 2026
b. City, Town or Village ☐ Yes ☐ No Planning Board or Commission		
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☒ Yes ☐ No	County 239 referral	7/27/26
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?		☐ Yes ☐ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☐ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Area: West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☒ Yes ☐ No

If Yes, identify the plan(s):

Open Space and Greenspace Plan

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☒ No

If Yes, identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

All

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action?

☐ Yes ☒ No

If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Frontier CSD and Hamburg CSD

b. What police or other public protection forces serve the project site?

Hamburg Police and Erie County Sheriff's

c. Which fire protection and emergency medical services serve the project site?

All Fire Districts

d. What parks serve the project site?

All Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?

☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: _____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

• Name of wastewater treatment plant to be used: _____

• Name of district: _____

• Does the existing wastewater treatment plant have capacity to serve the project?

☐ Yes ☐ No

• Is the project site in the existing district?

☐ Yes ☐ No

• Is expansion of the district needed?

☐ Yes ☐ No

• Do existing sewer lines serve the project site?

☐ Yes ☐ No

• Will a line extension within an existing district be necessary to serve the project?

☐ Yes ☐ No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☐ No

If Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction?

☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties?

☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☐ No If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)	
g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☐ No If Yes: i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No ii. As calculated in the air permit application, the proposed action has the potential to emit: • _____ Tons/year (short tons) of carbon monoxide (CO) • _____ Tons/year (short tons) of oxides of nitrogen (NO_x) • _____ Tons/year (short tons) of particulate matter (PM-10, PM-2.5) • _____ Tons/year (short tons) of volatile organic compounds (VOC) • _____ Tons/year (short tons) of sulfur dioxide (SO₂) iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____	
h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☐ No If Yes: i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____ ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____	
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____	
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No	

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____			
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____			
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____			
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____			
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No			

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): ii. If mix of uses, generally describe:			
b. Land uses and cover types on the project site.			
Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total) • Industrial or manufacturing • Commercial • Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No <i>i. If Yes: explain:</i> _____
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No If Yes, <i>i. Identify facilities:</i> _____
e. Does the project site contain an existing dam? ☐ Yes ☐ No If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No If Yes: <i>i. Has the facility been formally closed?</i> ☐ Yes ☐ No • If Yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes ☐ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> ☐ Yes ☐ No If Yes, provide DEC ID number(s): _____ <i>iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No	
• If Yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ %	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site	
☐ Moderately Well Drained: _____ % of site	
☐ Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site	
☐ 10-15%: _____ % of site	
☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No	
If Yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☐ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No	
If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If Yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSO of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐ Yes ☐ No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☐ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐ Yes ☐ No

i. new noise sources or expansions/modification of existing noise sources;

- noise from operational sources

- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐ Yes	☐ No
Solid Waste Management Facility	☐ Yes	☐ No
Hazardous Waste Management Facility	☐ Yes	☐ No
Air Pollution Control (Title V or Air State Facility)	☐ Yes	☐ No
Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☐ No
Waste Transporter	☐ Yes	☐ No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☐ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☐ No
c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

- i. drought? ☐ Yes ☐ No
ii. temperature extremes (hot or cold)? ☐ Yes ☐ No
iii. extreme storms, including high winds? ☐ Yes ☐ No
iv. landslides? ☐ Yes ☐ No
v. coastal erosion? ☐ Yes ☐ No
vi. stormwater flooding? ☐ Yes ☐ No
vii. other climate or weather hazards? ☐ Yes ☐ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Joshua Rogers Date 7/7/26

Signature  Title Town Planner

Chapter 109

FAIR HOUSING

§ 109-1.	Policy.	§ 109-9.	Other remedies.
§ 109-2.	Definitions.	§ 109-10.	Education and promotion of housing goals.
§ 109-3.	Unlawful acts.	§ 109-11.	Affirmatively furthering fair housing.
§ 109-4.	Applicability.	§ 109-12.	Expedition of proceedings.
§ 109-5.	Exemptions.	§ 109-13.	Construal of provisions.
§ 109-6.	Enforcement.		
§ 109-7.	Penalties for offenses.		
§ 109-8.	Court action.		

[HISTORY: Adopted by the Town Board of the Town of Hamburg 8-4-196 by L.L. No. 8-1986; amended in its entirety 3-14-2005 by L.L. No. 2-2005. Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Zoning — See Ch. 280.

§ 109-1. Policy.

It is the policy of the Town of Hamburg to provide for fair housing throughout the Town.

§ 109-2. Definitions.

As used in this chapter, the following words shall have the meanings indicated:

ADVERTISING — Printing, circulating, placing or publishing or causing to be placed or published any written statement with respect to the availability of a dwelling for sale or rental.

DISABILITY — A physical or mental impairment which substantially limits one or more major life activities; a record of such an impairment or a condition regarded by others as such an impairment.

HOUSING UNIT — Any building, structure, or portion thereof which is used or occupied, or is intended, arranged or designed to be used or occupied, as the home or residence of one or more persons maintaining a common household.

MARITAL STATUS — Single, married, divorced, separated or widowed.

MILITARY STATUS — A person's participation in the military service of the United States or the military service of the state including, but not limited to, the Army National Guard, the Air National Guard, the New York Naval Militia, the New York Guard, and such additional forces as may be created by the federal or state government as authorized by law.[Added 5-23-2016 by L.L. No. 5-2016]

SEXUAL ORIENTATION — Heterosexuality, homosexuality, bisexuality, asexuality, whether actual or perceived, as well as a person's gender identity, self-image, appearance or expression.[Amended 5-23-2016 by L.L. No. 5-2016]

SOURCE OF INCOME — Payments from any lawful occupation or employment, as well as other payments, including, but not limited to, public assistance, public assistance security agreements, supplemental security income, pensions, annuities, unemployment benefits, government subsidies such as Section 8, or other housing subsidies.[Amended 5-23-2016 by L.L. No. 5-2016]

§ 109-3. Unlawful acts.

A. It shall be unlawful: [Amended 5-23-2016 by L.L. No. 5-2016]

- (1) To refuse to sell or rent or refuse to negotiate for the sale or rental or to deny any dwelling to any person because of race, color, religion, sex, age, marital status, disability, national origin, source of income, sexual orientation, military status or because the person has a child or children.
- (2) To discriminate against any person in the terms, conditions or provision of services or facilities in connection with the sale or rental of a dwelling because of race, color, religion, sex, age, marital status, disability, national origin, source of income, sexual orientation, military status or because the person has a child or children.
- (3) To induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry into the neighborhood of a person or persons of a particular race, color, religion, sex, age, marital status, disability, national origin, source of income, sexual orientation, military status or because the person has a child or children.
- (4) For a person offering residential property for sale or rent or anyone acting on behalf of such a person to print or circulate or cause to be printed or circulated any statement, advertisement or publication or to use any form of application for the sale or rental of a dwelling or to make any record or inquiry in connection with the sale or rental of a dwelling which expresses, directly or indirectly, any limitation, specification or discrimination as to race, color, religion, sex, age, marital status, disability, national origin, source of income, sexual orientation, military status or because the person has a child or children.

