

To whom it may concern,

I'm writing about the letter
we received about the many town homes
you proposed to build on a small tract
of land next to the railroad tracks. What
a mistake! It will be an eyesore & will be
well taken care of homes.

We have lived here for 20 years.
Since it was called "Pond Brook Park"

right now the side walks are
broken and need to be repaired. It's
much easier to walk in the roads.

I saw Surveyors on the road next to our
house. It saddens me to think some people
think of making money from others, like you.

If this comes about and you do
build those condominiums I should
hope you check the backgrounds of
your buyers. There are a lot of children
in the neighborhood. I wouldn't want
them to be raised by a stranger who lives
in one of those condominiums.

I for one along with my husband

We'll be at the meeting on the 27th
The whole thing is just a money grab
making things an inconvenience to
many of the homeowners in this
development. The road that will next to
our house and my neighbor on the other
side of the road have to listen and see
the cars coming and going all hours
of the day and night. Snow plows, garbage
trucks etc. No way down went a new
development near here. THE cars on
cloverbank go fast enough

We don't approve of your
plans at all!

Mr & Mrs J.H. Flynn

Proposed Townhomes Near Briercliff Dr.

Ann Kempster <annskempster@yahoo.com>

Sat 4/3/2021 7:20 PM

To: Sarah desJardins <sdesjard@townofhamburgny.com>

Ms. DesJardins:

We are writing in regard to the proposed townhome project located at 0 Briercliff by DATO Development. As residents of Briercliff Drive for thirteen years, we feel that this project would be a catastrophic mistake for our neighborhood and community, and we emphatically encourage the Town of Hamburg to reject any proposals regarding this project.

As a bucolic development, Briercliff Estates allows our children to play and explore the neighborhood in a safe environment. DATO's proposed project would be the highest density townhome development in Erie County, adding countless cars speeding past our house and any number of strangers coming and going through our neighborhood. With the only entrances and exits to our development on Cloverbank Road or Amsdell Road, allowing this proposed project's only egress to be Briercliff Drive would alter our quiet neighborhood as we know it and jeopardize the safety of our families.

The railroad tracks are a mere fifty feet from the proposed townhomes. These proposed townhouse are a safety hazard: it is negligence to allow any private residences to be built so close to such active railroad tracks, with hundreds of trains—some hauling hazardous chemicals—barreling through our community each week. We shudder to think what would happen if a derailment occurred so close to the proposed townhomes.

Finally, the proposal calls for "owner occupied" townhomes. There is no way of preventing the developer from turning the residences into rental properties. Rental properties adjacent to our development could seriously affect our property values and assessments, which is a problem that no homeowner wants to face.

Truly, the acceptance of DATO's townhome project would be a nightmare for our neighborhood and the Town of Hamburg, in general. Please take into consideration our concerns and reject DATO's proposal. This is one building opportunity that the Town of Hamburg can afford to deny.

Sincerely,

Michael R. Kempster and Ann S. Kempster
(716) 649-3734

5143 Briercliff Dr.
Hamburg, NY 14075
April 3, 2021

RECEIVED

Sarah DesJardins
Town of Hamburg Planning Board
6100 South Park Ave
Hamburg, NY 14075

APR 06 2021

Town of Hamburg
Planning Dept.

RE: DATO Development's Proposed 0 Briercliff Townhome Development

Dear Ms. DesJardins,

I am writing to express my concerns, as a resident of Briercliff, of the DATO Development's proposed 0 Briercliff Townhome Development.

I know, as one of the first homeowners in Briercliff, that the property where 0 Briercliff is proposed, has always been meant to be developed to enhance the Briercliff community and the Town of Hamburg. The proposal from DATO Development will do the opposite, and the following are just a few of my concerns.

The density of the number of units in their proposal is unprecedented in the Town of Hamburg and has no thought to the increase pressure on the roads and congestion on Briercliff Drive and the surrounding infrastructure. There will be three intersections within 300 feet creating a dangerous traffic pattern for the children of the community and its residence. DATO Development did not plan properly to address this traffic issue, in its first or current proposal. They should have provided an alternative entrance off Cloverbank to help alleviate demands on Briercliff, but now that is no longer possible with the silent train mechanisms.

