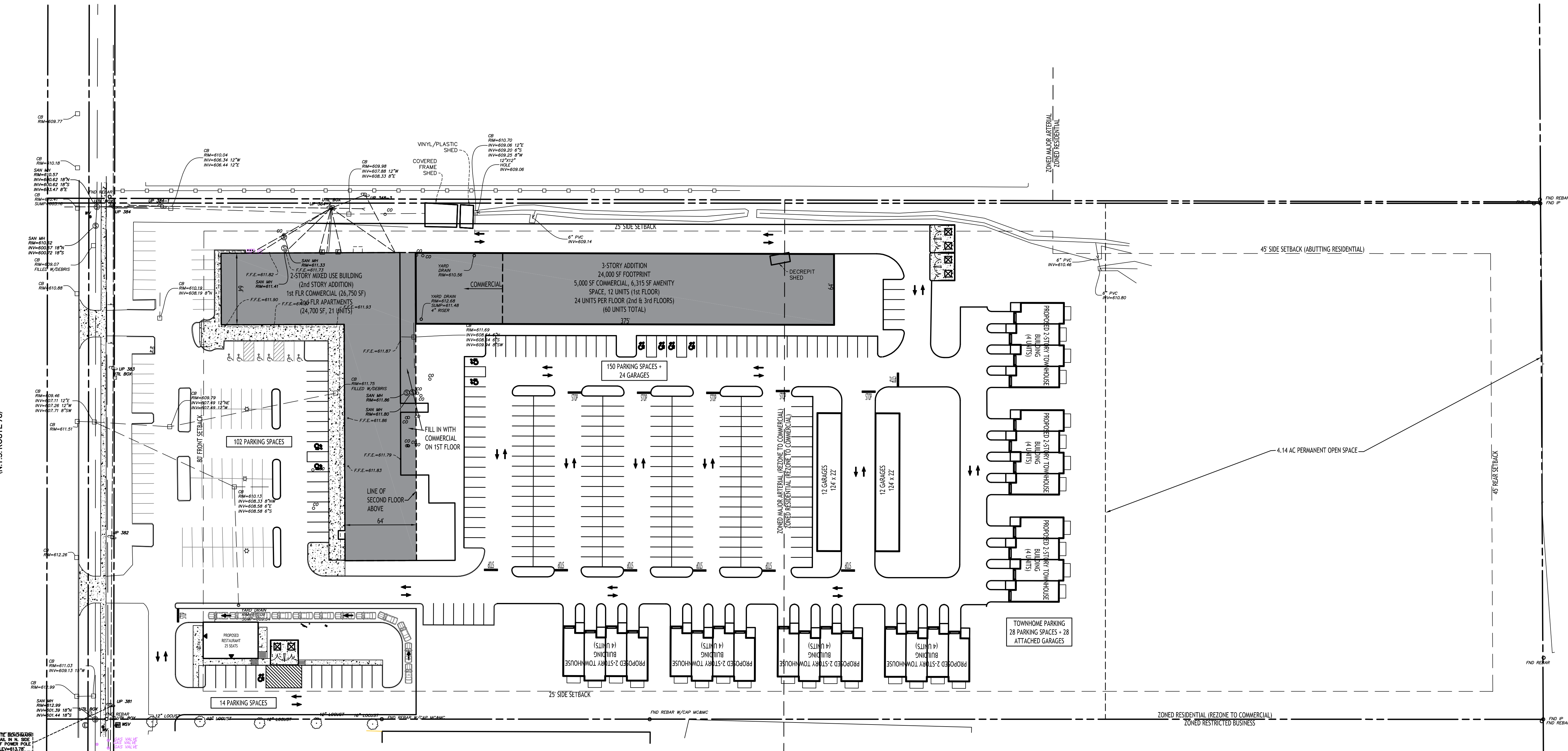


**TRANSIT (120' WIDE) ROAD**  
(S.H. NO. 88)  
(N.Y.S. ROUTE 78)



Site Data		
SITE AREA = 13.7 AC		
ZONED: MAJOR ARTERIAL & RESIDENTIAL (REZONE TO COMMERCIAL)		
USE: - REDEVELOPMENT OF THE EX. BUILDING TO INCLUDE A 2ND FLOOR ADDITION AND A 3-STORY ADDITION, INCLUDES 31,750 SF COMMERCIAL & 81 APARTMENT UNITS		
- 1 STORY, QUICK SERVICE RESTAURANT w/ 25 SEATS AND DRIVE-THRU		
SETBACKS - BUILDING		
FRONT	REQUIRED	PROVIDED
SIDE (ABUTTING COM. / RES.)	25 FT / 45 FT	> 25 FT / > 45 FT
REAR (ABUTTING COM. / RES.)	25 FT / 45 FT	N/A / > 45 FT
SETBACKS - PARKING		
FRONT	N/A	N/A
SIDE	N/A	XX FT MIN.
REAR	N/A	XX FT MIN.
PARKING STALLS		
STALL SIZE	9x19	52 - GARAGES
REQUIRED SPACES	339	294 - 9x19'
		346 TOTAL
GREENSPACE		
OVERALL SITE GREENSPACE	30% (4.1 AC)	55% (7.6 AC)
INTERIOR GREENSPACE	8% (XX AC)	XX% (XX AC)
MAX. BUILDING HEIGHT	45 FT	< 45 FT
MAX. BUILDING COVERAGE	70% MAX. (417,740 SF)	10.9% (65,476 SF)
RECREATION SPACE (CAN BE INCLUDED IN GREENSPACE)	15% (2.1 AC)	XX% (XX AC)