B. For purposes of this chapter, discrimination shall include:

- (1) A refusal to permit, at the expense of a disabled person, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises (except that, in the case of rental, the landlord may, where it is reasonable to do so, condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted); and
- (2) A refusal to make reasonable accommodations in the rules, policies, practices or services when such accommodation may be necessary to afford such person equal opportunity to use and enjoy a dwelling.

§ 109-4. Applicability.

This chapter shall apply to all residential structures located within the Town, as well as land zoned for residential uses.

§ 109-5. Exemptions.

- A. The prohibitions of this chapter shall not apply to a religious institution or organization limiting the sale, rental or occupancy of dwellings which it owns or operates to persons of the same religion or giving preference to such persons, unless membership in such religion is restricted on account of race, color, religion, sex, age, marital status, disability, national origin, source of income, sexual orientation, military status or because the person has a child or children. **[Amended 5-23-2016 by L.L. No. 5-2016]**
- B. The prohibitions of this chapter against discrimination because of sex shall not apply to a residential building owned by a public body or by a private institution or organization and maintained, in whole or part, for the exclusive use of one sex.
- C. The provisions of this chapter shall not apply to:
- (1) The rental of a housing accommodation in a building which contains housing accommodations for not more than two families living independently of each other, if the owner or members of his family reside in one of such housing accommodations and the rental has occurred without advertising. **[Amended 5-23-2016 by L.L. No. 5-2016]**
 - (2) The restriction of the rental of all rooms in a housing accommodation to individuals of the same sex.
 - (3) The rental of rooms in a housing accommodation, if such rental is by the occupant of the housing accommodation or by the owner of the housing accommodation and he or members of his family reside in such housing accommodations.
 - (4) Solely with respect to age to the restriction of the sale, rental or lease of housing accommodations exclusively to persons 55 years of age or older.

§ 109-6. Enforcement.

- A. Filing of complaints.
- (1) The Town shall receive and investigate complaints under this chapter. The Supervisor shall designate the Community Development Department Head of the Town or designee to perform the function contained in this section and may also designate a not-for-profit fair housing organization to either assist the Community Development Department Head in conducting investigations or to perform such functions and investigation.
 - (2) Any person or organization, whether or not an aggrieved party, may file with the Supervisor's designee a complaint of a violation of this chapter.
 - (3) The Supervisor's designee may investigate individual instances and patterns of conduct prohibited by this chapter, even without a complaint from another person or organization, and may initiate complaints in connection therewith.
- B. Investigation. The Supervisor's designee shall notify the accused party, in writing, within 30 days of the filing of any complaint. The designee shall make a prompt investigation in connection with the complaint and, within 100 days after a complaint is filed, determine whether the Town has jurisdiction and, if so, whether there is probable cause to believe that the person named in the complaint (hereinafter referred to as the "respondent"), has engaged or is engaging in an unlawful discriminatory practice. If, during or after the investigation, the designee believes that appropriate action to preserve the status quo or to prevent irreparable harm is advisable, the designee shall advise the Town Attorney, in writing, to bring immediately, in the name of the Town, any action necessary

to preserve such status quo or to prevent such harm, including the seeking of temporary restraining orders and preliminary injunctions.

- C. Action. If, at the conclusion of the investigation, the Supervisor's designee determines that there is probable cause to credit the allegation of the complaint, the designee shall certify the matter to the Town Attorney, who shall institute proceedings in the name of the Town. In the event of a conflict of interest between Town personnel and the respondent(s), the Supervisor's designee may refer the matter to outside counsel, providing notice to interested parties within 30 days of the date upon which the conflict was determined. **[Amended 5-23-2016 by L.L. No. 5-2016]**
- D. Conciliation. If, in the judgment of the Supervisor's designee, a conciliation agreement would satisfactorily resolve the complaint, he/she shall seek to facilitate such an agreement, which may include provisions requiring the respondent to refrain from unlawful discriminatory practices and pay such compensation and/or perform affirmative relief as is agreed upon by the parties. Conciliation agreements shall not be subject to confidentiality. **[Added 5-23-2016 by L.L. No. 5-2016]**

§ 109-7. Penalties for offenses.

- A. Any person found to have violated any provision of this chapter shall be subject to the following:
 - (1) A fine or penalty as set forth in the Schedule of Fines and Penalties. The Town may choose to designate a portion of any recovery to further the purposes of this chapter.
 - (2) Revocation or suspension of any license or permit necessary for the operation of the dwelling unit in question.
 - (3) Costs, expenses and disbursements incurred by the Town, necessary to obtain complete compliance by the respondent with the chapter; and/or restraining orders and temporary or permanent injunctions necessary to obtain complete compliance with this chapter.
- B. Each day a violation continues shall constitute a separate violation of this chapter.
- C. The Town Attorney may institute criminal action to punish a violation of this chapter by imprisonment for a term not exceeding 30 days if the above proceeding does not result in compliance with this chapter.
- D. The Town may choose to designate a portion of any penalties recovered to further the purposes of this chapter, including further public information; the engagement of a fair housing agency or agencies to further promote fair housing activities within the Town; the participation by the Town in/ with any other organization whose principal goal is to provide fair housing and/or housing counseling activities; the offset of any fees and/or expenses originated with the pursuit of this chapter.

§ 109-8. Court action. [Amended 5-23-2016 by L.L. No. 5-2016]

Any person claiming to be aggrieved by an unlawful discriminatory practice as defined by § 109-3A of this chapter shall have a cause of action in any court of competent jurisdiction within one year from the date of the occurrence for damages and such other remedies as may be appropriate. The court may:

- A. Award actual damages, including but not limited to mental anguish, embarrassment and humiliation;
- B. Award punitive damages;

- C. Award reasonable attorney's fees in the case of a prevailing plaintiff; and/or
- D. Grant as relief as it deems appropriate, any permanent or temporary injunction, temporary restraining order or other order. No bond shall be required prior to the issuance of injunctive relief.

§ 109-9. Other remedies.

Nothing in this chapter shall be construed to limit the rights of the complainant to pursue, at any time prior to or after the filing of a complaint, any other remedies which the complainant may have under the law of any state, the United States or any jurisdiction. Pursuit of one or more remedies available under this chapter shall not preclude the pursuit of any other remedy available under this chapter.

§ 109-10. Education and promotion of housing goals.