This proposed development will also have homes within 50 feet to a very active railroad lines. Although the silent train crossing has made a difference, the constant and heavy trains will make it difficult for these unit to be sold to the target audience that DATO Development has identified for these units. The proposal is for "owner occupied" but there is no legal recourse if DATO Development has issues selling the properties and end up moving it to a rental model which would seriously impact our property values and assessments.

The amount of green space that was in the original proposal was drastically decreased, and there is little recreational room for those residents, or visitors which will put a higher demand on our community funded spaces.

I hope for your support in opposing this development plan and help keep Briercliff safe for its residence as well as the entire Town of Hamburg.

Sincerely,



Jeffrey M. Mau

Proposed Townhomes Near Briercliff Dr.

Ann Kempster <annskempster@yahoo.com>

Sat 4/3/2021 7:20 PM

To: Sarah desJardins <sdesjard@townofhamburgny.com>

Ms. DesJardins:

We are writing in regard to the proposed townhome project located at 0 Briercliff by DATO Development. As residents of Briercliff Drive for thirteen years, we feel that this project would be a catastrophic mistake for our neighborhood and community, and we emphatically encourage the Town of Hamburg to reject any proposals regarding this project.

As a bucolic development, Briercliff Estates allows our children to play and explore the neighborhood in a safe environment. DATO's proposed project would be the highest density townhome development in Erie County, adding countless cars speeding past our house and any number of strangers coming and going through our neighborhood. With the only entrances and exits to our development on Cloverbank Road or Amsdell Road, allowing this proposed project's only egress to be Briercliff Drive would alter our quiet neighborhood as we know it and jeopardize the safety of our families.

The railroad tracks are a mere fifty feet from the proposed townhomes. These proposed townhouse are a safety hazard: it is negligence to allow any private residences to be built so close to such active railroad tracks, with hundreds of trains—some hauling hazardous chemicals—barreling through our community each week. We shudder to think what would happen if a derailment occurred so close to the proposed townhomes.

Finally, the proposal calls for "owner occupied" townhomes. There is no way of preventing the developer from turning the residences into rental properties. Rental properties adjacent to our development could seriously affect our property values and assessments, which is a problem that no homeowner wants to face.

Truly, the acceptance of DATO's townhome project would be a nightmare for our neighborhood and the Town of Hamburg, in general. Please take into consideration our concerns and reject DATO's proposal. This is one building opportunity that the Town of Hamburg can afford to deny.

Sincerely,

Michael R. Kempster and Ann S. Kempster
(716) 649-3734

5143 Briercliff Dr.
Hamburg, NY 14075
April 3, 2021

RECEIVED

Sarah DesJardins
Town of Hamburg Planning Board
6100 South Park Ave
Hamburg, NY 14075

APR 06 2021

Town of Hamburg
Planning Dept.

RE: DATO Development's Proposed 0 Briercliff Townhome Development

Dear Ms. DesJardins,

I am writing to express my concerns, as a resident of Briercliff, of the DATO Development's proposed 0 Briercliff Townhome Development.

I know, as one of the first homeowners in Briercliff, that the property where 0 Briercliff is proposed, has always been meant to be developed to enhance the Briercliff community and the Town of Hamburg. The proposal from DATO Development will do the opposite, and the following are just a few of my concerns.

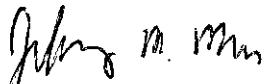
The density of the number of units in their proposal is unprecedented in the Town of Hamburg and has no thought to the increase pressure on the roads and congestion on Briercliff Drive and the surrounding infrastructure. There will be three intersections within 300 feet creating a dangerous traffic pattern for the children of the community and its residence. DATO Development did not plan properly to address this traffic issue in its first or current proposal. They should have provided an alternative entrance off Cloverbank to help alleviate demands on Briercliff, but now that is no longer possible with the silent train mechanisms.

This proposed development will also have homes within 50 feet to a very active railroad lines. Although the silent train crossing has made a difference, the constant and heavy trains will make it difficult for these unit to be sold to the target audience that DATO Development has identified for these units. The proposal is for "owner occupied" but there is no legal recourse if DATO Development has issues selling the properties and end up moving it to a rental model which would seriously impact our property values and assessments.

The amount of green space that was in the original proposal was drastically decreased, and there is little recreational room for those residents, or visitors which will put a higher demand on our community funded spaces.