\* WHERE THERE IS AN ESTABLISHED FRONT SETBACK LINE BETWEEN ADJOINING PROPERTIES, THAT SETBACK LINE SHOULD APPLY TO THE PROPERTY TO A MINIMUM OF 45 FEET.

**Site Plan**  
SCALE: 1"=30'

**BUILDING SQUARE FOOTAGE:**  
TOTAL 1st FLOOR SF = 26,750 + 24,000 = 50,750 SF  
TOTAL COMMERCIAL SF 1st FLOOR = 38,065 SF (75.0%)

MULTI-FAMILY UNIT CALCULATION	
COMMERCIAL (C) LAND AREA = 13.7 AC	
ALLOWED	
PER SECTION 229-126 (D)(1)(c): 50% OF THE RD PROPERTY SHALL BE COMMITTED TO A COMMERCIAL USE	
REQD COMMERCIAL USE AREA = 13.7 AC x 0.5 = 6.85 AC	
WITHIN THE COMMERCIAL COMPONENT PER SECTION 229-126(D)(5)(b): WITHIN THE MIN. 50% OF THE DEVELOPMENT COMMITTED TO COMMERCIAL USES, MIXED USE DESIGNS MAY BE ALLOWED WITH A DENSITY OF 4 UNITS/AC	
ALLOWED UNITS = 6.85 AC x 4 UNITS/AC = 27.4 UNITS	
WITHIN THE RESIDENTIAL COMPONENT PER SECTION 229-126(D)(1)(a): MAXIMUM DENSITY FOR MULTI-FAMILY DEVELOPMENTS WITH SANITARY SEWER SHALL BE 8 UNITS/AC	
ALLOWED UNITS = 6.85 AC x 8 UNITS/AC = 54.8 UNITS	
PROPOSED	
PROPOSED UNITS WITHIN THE RESIDENTIAL COMPONENT = 28 UNITS (54.8 UNITS ALLOWED)	
PER SECTION 229-126(D)(6): A TRANSFER INCENTIVE OF TWO ADDITIONAL RESIDENTIAL UNITS MAY BE PLACED WITHIN THE COMMERCIAL COMPONENT (MIXED USE BUILDING) FOR EVERY ONE UNIT REMOVED FROM THE RESIDENTIAL COMPONENT	
TAKE (2x 8) UNITS NOT USED IN THE RESIDENTIAL COMPONENT AND TRANSFER TO MIXED USE BUILDING, 53.6 ADDITIONAL UNITS ALLOWED	
MIXED USE BUILDING: THERE ARE 27.4 UNITS ALLOWED IN THE COMMERCIAL COMPONENT PER SECTION 229-126(D)(5)(b). APPLYING THE TRANSFER INCENTIVE PER SECTION 229-126(D)(6) TO ALLOW 53.6 ADDITIONAL UNITS, A TOTAL OF 81 UNITS ARE ALLOWED IN THE MIXED USE BUILDING. 81 UNITS ARE PROPOSED.	
MINIMUM 75% OF THE FIRST FLOOR SQUARE FOOTAGE SHALL BE PERMITTED COMMERCIAL USES	

PARKING CALCULATION:	
"RESTAURANT"	
1 PER 3 SEATS	
288 SEATS / 3 = 96 SPACES	
"RESIDENTIAL"	
2 PER UNIT	
108 UNITS x 2 = 218 SPACES	
"OFFICE"	
1 PER 200 SF	
5000 SF / 200 = 25 SPACES	
TOTAL SPACES REQUIRED = 339 SPACES	