- A. Immediately after the enactment of this chapter, the Town shall commence educational activities which will explain the law and help to promote the Town's fair housing goals. Such activities shall continue while this chapter remains in force.
- B. Housing providers or real estate brokers selling or renting 20 or more dwelling units within a calendar year shall formulate an affirmative fair housing marketing plan, which must be filed with the Community Development Department Head or their designee. At minimum, such affirmative fair housing marketing plans shall include a statement of nondiscrimination and a marketing plan designed to attract a diverse pool of applicants. The Town may require annual reports of housing providers' compliance with their plans.
- C. Housing providers or real estate brokers selling or renting 20 or more dwelling units within a calendar year shall be required to use the equal opportunity logotype on applications and marketing materials and to display, in rental or real estate offices, a public notice of equal opportunity housing.

§ 109-11. Affirmatively furthering fair housing. [Added 5-23-2016 by L.L. No. 5-2016]¹

- A. In order to assure integration within a multifamily development, if affordable units are offered, affordable units shall not be clustered, but mixed with market-rate units. Additionally, the exterior appearance of affordable units shall be made to be the same as market-rate units by the provision of exterior finishes and materials of the same type and quality.

1. Editor's Note: This local law also renumbered former §§ 109-11 and 109-12 as §§ 109-12 and 109-13, respectively.

§ 109-12. Expedition of proceedings.

Any court in which a proceeding under this chapter is instituted shall assign the case for hearing at the earliest practicable date and cause the case to be expedited in every way.

§ 109-13. Construal of provisions.

Nothing in this chapter shall be construed to invalidate or limit any law of the state, the United States or any other jurisdiction that grants, guarantees or protects the same rights granted, guaranteed or protected by this chapter.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.36. Mt. Vernon Manhole Repair and Joint Lining Project SEQR Resolution

WHEREAS, the Town of Hamburg has identified the need for manhole repairs and joint lining for the Mount Vernon Sewer District, which consists of a sanitary sewer system that is currently owned, operated, and maintained by the Town of Hamburg, but discharging to the Erie County Sewer District No. 1; and

WHEREAS, this infrastructure work constitutes an eligible project pursuant to the Water Infrastructure Improvement (WIIA) program and is therefore eligible for loan and grant assistance to help finance the total project cost; and

WHEREAS, the Town of Hamburg intends to pursue grant assistance through the Environmental Facilities Corporation (EFC) to undertake these improvements; and

WHEREAS, the application to EFC for grant assistance requires that the Town comply with the State Environmental Quality Review Act (SEQRA) if applicable; and

WHEREAS, the project is considered to be “replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site” and is therefore a Type II action under Section 617.5c (2) of the SEQR regulations; and

WHEREAS, the Town Board has reviewed the Project in accordance with the Town’s Local Waterfront Revitalization Program and has completed a Waterfront Assessment Form (WAF) for a Coastal Consistency determination and referred the Project to the LWRP committee, who recommended consistency.

NOW, THEREFORE BE IT RESOLVED, the Hamburg Town Board has determined that funding and implementing the project at the proposed location in the Mt. Vernon Sewer District is consistent with the Town’s Local Waterfront Revitalization Program (“LWRP”), and will not result in any significant adverse impacts on the environment.

BE IT FINALLY RESOLVED, the Hamburg Town Board hereby determines that the manhole repairs and joint lining improvements project is a Type II action under SEQR, and therefore the project is not an action subject to further review under 6 NYCRR Part 617 of the SEQR regulations.

ATTACHMENTS:

[LWRP Recommendation 7-21-26.pdf](#)

[Mt Vernon Manhole Repair SEAF Part 1 Signed.pdf](#)

[Mt Vernon Manhole Repair SEAF Part 2 and 3.pdf](#)

Re: LWRP Coastal Consistency Review

From Henry Kleinfelder <hank14219@gmail.com>

Date Tue 7/21/2026 8:42 AM

To Mark Melewski <mark_melewski@eecgllc.com>; Joshua Rogers <jrogers@townofhamburgny.gov>

Cc Elizabeth Farrell <efarrell@townofhamburgny.gov>; Sherri Best <sbest@townofhamburgny.gov>; Carrie Meyer <cmeyer1415@yahoo.com>; Kim Finley <kim65dolphin@gmail.com>; Laura Hahn <lhahn@townofhamburgny.gov>; Lynn Rudnicki <lynnrudnicki@gmail.com>; David Woelfling <woelfldj@verizon.net>; William Clark <wclarkesq@gmail.com>; ronklimo@aol.com <ronklimo@aol.com>; Donna M. Gonser <donnamgonser@gmail.com>

Town of Hamburg Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links, attachments or QR codes unless certain of their authenticity.

Mark & Joshua

The LWRP committee has reached a majority that approves the Mt Vernon project application.

Respectfully,

Hank Kleinfelder
Chair

On Jul 21, 2026, at 8:25 AM, donnamgonser@gmail.com wrote:

I approve.

From: Henry Kleinfelder <hank14219@gmail.com>

Sent: Monday, July 20, 2026 10:00 AM

To: Elizabeth Farrell <efarrell@townofhamburgny.gov>; Sherri Best <sbest@townofhamburgny.gov>; Carrie Meyer <cmeyer1415@yahoo.com>; Donna M. Gonser <donnamgonser@gmail.com>; Kim Finley <kim65dolphin@gmail.com>; Laura Hahn <lhahn@townofhamburgny.gov>; Lynn Rudnicki <lynnrudnicki@gmail.com>; David Woelfling <woelfldj@verizon.net>; William Clark <wclarkesq@gmail.com>; ronklimo@aol.com

Cc: Mark Melewski <mark_melewski@eecgllc.com>; Joshua Rogers <jrogers@townofhamburgny.gov>