I hope for your support in opposing this development plan and help keep Briercliff safe for its residence as well as the entire Town of Hamburg.

Sincerely,


Jeffrey M. Mau

Subject Briercliff Townhome Project

From: Nicole Ryan
5142 Briercliff Drive
Hamburg NY, 14075

Date: April 15, 2021

To Whom It May Concern:

I am writing to you today as I have many concerns regarding the Townhome Project that is being proposed at 0 Briercliff Drive.

1. The road that would go in would be right on top of my lot as I live right next to where one of the entrances would be. This concerns me because as I have a small grandchild that lives with me and I would fear for his life when he plays outside. Will there be sidewalks on this entrance road?
2. People already use Briercliff as a cut thru to get from Amsdell to Cloverbank. Now even more traffic would be created causing it harder to get out of driveways etc
3. There are many small children in this area that ride up and down on their bikes and all play together and if the roads go in, they would have to cross over making a safety concern due to the extra traffic coming in and out of the development.
4. My property value will go down being right next to a busy street and having these homes back up to my yard. Or make my house harder to sell as nobody wants live next to a road that is basically right on top of their property.
5. More delivery trucks coming and going again causing more traffic, and plows during the winter in and out, again causing another safety concern for children and people walking.
6. Will a privacy fence be put up to separate the town homes from our neighborhood.
7. If this project is developed, then we have to deal with construction vehicles coming and going in and out for possibly several years until these homes sell. This causes a concern as there will be strangers in and out of our neighborhood while our children play and all the extra exhaust from the work vehicles and dust blowing thru the neighborhood.
8. And how is it even possible to put roadways at the two empty lots to allow two cars to pass each other or two large truck for that matter. The empty lot next to my house is a lot smaller than where the other entrance would be located. This would leave no privacy between my lot and the roadway.

9. Being that there used to a quarry in this area and now they will be digging and disturbing what is underneath the ground, will there be tests done on the soil to make sure it is safe to build there.

10. By adding these townhouses, it is going to push all the wildlife out with no where to go. Will there be any kind of conservation study done?

11. This will also create 3 major intersections within 300 feet of one another.

12. Will be very close to rail road tracks that are extremely busy and run at high speed on a regular basis causing concerns for safety.

13. There are numerous vacant areas in the town of Hamburg that are for sale, why are they trying to cram 98 town homes in such a little area of established development?

Think of how you would feel about the safety of you and your family if they tried to do this in your neighborhood.

If you would like to discuss any of my concerns, I can be reached at 716-803-2145.

Thank you
Nicole Ryan

Joanne T. Barba
5176 Briercliff Drive
Hamburg, NY 14075
April 21, 2021

I am a resident of Briercliff Estates and the original owner of this property. In 2002, I was given a prospectus from the developers that included a use of the area closer to Cloverbank Road designated as "future senior housing". Since that project was denied by the Town for safety reasons regarding proximity to the railroad tracks and vehicular traffic into and out of the development, I along with other residents relaxed and continued to settle in and enjoy our homes and surrounding property. Imagine my surprise when I noticed ATV tracks on my property and a team of surveyors in the area taking measurements- without being given the courtesy of receiving information from DATO, or the TOWN. Once the BHOA Board became involved much information has been passed to us residents. Just this week, a letter from DATO inviting us to an informational meeting arrived. It is in the best interest of my neighbors that I offer these issues of concern to Town departments, BHOA, and DATO.

1- Proximity to railroad tracks- the distance from the structures to the tracks is alarmingly close for many reasons. For example, the tracks offer an enticement to the residents – mainly the children – to walk or ride bicycles and motorbikes along them. I see all kinds of motorized vehicles all year long including snowmobiles operating along the Heart Trail that follows the tracks.

The bigger danger is to the local surroundings. Countless tanker cars containing volatile, toxic oil shipments move along these tracks every day. The shipments are not managed or regulated to protect the Earth or the people who live on it. Imagine the dangers to the residents and their property should a derailment occur, to say nothing of the wildlife that will be effectively driven out of their natural habitats. There are environmental activists in the area counting the number of tankers that pass by this neighborhood. I can provide contact information if asked.

