

## Donald Witkowski

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**Subject:** FW: Responses to Questions from Developers - 18 Mile Creek/South Buffalo RFP  
**Attachments:** Village of Hamburg RFP-18 Mile Creek-South Buffalo St. - Survey 1991.pdf; Village of Hamburg RFP-18 Mile Creek-South Buffalo St. - Easement Hamburg Counselling Center.pdf; Village of Hamburg RFP-18 Mile Creek-South Buffalo St. - FEMA Flood Map 100 Year Flood plain - From TOH GIS.pdf; Village of Hamburg RFP-18 Mile Creek-South Buffalo St. - Title Information.pdf; Village of Hamburg RFP-18 Mile Creek-South Buffalo St. - Appraisal 2006.pdf; Village of Hamburg RFP-18 Mile Creek-South Buffalo St. - Appraisal 2015.pdf; Village of Hamburg RFP-18 Mile Creek-South Buffalo St. - Town&County Tax Bill 2016.pdf

### Potential Respondents to Village of Hamburg RFP:

Below is a list of questions the Village of Hamburg has received from potential developers regarding the 18 Mile Creek/South Buffalo RFP and the Village's response to each question. The questions and documents will be posted on the Village web site.

1. Is a survey available?  
Yes, see attached survey.
2. TOPO information available?  
No
3. Is the existing road a dedicated public roadway?  
No, the road is an abandoned right of way.
4. Is the road being abandoned as part of the conveyance?  
No, the road is abandoned.
5. Is there any current infrastructure on the property such as sanitary sewer lines, water lines etc.?  
No, not that the Village is aware of.
6. Does an easement need to be granted for access to any 3<sup>rd</sup> party?  
Yes, the Hamburg Counselling Center, Village of Hamburg, Town of Hamburg and Erie County access their properties by use of the road. See attached easement for Hamburg Counselling.
7. Does the Village have floodway/floodplain mapping of the property?  
The Town of Hamburg Code Enforcement Office is the local flood plain administrator for the Village. See attached Town of Hamburg GIS FEMA flood map for 100 Year Flood Plain.
8. Is the property in the floodplain?  
Unknown – see floodplain information in question 7 above.
9. Has a Phase I report been prepared?  
No.
10. Is the Village aware of past use of the property for any use that would have resulted in potential contamination?  
No, not that the Village is aware of. See page 7 of RFP for prior known uses of the property.
11. Does the Village have a title search of the property?  
No, see attached for available title information.
12. What is the assessed value of the property?  
Assessed Value: \$18,800. Full Market Value: \$34,495. See attached Appraisal from 2006 and 2015, and 2016 Town & County Tax Bill.
13. Will rental units be allowed as part of the development?  
Yes.

14. Are tax abatements available for this project?

Unknown - Contact Mike Bartlett at the Hamburg Industrial Development Agency at 648-4145.

15. Can you clarify the Performance Bond requirements in Section VIII.6 of page 12 of the RFP?

The Property will be sold with conditions as identified in the final project proposal submitted by the successful developer and approved by the Village. The Performance Bond will be required to secure the performance by the developer pertaining to the conditions and project completion milestones.

Donald Witkowski  
Village Administrator  
Village of Hamburg  
100 Main Street  
Hamburg, NY 14075  
649-0200 ext. 3015