Subject: LWRP Coastal Consistency Review

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

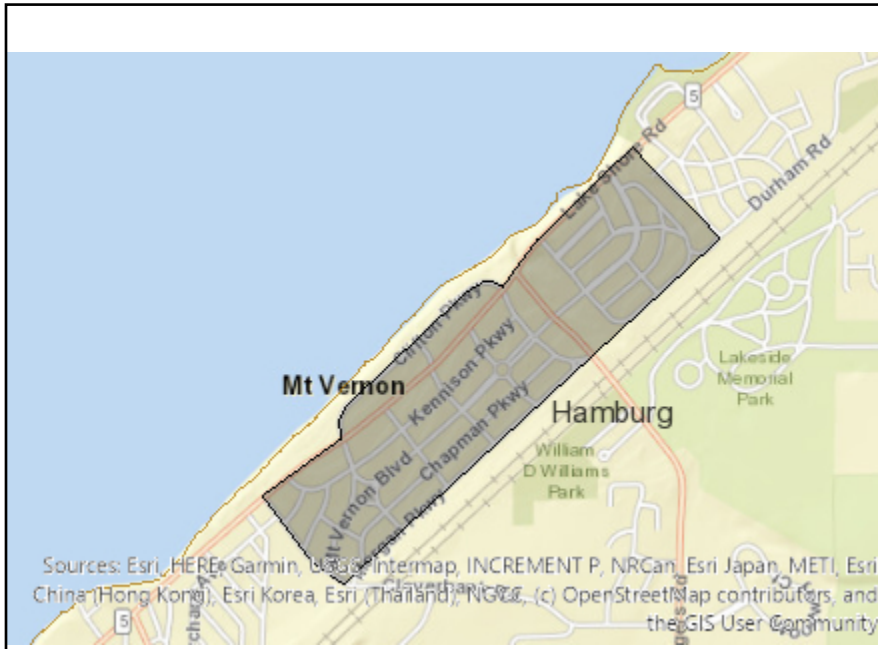
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Mt. Vernon Manhole Repair and Joint Lining Project			
Project Location (describe, and attach a location map): Mt. Vernon Sewer District Hamburg, NY 14075			
Brief Description of Proposed Action: The proposed project involves manhole repairs and joint lining for the Mount Vernon Sewer District, which consists of a sanitary sewer system that is currently owned, operated, and maintained by the Town of Hamburg, but discharging to the Erie County Sewer District No. 1. Manhole rehabilitation and joint lining will involve trench-less rehabilitation, including lining the inside of the manhole, patching leaks, and installation of water barriers and/or chimney seals.			
Name of Applicant or Sponsor: Town of Hamburg		Telephone: E-Mail:	
Address: 6100 South Park Avenue			
City/PO: Hamburg		State: NY	Zip Code: 14075
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Environmental Facilities Corporation (EFC) funding		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		N/A _____ acres N/A _____ acres _____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☒ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☒
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water:	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment:	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☒ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES
	☒	☐
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Joshua Rogers Date: 7/15/26		
Signature: _____ Title: Town Planner		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	Yes
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Project: Mt. Vernon Manhole Repair Project

Date: 7/16/26

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool ?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur,” or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed project involves manhole repairs and joint lining for the Mount Vernon Sewer District, which consists of a sanitary sewer system that is currently owned, operated, and maintained by the Town of Hamburg, but discharging to the Erie County Sewer District No. 1. The manhole rehabilitation and joint lining will involve trench-less rehabilitation, including lining the inside of the manhole, patching leaks, and installation of water barriers and/or chimney seals. All appropriate permitting and approvals will be received prior to construction.

The proposed project is located in the Local Waterfront Revitalization Area of the Town's LWRP and has been shown to be consistent with this plan.

The project has received a Letter of No Effect from the State Historic Preservation Office (SHPO), signifying no significant environmental impacts to historic, cultural, or archaeological resources are expected.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Hamburg	7/16/26
Name of Lead Agency	Date
Elizabeth Farrell-Lorentz	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.37. Alumni Park SEQR Lead Agency Resolution

WHEREAS, the Town of Hamburg has long been recognized as a community dedicated to parks, recreation, families, and civic pride; and

WHEREAS, the opening of the new National Football League stadium at the border of the Town of Hamburg presents a unique opportunity to celebrate the Town's special connection to sports while creating lasting opportunities and amenities for Hamburg residents; and

WHEREAS, over the past two years, the Town Board, Town staff, and community partners have worked to identify ways in which the residents of Hamburg can highlight and benefit from this opportunity, and

WHEREAS, the Town of Hamburg Town Board proposes various upgrades and improvements to the Town-owned property at Parker Road and Big Tree Rd/Route 20-A, now known as Alumni Park (SBL #: 160.20-2-3.12); and

WHEREAS, the Project is exempt from regulations of the Town Zoning Code as prescribed in §280-11, does not require Site Plan approval from the Planning Board, and is not subject to the 239-m referral to Erie County; and

WHEREAS, pursuant to the State Environmental Quality Review Act (SEQRA) a Full Environmental Assessment Form (FEAF) has been prepared for the Project dated August 6, 2026, which describes the Project in considerable detail; and

WHEREAS, the FEAF, having been reviewed by the Hamburg Town Board, was deemed complete and accurate relative to the Project; and

WHEREAS, the Hamburg Town Board has determined that the Project constitutes an Unlisted Action as defined by the SEQR regulations §617.2 (a) and thereafter chose uncoordinated SEQR review pursuant to 6 NYCRR §617.6(b)(4).

NOW THEREFORE BE IT RESOLVED, the Hamburg Town Board now desires to establish itself as

Lead Agency with respect to the Project in accordance with the SEQR regulations of 6 NYCRR 617.6 and authorizes the Planning Department to conduct the proper notices and filing requirements as necessary.

ATTACHMENTS:

[FEAF Part 1.pdf](#)

[Updated Site Map.pdf](#)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Alumni Park Improvements		
Project Location (describe and attach a general location map): 4899 Big Tree Road, Hamburg, NY 14075		
Brief Description of Proposed Action (include purpose or need): The proposed action involves the installation of a 4-foot split rail fence that will be placed along 20A, as well as an 8-foot fence, ten feet away from Rush Creek. There will also be a 5-foot-wide brick walkway called Legacy Trail, video boards, new picnic tables, camera installation, artwork along with an observation point/statue, improved playground equipment, the re-purposing of the permanent existing shelter and other associated temporary structures, a 70' x 210' turf flag football field and associated temporary seating and lighting.		
Name of Applicant/Sponsor: Town of Hamburg	Telephone: 716-649-6111 ext. 2380	
	E-Mail:	
Address: 6100 South Park Ave		
City/PO: Hamburg	State: NY	Zip Code: 14075
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village ☐ Yes ☐ No Planning Board or Commission		
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☒ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

Open Space Plan

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☒ No

If Yes, identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

R-2 (Town projects are exempt from Zoning Code according to 280-11)

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Frontier Central

b. What police or other public protection forces serve the project site?

Town of Hamburg Police Department

c. Which fire protection and emergency medical services serve the project site?

Armor Fire District

d. What parks serve the project site?

Alumni Park, Park at Parker Road

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Recreational

b. a. Total acreage of the site of the proposed action? $\frac{3.2}{}$ acres

b. Total acreage to be physically disturbed? $\frac{<2}{}$ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? $\frac{3.2}{}$ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?

☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

- e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No
- i. If No, anticipated period of construction: _____ months
- ii. If Yes:
- Total number of phases anticipated _____
 - Anticipated commencement date of phase 1 (including demolition) Aug _____ month 2026 _____ year
 - Anticipated completion date of final phase Sep _____ month 2026 _____ year
 - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Phase 1 includes placing of the turf football field, lighting, and the fence, and some of the temporary structures. Phase 2 will consist of completion of all other elements.