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:	Date
No. Description	











**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: Proposed Redevelopment Project		
Project Location (describe, and attach a general location map): 5445 Transit Road - Town of Clarence - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed redevelopment project consists of modifications to the existing commercial plaza consisting of adding a 2nd floor to the existing building that will consist of 24,700 sq. ft. comprised of 21 attached residential units for lease; an expansion of the existing building consisting of three floors comprised of 5,000 sq. ft. of commercial space and 16 attached residential units for lease on the first floor and 44 attached residential units for lease; 7 two-story townhome buildings with four units (28 units total), an approximately 2,500 sq. ft. commercial building with a drive-through facility on an outparcel along Transit Road; two single-story garage buildings (24 spaces) and all related improvements including access aisles and parking spaces, stormwater management improvements, lighting, landscaping, etc. The easternmost approximately 4.14 acres of the Project Site will consist of permanent open space [30.2% of the Project Site]. The redevelopment project has been defined broadly to include all proposed site improvements as well as all required discretionary approvals and permit required from municipal boards of the Town of Clarence and involved agencies.		
Name of Applicant/Sponsor: 5445 Transit Road LLC c/o Sean Hopkins, Esq.		Telephone: 716.510-4338 E-Mail: shopkins@hsmlegal.com
Address: 35 California Road, Suite 100		
City/PO: Williamsville	State: NY	Zip Code: 14221
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 Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board - Rezoning and Special Exception Use Permit	October 16, 2024
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Concept Plan and Development Plan Approval	October 16, 2024
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Board of Appeals - Area Variance(s)	October 10, 2024
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department - Building Permit	To be determined
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ECDSM & ECWA - sanitary sewer/water	To be determined
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SPDES Permit	To be determined
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

**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?  
The Project Site is currently zoned MA Major Arterial District and R-SF Residential Single Family District

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? C Commercial District for a portion of the Project Site

**C.4. Existing community services.**

a. In what school district is the project site located? Clarence Central School District

b. What police or other public protection forces serve the project site?  
Erie County Sheriff District and NYS State Police

c. Which fire protection and emergency medical services serve the project site?  
The volunteer fire department for the district in which the project site is located

d. What parks serve the project site?  
Various Town 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)? Mixed-use including first floor commercial space and attached residential units for lease, townhomes and a retail building with a drive-through facility.

b. a. Total acreage of the site of the proposed action? 13.7 acres  
b. Total acreage to be physically disturbed? 6.6 +/- acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.7 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)? % 72.4% inc. of sq. footage 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	_____	_____	_____	81
At completion of all phases	_____	_____	_____	81

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

i. Total number of structures \_\_\_\_\_ 0

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: \_\_\_\_\_ 34,210 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: ECWA Consolidated Water District
- 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: \_\_\_\_\_ 34,210 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): \_\_\_\_\_

Sanitary wastewater

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

If Yes: \_\_\_\_\_

- Name of wastewater treatment plant to be used: Town of Amherst Waste Water Treatment Plant
- Name of district: ECSD No. 5
- 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 6.1 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 13.7 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, large boilers, electric generation)  
 \_\_\_\_\_

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?  Yes  No  
 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)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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 1/2 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00 to 5:00</li> <li>• Saturday: _____ As needed</li> <li>• Sunday: _____ Not applicable</li> <li>• Holidays: _____ Not applicable</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
---	---



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:  
 There will temporary and unavoidable noise impacts during daytime hours. \_\_\_\_\_  
 \_\_\_\_\_

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:  
 Dark sky compliant lighting per the requirements in the Town of Clarence Zoning Code. \_\_\_\_\_  
 \_\_\_\_\_

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:  
 There are commercial uses located along Transit Road and residential uses to the east and to the south of the eastern portion of the Project Site. \_\_\_\_\_  
 \_\_\_\_\_

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	2.9	6.1	+3.2
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.9	4.1	-5.8
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Greenspace/Landscaping _____	0.9	3.5	+2.6



c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

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. Identify Facilities:  
Transit Middle School  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
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:  
\_\_\_\_\_  
\_\_\_\_\_

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?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

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. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

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. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

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:

Odessa silt loam	_____	93 %
Lakemont silt loam	_____	7 %
_____	_____	_____ %

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 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* or *ii*, 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 Federal Waters 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: \_\_\_\_\_



<p>m. Identify the predominant wildlife species that occupy or use the project site: _____          Typical suburban species _____          _____</p>	_____ _____ _____
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____          _____  <i>ii.</i> Source(s) of description or evaluation: _____  <i>iii.</i> Extent of community/habitat:          • Currently: _____ acres          • Following completion of project as proposed: _____ acres          • Gain or loss (indicate + or -): _____ acres</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Species and listing (endangered or threatened): _____          _____          _____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Species and listing: _____          _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If yes, give a brief description of how the proposed action may affect that use: _____          _____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  <i>i.</i> If Yes: acreage(s) on project site? _____  <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature  <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____          _____          _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> CEA name: _____  <i>ii.</i> Basis for designation: _____  <i>iii.</i> Designating agency and date: _____</p>	

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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 5445 Transit Road LLC Date October 14, 2024

Signature  Title Attorney for Project Sponsor



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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
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
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
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