2. Increased traffic accessing the Townhouses from Briercliff Drive, which is already used by non-residents as a shortcut by many others wishing to avoid routes 5 and 20. Those most impacted will be the homeowners abutting the proposed egress points on Briercliff. Their property, families and pets with experience activity by passing motorists and service vehicles needing access to the new homes.

Also, nuisance from construction vehicles- the noise, pollution, debris along with the cars and trucks driven in and parked by construction crews for who knows how long will add to the chaos of ongoing building.

The disturbances to current residents' lifestyle will be great, especially to those who are retired and have planned to make Briercliff Drive their permanent home.

School buses, trash pick up, snow removal, postal service and package delivery will create more traffic. Will the narrow roadways accommodate these services? Will residents have to pay for private snow removal?

3. Drainage concerns – current properties have been contoured to allow excessive runoff between homes to the sewers at the street. When bare ground becomes occupied by structures will we see flooding or pooling which would add other problems to basements and possible insect issues?

4. Price range of proposed townhomes – owner residents or renters. I have had experiences with renters on both sides of my unit over the years. As nice and friendly as these people have been, they are not as mindful of what needs to be done year round, depending on the landlord to take care of maintenance as are on-site owner-residents.

The transience of potential buyers is unusually high in this type of development. Look at the large, crowded development off of Crownview and Brookwood. First time buyers are mostly young families in starter homes who move to larger homes once their needs exceed the current space.

Professionals who've made WNY a stopping point on their career paths see townhouse purchases favorably until the next promotion.

5. High wind area- I received my certificate of occupancy in November of 2002. By March, I needed roofing repairs along with fascia at the peaks of the house. Twice I had partial repairs done until in 2013 I had the entire roof replaced. I am not the only homeowner here who had these issues and expenses. But I wonder if DATO has done any kind of wind survey so materials that are best suited to the high winds here are used in future construction.

Fw: Regarding the proposed development by DATO Development at 0 Briercliff Dr.

Sarah desJardins <sdesjard@townofhamburgny.com>

Mon 5/3/2021 9:14 AM

To: Timothy Willard <twillard@townofhamburgny.com>

From: Makowski, Lisa <lmakowski@aiminspections.com>
Sent: Monday, April 19, 2021 3:56 PM
To: ToH Supervisor <supervisor@townofhamburgny.com>; Sarah desJardins <sdesjard@townofhamburgny.com>; TedCasey@Townofhamburg.com <TedCasey@Townofhamburg.com>; Katherine Hilliman <khilliman@townofhamburgny.com>; powerframer@yahoo.com <powerframer@yahoo.com>
Cc: Makowski, Jeffrey <Makowskij@liro.com>
Subject: Regarding the proposed development by DATO Development at 0 Briercliff Dr.

I live at 5172 Briercliff Dr and just wanted to share some of the concerns I have regarding this proposal..

The sheer density of what is being proposed is concerning. There is nothing like this anywhere in existing neighborhoods. It is nothing more than building upon building with road, asphalt. All green space is gone, these townhomes will not have yards even comparable to what already exists in the neighborhood, they won't even have yards. Quite frankly, it's a very nice neighborhood and I feel that any development should only enhance the neighborhood, not detract from it. Seriously, Marv Levy used to live here.

Received a letter in the mail today from the developer stating that the townhomes will be for sale instead of apartments for lease. How can this even be stated? I'm sure that out of state or even out of the country buyers will purchase and then rent out resulting in out of the area landlords. We know where that has gotten Buffalo, ghost properties..and existing homeowners have to deal with that.

Environmental concerns, what are the chemicals from the railroad that have gotten into the soil that will now be stirred up?

Traffic concerns, I think 3 intersections within a 300 foot radius pretty much speaks for itself. This is a residential neighborhood, not downtown Buffalo.

Safety concerns. The trains are coming 24/7 every day. God forbid and I hate to say it, what if one were to derail? Quite honestly, I don't think Hamburg has the fire, police, ems, whoever to deal with. Will we be waiting for Buffalo, Orchard Park, Eden, North Tonawanda whoever else to respond, or even further away? It just doesn't make sense.

I understand that something will eventually be developed back there. Am just hoping that it's something that makes sense and not that because of Covid we need to make up for lost revenue...

Thank you for your time and consideration

Lisa A. Makowski
Field Service Manager
Alliance Inspection Management
lmakowski@aiminspections.com
716-445-3966