- f. Does the project include new residential uses? ☐ Yes ☒ No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

- g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No

If Yes,

- i. Total number of structures _____
- ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
- iii. Approximate extent of building space to be heated or cooled: _____ square feet

- h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

- a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

- iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: _____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☒ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? ☐ Yes ☐ No

• Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☐ Yes ☒ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)? _____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ National Grid connection for lighting/power iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No	
l. Hours of operation. Answer all items which apply. i. During Construction: • Monday - Friday: <u>7 am to 7 pm</u> • Saturday: <u>7 am to 7 pm</u> • Sunday: _____ • Holidays: _____ ii. During Operations: • Monday - Friday: <u>Dawn to Dusk</u> • Saturday: <u>Dawn to Dusk</u> • Sunday: <u>Dawn to Dusk</u> • Holidays: <u>Dawn to Dusk</u>	
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Temporary noise from construction, associated event noise during event days and weekends ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: 8 foot dark sky compliant lamps sprawled around the Park ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Parkland ii. If mix of uses, generally describe:			
b. Land uses and cover types on the project site.			
Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total) • Industrial or manufacturing • Commercial • Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: <u>Parkland</u>	3.2	3.2	0

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> The park is currently used by Town residents, and will continue to be a recreational resource that is open to the public.	☒ Yes ☐ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify facilities:</i>	☒ Yes ☐ No
ECC South Campus	
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If Yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If Yes, provide DEC ID number(s): _____ <i>iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):</i>	☐ Yes ☒ No ☐ Yes ☐ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No	
• If Yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? >5 _____ feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Wd Wayland Soils Complex	55.5 %
AoB Angola silt loam	35.1 %
DbA Darien silt loam	2.9 %
d. What is the average depth to the water table on the project site? Average: >5 _____ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☒ Poorly Drained: 100 % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☒ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name <u>837-235</u> Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name <u>Federal Waters, Federal Waters, Federal Waters,...</u> Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☒ Yes ☐ No	
If Yes, name of impaired water body/bodies and basis for listing as impaired: <u>Name - Pollutants - Uses: Rush Creek and tribs - Fecal Coliforms; Total Phosphorus</u>	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If Yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSO of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: The project involves the current park at Parker Road and 20A.

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): Local Park

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐ Yes ☒ No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☐ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐ Yes ☒ No

i. new noise sources or expansions/modification of existing noise sources;

- noise from operational sources

- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐ Yes	☐ No
Solid Waste Management Facility	☐ Yes	☐ No
Hazardous Waste Management Facility	☐ Yes	☐ No
Air Pollution Control (Title V or Air State Facility)	☐ Yes	☐ No
Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☐ No
Waste Transporter	☐ Yes	☐ No

E.5 Future Physical Climate Risks	
Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:	
a. Is the proposed action vulnerable to damage from a projected 100-year flood?	☐ Yes ☒ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood?	☐ Yes ☒ No
c. Is the proposed action in an area potentially affected by sea level rise?	☒ Yes ☐ No
d. Will the proposed action increase the vulnerability of human or ecological communities to the following:	
i. drought?	☐ Yes ☒ No
ii. temperature extremes (hot or cold)?	☐ Yes ☒ No
iii. extreme storms, including high winds?	☐ Yes ☒ No
iv. landslides?	☐ Yes ☒ No
v. coastal erosion?	☐ Yes ☒ No
vi. stormwater flooding?	☐ Yes ☒ No
vii. other climate or weather hazards?	☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

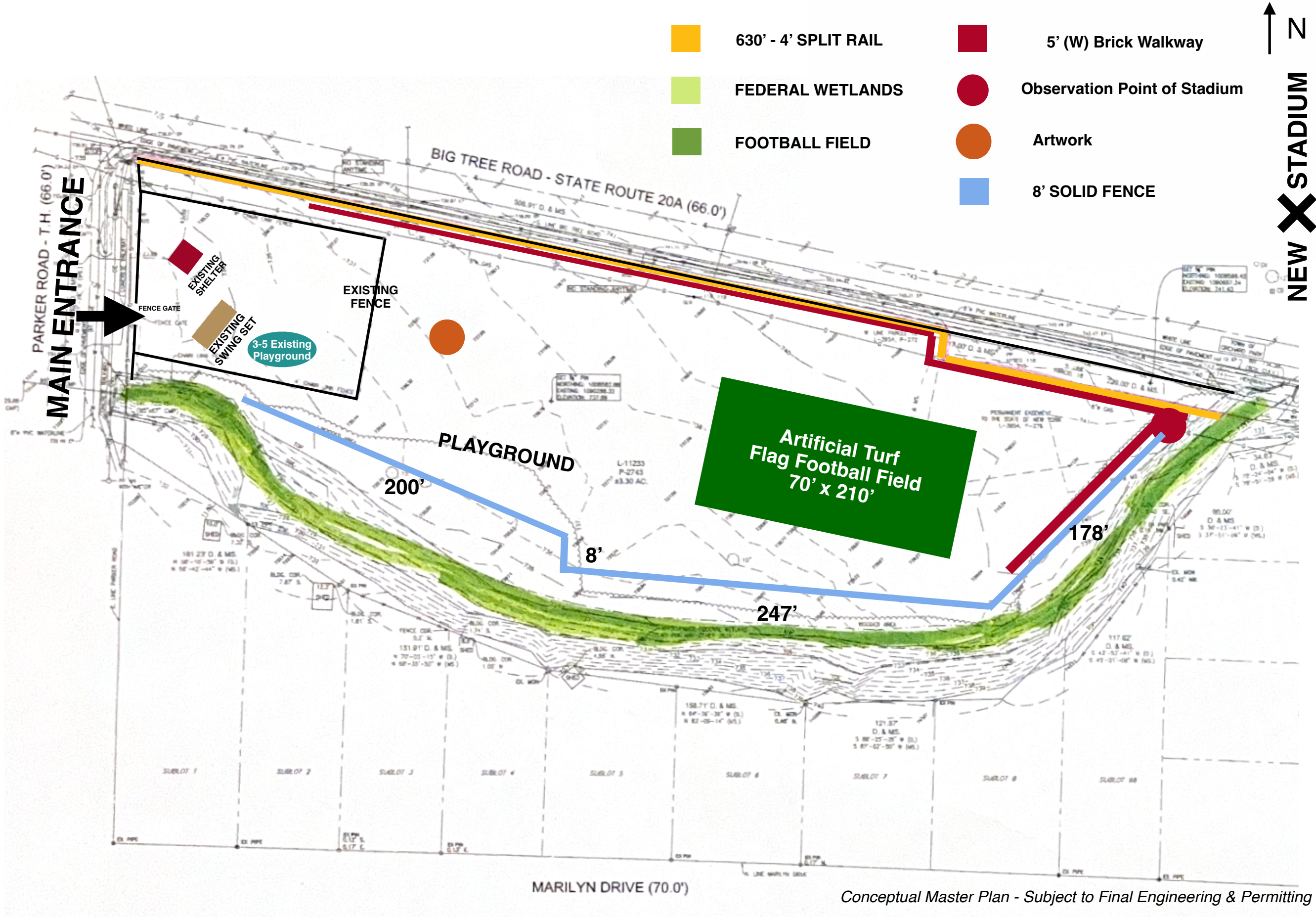
Applicant/Sponsor Name Joshua Rogers Date 8/6/26

Signature  Title Town Planner

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	837-235
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Rush Creek and tribs - Fecal Coliforms;Total Phosphorus
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	No



Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.38. Concession Agreement

WHEREAS, the Town of Hamburg desires to enter into an agreement with Donald Bond d/b/a Bonds Bussin Bites, to operate a refreshment concession at the Hamburg Town Park for a period commencing as soon as all required permits issued by the Erie County Health Department, and insurance certificates are submitted and approved until on or about Labor Day 2026. The vendor will pay the Town \$200.00.

NOW THEREFORE BE IT RESOLVED that the Town of Hamburg enter into an agreement with Donald Bond d/b/a Bonds Bussin Bites and,

BE IT FURTHER RESOLVED that Supervisor Elizabeth Farrell Lorentz is authorized to sign the agreement on behalf of the Town of Hamburg, upon review by the Legal Department.

ATTACHMENTS:

[Addendum to agreement between Bonds Bussin Bites & Town of Hamburg.pdf](#)

**Addendum to Agreement
Between Donald Bond d/b/a Bonds Bussin Bites
And
Town of Hamburg**

WHEREAS, The Town of Hamburg is the owner of certain premises known as the Hamburg Town Park; and

WHEREAS, the Town of Hamburg is desirous of maximizing amenities at the Town Park/Beach; and

WHEREAS, Donald Bond d/b/a Bonds Bussin Bites acknowledges the Town of Hamburg as owner and operator of the properties and all buildings and/or structure and/or equipment on the properties; and

WHEREAS, Donald Bonds d/b/a Bonds Bussin Bites shall pay the Town of Hamburg the amount of \$200 as payment to conduct and operate food vendor services during the remainder of the 2026 season; and

WHEREAS, this agreement shall terminate at the end of the 2026 season; and

WHEREAS, all other terms and conditions of the agreement are in full force and effect, including obtaining necessary permits, specific insurance requirements, and that all required insurance coverage must be submitted and approved prior to commencement of operations by Donald Bonds d/b/a Bonds Bussin Bites; and

WHEREAS, all equipment must be maintained and cleaned so as to maintain its current condition.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by subscribing the same, this _____ day of August 2026.

TOWN OF HAMBURG

BY: _____
Elizabeth Farrell Lorents, Supervisor

Donald Bonds d/b/a Bonds Bussin Bites

By: _____

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.39. ECWA Water System Improvements Additional Fire Hydrant

WHEREAS, the Town of Hamburg has been notified by Erie County Water Authority of a Water System Improvement Project planned within the Town and;

WHEREAS, as part of the project, ECWA is planning to install a new section of watermain between 5310 Southwestern Blvd. and 5278 Southwestern Blvd. and are planning to install one (1) Hydrant and;

THEREFORE BE IT RESOLVED, that the Town Board authorizes the ECWA to install the one (1) additional fire hydrant as shown on the project plans and reviewed by the Town Engineering Department and that the Town of Hamburg agrees to pay the ECWA the annual direct service hydrant maintenance fee for this hydrant, and

BE IT FURTHER RESOLVED, that the Town Clerk is requested to provide two certified copies of this resolution to the Engineering Department for transmittal to the ECWA.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.40. Helps Program

WHEREAS, The Town Board has the authority to manage the Town of Hamburg Personnel efficiently and effectively in accordance with applicable laws, rules, regulations, and collective bargaining agreements, including New York State Civil Service Laws and the Erie County Rules for the Classified Service; and

WHEREAS, New York State Civil Service Commission has developed and the Erie County Personnel Department has adopted the NYS HELPS (Hiring for Emergency Limited Placement Statewide) program, which allows for the inclusion of titles where qualified individuals may be appointed to a non-competitive version of a competitive title in order to gain permanent status without competitive examination and upon completion of a necessary probationary term be placed in the competitive class without further exam; and

WHEREAS, Erie County has recommended that the below resolve clause regarding the appointment process be approved to allow the Town of Hamburg to appropriately utilize the NYS Helps program in its most efficient form so as not to delay the ability of employees hired through the program to gain permanent status;

NOW THEREFORE BE IT RESOLVED, that any individual appointed through the NYS Helps program, as approved and administered by The County of Erie, and upon completion of the minimum probationary term of the position and the requirements as outlined/approved by Erie County Civil Service, shall be afforded the rights of that of a competitive class appointment without further exam or approval by the Erie County Civil Service Commission. The Town Board of the Town of Hamburg retains all rights and authority as it relates to hiring and employment procedures.

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.41. Workday Reporting

BE IT RESOLVED that the Hamburg Town Board does hereby approve the 2026 Workday Reporting resolution as required by the NYS Comptroller.

(Attached)

ATTACHMENTS:

[20260807083728.pdf](#)

New York State and Local Retirement System
110 State Street, Albany, New York 12244-0001Please type or print clearly
in blue or black ink

Received Date

Standard Work Day and
Reporting Resolution for
Elected and Appointed Officials

Employer Location Code

3 0 3 3 3

SEE INSTRUCTIONS FOR COMPLETING FORM ON REVERSE SIDE

RS 2417-A

(Rev. 11/19)

BE IT RESOLVED, that the Town of Hamburg

/ 30333

(Name of Employer)

(Location Code)

hereby established the following standard work days for these titles and will
report the officials to the New York State and Local Retirement based on their record of activities:

Name	Social Security Number	NYS SLRS ID	Title	Current Term Begin & End Dates	Standard Work Day	Record of Activities Result	Not Submitted	Pay Frequency	Tier 1
Elected Officials:									
Natalie Nitsche			Town Clerk	1/1/2026-12/31/2027	6	26.39	☐	biweekly	☐
Lynne Dixon			Councilmember	1/1/2026-12/31/2028	6		☒	biweekly	☐
Walter Rooth, III			Town Justice	1/1/2026-12/31/2029	6	5.95	☐	biweekly	☐
Appointed Officials:									
Kenneth J. Farrell			Town Attorney	1/1/2026-12/31/2027	6	25.03	☐	biweekly	☐
Brian Attea			Deputy Town Attorney	1/1/2026-12/31/2027	6	1.69	☐	biweekly	☐
Joseph Gogan			Deputy Town Attorney	1/1/2026-12/31/2027	6	3.16	☐	biweekly	☐

I, Natalie Nitsche

(Name of Secretary or Clerk)

secretary/clerk of the governing board of the Town of Hamburg, of the State of New York,
(Circle one) (Name of Employer)do hereby certify that I have compared the foregoing with the original resolution passed by such board at a legally convened meeting held on the 10th day of Aug., 2026
on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Hamburg on this 26 day of August, 2026,
(Name of Employer)

(Signature of Secretary or Clerk)

Affidavit of Posting: I, Natalie Nitsche

(Name of Secretary or Clerk)

(Date)

and continued for at least 30 days. That the Resolution was available to the public on the:
being duly sworn, deposes and says that the posting of the Resolution began on☒ Employer's website at: townofhamburgny.gov☒ Official sign board at: town clerk's office☐ Main entrance Secretary or Clerk's office at: _____Page 1 of 2 (for additional rows, attach a RS 2417-B form.)

(seal)

**Please type or print clearly
in blue or black ink**

Employer Location Code

ω
0
ω
ω
ω

RS 2417-B
(Rev 04/20)

(Rev. 04/20)

Received Date

Standard Work Day and Reporting Resolution for Elected and Appointed Officials Continuation Form

Name	Social Security Number	NYSLRS ID	Title	Current Term Begin & End Dates	Standard Work Day	Record of Activities Result	Not Submitted	Pay Frequency	Tier 1
------	------------------------	-----------	-------	--------------------------------	-------------------	-----------------------------	---------------	---------------	--------

Elected Officials:

[illegible]

Appointed Officials:

[illegible]

_(use with form RS 2417-A)



Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.42. Town of Hamburg Drainage and Stormwater Management District Public Hearing and Lead Agency

WHEREAS, the Town of Hamburg (the “Town”) manages a drainage system which provides collection of the rainfall and snow melt runoff for Town properties and controls the quantity and quality of runoff into local, state, and federal waterways; and

WHEREAS, the Town has determined it will need a dedicated sole source of funding to continue to construct, operate, and maintain sufficient stormwater infrastructure to comply with increasingly stringent permit requirements, provide sufficient capital to repair/replace aging infrastructure, and to address the effects of increasing precipitation as a result of climate change; and

WHEREAS, the Town proposes to create a new Town-wide Drainage and Stormwater Management District (the "District") to manage and fund the entire stormwater system.

WHEREAS, for the Town of Hamburg to form a Town-wide Drainage and Stormwater Management District the Town of Hamburg must adopt the Order and schedule a public hearing. The public hearing will provide involved and concerned parties an opportunity to comment on the Map, Plan, & Report as well as voice any potential comments or issues; and

WHEREAS, the Town Engineer has submitted a proposed Order that includes a notice of the public hearing and announces that the Map, Plan, & Report are available for public review; and

WHEREAS, the formation of the District will require the Town to comply with the New York State Environmental Quality Review Act (Article 8 of the Environmental Conservation Law and its implementing regulations at 6 NYCRR Part 617; “SEQRA”) and the Town’s Local Waterfront Revitalization Program; and

WHEREAS, pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act - SEQRA) of the Environmental Conservation Law, the Town Board has determined that developing and implementing the proposed District is an Unlisted Action; and

WHEREAS, the Town Board, in compliance with Section 209-d of the Town Law, now desires to conduct a public hearing concerning the proposed District;

NOW, THEREFORE BE IT RESOLVED, the Town Board does hereby accept the Map, Plan and Report and Order in accordance with the Town Law for the creation of a Town-wide Drainage and Stormwater Management District; and

BE IT FURTHER RESOLVED, by the Town Board, as follows:

Section 1: The Town Board will hold a public hearing pursuant to Article 12-A, Section 209-d of the N.Y. Town Law on the 24th of August 2026 starting at 5 p.m. at the Hamburg Town Hall, to consider the establishment of the proposed District, and at which all interested persons may be heard (the "Public Hearing").

Section 2: The Town Clerk is hereby authorized and directed to cause a copy of this Order to be published once in the official newspaper of the Town, the first publication thereof to be not less than ten nor more than twenty days before the day set herein for the Public Hearing, and said Town Clerk shall also cause a copy thereof to be posted on the sign-board of the Town maintained pursuant to the subdivision 6 of Section 30 of the N.Y. Town Law not less than ten nor more than twenty days before the day set for the Public Hearing. The Town Clerk shall also cause a copy of this Order to be posted on the Town's official website not less than ten nor more than twenty days before the day set for the Public Hearing.

Section 3: The Town Clerk shall file a certified copy of this Order with the Office of the State Comptroller, on or about the date of publication of this Order.

Section 4: This Order shall take effect immediately.

ATTACHMENTS:

[FEAF Part 1.pdf](#)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No.” If the answer to the initial question is “Yes,” complete the following sub-questions. If the answer to the initial question is “No,” proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Town of Hamburg Drainage and Stormwater Management District Formation		
Project Location (describe and attach a general location map): Town of Hamburg		
Brief Description of Proposed Action (include purpose or need): The Town of Hamburg (Town) manages a drainage system which provides collection of the rainfall and snow melt runoff for Town properties and controls the quantity and quality of runoff into local, state, and federal waterways. The Town has to meet maintenance and operation needs, as well as complete capital work, to keep the system running while complying with regulations governing stormwater and operates under the NYSDEC general stormwater SPDES permit for Municipal Separate Storm Sewer System (MS4). The Town has determined it will need a dedicated sole source of funding to continue to construct, operate, and maintain sufficient stormwater infrastructure to comply with increasingly stringent permit requirements, provide sufficient capital to repair/replace aging infrastructure, and to address the effects of increasing precipitation as a result of climate change. Accordingly, the Town proposes to create a new Town-wide Drainage and Stormwater		
Name of Applicant/Sponsor: Town of Hamburg Town Board	Telephone: 716-649-6111	
	E-Mail:	
Address: 6100 South Park Avenue		
City/PO: Hamburg	State: NY	Zip Code: 14075
Project Contact (if not same as sponsor; give name and title/role): Same	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): N/A	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Formation of District	Fall 2026
b. City, Town or Village ☐ Yes ☐ No Planning Board or Commission		
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. <i>i.</i> Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☒ Yes ☐ No <i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No <i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☒ Yes ☐ No

If Yes, identify the plan(s):
 The Town of Hamburg includes a BOA, Greenway and other Planning districts

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☒ Yes ☐ No

If Yes, identify the plan(s):
 The Town has an Open Space and Greenspace Plan (outdated)

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☒ No

If Yes, identify the elements of the plan that are relevant to the action:

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Entire Town - all zoning districts

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? All Town School Districts

b. What police or other public protection forces serve the project site?
Town of Hamburg Police, Erie County and NYS

c. Which fire protection and emergency medical services serve the project site?
All Town fire and emergency service providers

d. What parks serve the project site?
All Town, County and NYS parks within the Town

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: _____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

• Name of wastewater treatment plant to be used: _____

• Name of district: _____

• Does the existing wastewater treatment plant have capacity to serve the project?

☐ Yes ☐ No

• Is the project site in the existing district?

☐ Yes ☐ No

• Is expansion of the district needed?

☐ Yes ☐ No

• Do existing sewer lines serve the project site?

☐ Yes ☐ No

• Will a line extension within an existing district be necessary to serve the project?

☐ Yes ☐ No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☐ No

If Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction?

☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties?

☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____			
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____			
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____			
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____			
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No			

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): ii. If mix of uses, generally describe:			
b. Land uses and cover types on the project site.			
Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total) • Industrial or manufacturing • Commercial • Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____	☐ Yes ☐ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify facilities:</i> _____	☐ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____	☐ Yes ☐ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If Yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____	☐ Yes ☐ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____	☐ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If Yes, provide DEC ID number(s): _____ <i>iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____	☐ Yes ☐ No ☐ Yes ☐ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No	
• If Yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ _____ % _____ _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If Yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☐ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No If Yes: i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If Yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

E.5 Future Physical Climate Risks	
Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:	
a. Is the proposed action vulnerable to damage from a projected 100-year flood?	☐ Yes ☐ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood?	☐ Yes ☐ No
c. Is the proposed action in an area potentially affected by sea level rise?	☐ Yes ☐ No
d. Will the proposed action increase the vulnerability of human or ecological communities to the following:	
i. drought?	☐ Yes ☐ No
ii. temperature extremes (hot or cold)?	☐ Yes ☐ No
iii. extreme storms, including high winds?	☐ Yes ☐ No
iv. landslides?	☐ Yes ☐ No
v. coastal erosion?	☐ Yes ☐ No
vi. stormwater flooding?	☐ Yes ☐ No
vii. other climate or weather hazards?	☐ Yes ☐ No If Yes, describe: _____

F. Additional Information
 Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification
 I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name	Joshua Rogers	Date	8/7/26
Signature		Title	Town Planner

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.43. Amsdell Road Extension

WHEREAS, the Town of Hamburg is committed to providing sidewalks for the safe travel of pedestrians throughout the Town; and

WHEREAS, the Town completed a portion of Amsdell Road, but per the funding requirements, must utilize MWBE and/or SDVOB firms as part of the project; and

WHEREAS, the Town Engineer released a Request for Quotes to those firms on the State list for these certifications and received one MBE and one SDVOB; and

WHEREAS, the Town Engineer recommends the Town enter into an agreement with one or both firms for the extension of sidewalks and one new crossing on Amsdell Road for a not-to-exceed price of \$150,000.

NOW THEREFORE BE IT RESOLVED, that the Town Board authorizes the Supervisor to enter into an agreement with one or both firms for work at a cost not-to-exceed \$150,000 and the Town Engineer and EECG Consulting to coordinate the scope of work starting as soon as possible.

Funds are available in General Fund

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.44. Schoelkopf Road Town Property Ditch Cleaning

WHEREAS, the Town of Hamburg owned vacant property on Schoelkopf Road, SBL #190.09-4-19.11 includes a large drainage channel that receives runoff from the Town roads and local properties; and

WHEREAS, the Engineering Department has inspected the condition of the channel and found it is in need of significant maintenance; and

WHEREAS, following discussion with Highway, it was determined that an independent contractor will be required to complete the work and the Engineering Department obtained 3 quotes; and

WHEREAS, the Town Engineer recommends the Town award the Schoelkopf Road Ditch Cleaning to Ground Breaking Solutions Inc. for \$23,000.00.

NOW THEREFORE BE IT RESOLVED, that the Town Board authorizes the Supervisor to sign a letter of authorization to Ground Breaking Solutions Inc. for work.

Funds are available in B.1490.0440.1

Town Board of the Town of Hamburg
August 10, 2026 Meeting

4.45. McKinley Parkway Sidewalk Extension

WHEREAS, the Town of Hamburg would like to extend the sidewalk on McKinley Parkway from Clark St to the first driveway of the Fairgrounds; and

WHEREAS, the Engineering Department requested quotes for the work, but all quotes received were above the public bid requirement and funding available. However, the Town would like to complete as much as of the work as possible; and

WHEREAS, the Town Engineer recommends the Town award the McKinley Parkway Sidewalk Extension to Surianello Concrete for a not-to-exceed price of \$34,000.00.

NOW THEREFORE BE IT RESOLVED, that the Town Board authorizes the Supervisor to enter into an agreement with Surianello Concrete for work.

Funds are available in H106.1440.440

**Town Board of the Town of Hamburg
August 10, 2026 Meeting**

4.46. Town Hall Parking Lot Change Orders

WHEREAS, the Town Board awarded the original contract for the Town Hall Parking Lot to Louie Del Prince; and

WHEREAS, the Town requested revisions of the plans by Wendel Engineering and the associated cost changes by the contractor Louie Del Prince; and

WHEREAS, Town Engineer has reviewed the proposed change orders and recommends the Town Board approve the work; and

THEREFORE BE IT RESOLVED, that the Town Board authorize the Supervisor to sign the attached change orders.

BE IT FURTHER RESOLVED, that the Town Board hereby approves a budget amendment increasing the following accounts by \$233,072, as follows: Transfer \$14,344.21 from General Fund to Project H108.1440.456.403 Transfer \$18,622 from Police budget to Project H108.1440.456.403 Remaining funds available in Project H108.1440.456.403

BE IT FURTHER RESOLVED, that the Town Supervisor and Finance Office are authorized and directed to make the necessary accounting and budgetary entries and to take all actions necessary to carry out this resolution.

ATTACHMENTS:

[DOC080726-002.pdf](#)



"Buffalo's Original Paving Contractor"

580 Cayuga Road
Cheektowaga, NY 14225-1312
Phone (716) 633-6944
Fax (716) 633-1053
office@louisdelprince.com

TO Camie Jarrell
Town of Hamburg
cjarrell@townofhamburgny.gov

PROPOSAL

ESTIMATOR	JOB	PAYMENT TERMS	PROPOSAL DATE
Steve Del Prince	26-214-C03 Scope changes	30 Days	8/7/2026

Site: 6100 South Park Ave, Hamburg, NY 14075

Scope:

Changes to scope labelled Change Order #1 on Bulletin #, with town requests from e-mail dated 8/6/26.

Total: \$ 214,450

Breakdown:

Temporary conditions:
\$ 1,130

Pavement/curb removal:
\$ 13,000

Topsoil/earth removal:
\$ 4,000

Outdoor electric scope including light poles and conduit, excluding indoor work to boilers:
\$ 65,200

Concrete sidewalk/pad/curb:
\$ 45,180

Box out /Full depth asphalt / increased mill and pave:
\$ 54,130

Striping / signs / wheel stops:
\$ 6,000

Topsoil and turf establishment:
\$ 5,000

CB and MH at north driveway:

\$ 18,500

100 lf 2.5" conduit capped and buried on either side of south driveway:

\$ 2,310

Excludes:

1. Tree removal

This is a quotation on the goods named, subject to the conditions noted below:

- 1) Due to uncertainty of asphalt material prices from our suppliers, we cannot guarantee this quote price after 30 days.
- 2) One (1) mobilization is included for all work accepted. Additional mobilizations if required will be invoiced at \$800.00 each.
- 3) All work to be completed by October 2026.
- 4) Tax will be added if not exempt.
- 5) Does not include permits and bonds.
- 6) Any excavated material is assumed to be non-contaminated. Any costs arising from testing or disposal of suspected or confirmed contaminated soils will be charged to owner.

Thank you for the opportunity to quote your project.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!