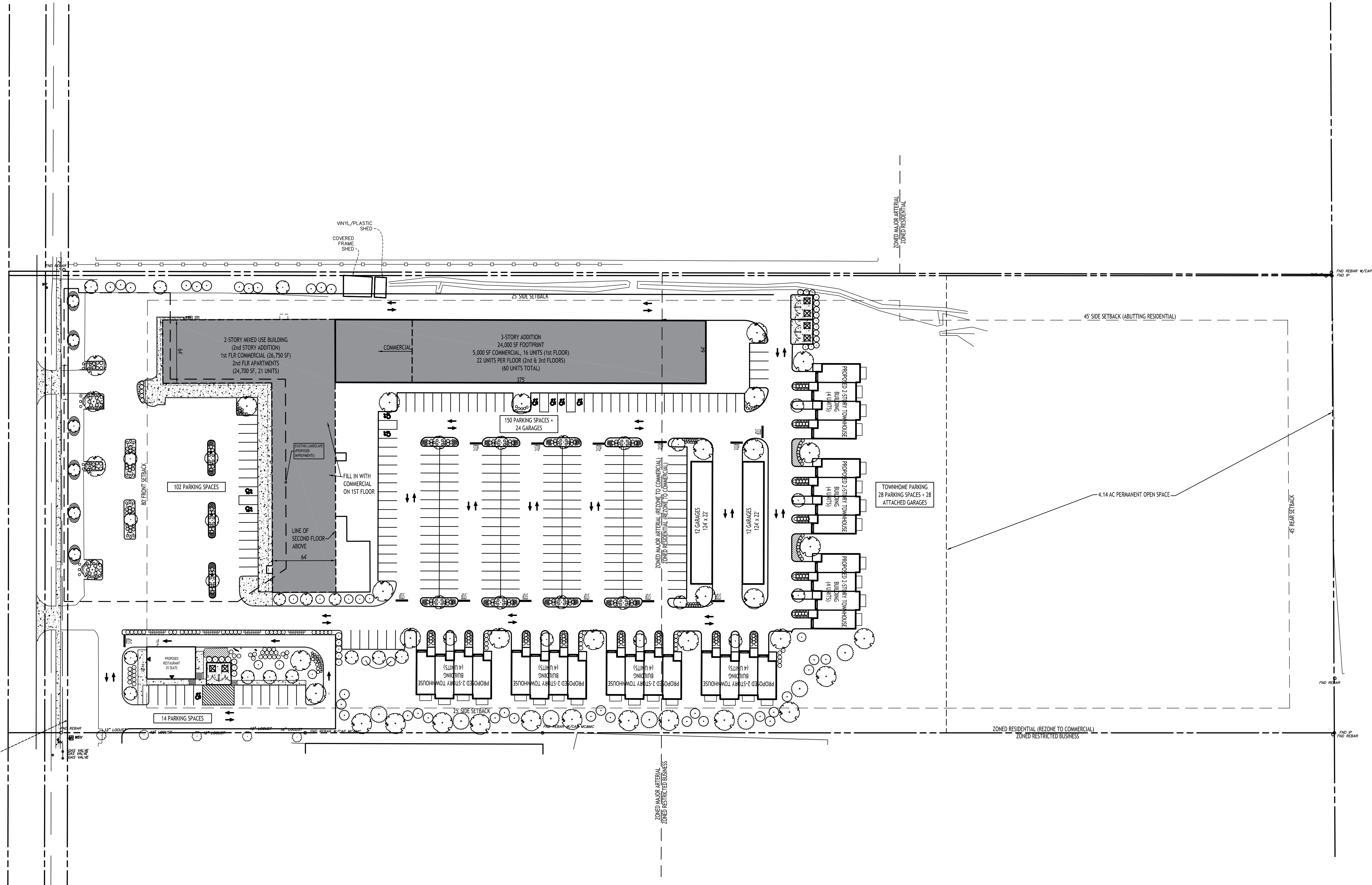


E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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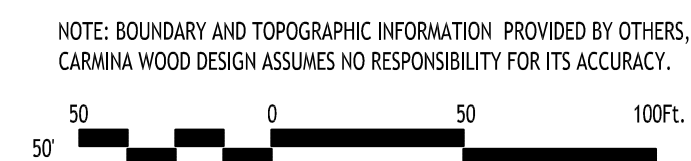
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**TRANSIT (120' WIDE) ROAD**  
(S.H. NO. 88)  
(N.Y.S. ROUTE 78)



**Overall Landscape Plan**  
SCALE: 1"=50'

- LEGEND**
- DECIDUOUS TREE
  - SMALL TREE
  - EVERGREEN TREE (SHRUB)
  - BUSH/ORNAMENTAL GRASS
  - PERENNIAL
  - GROUND COVER
  - CALL OUT SYMBOL



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

REVISIONS:	No.	Description	Date

**PRELIMINARY**  
NOT FOR CONSTRUCTION

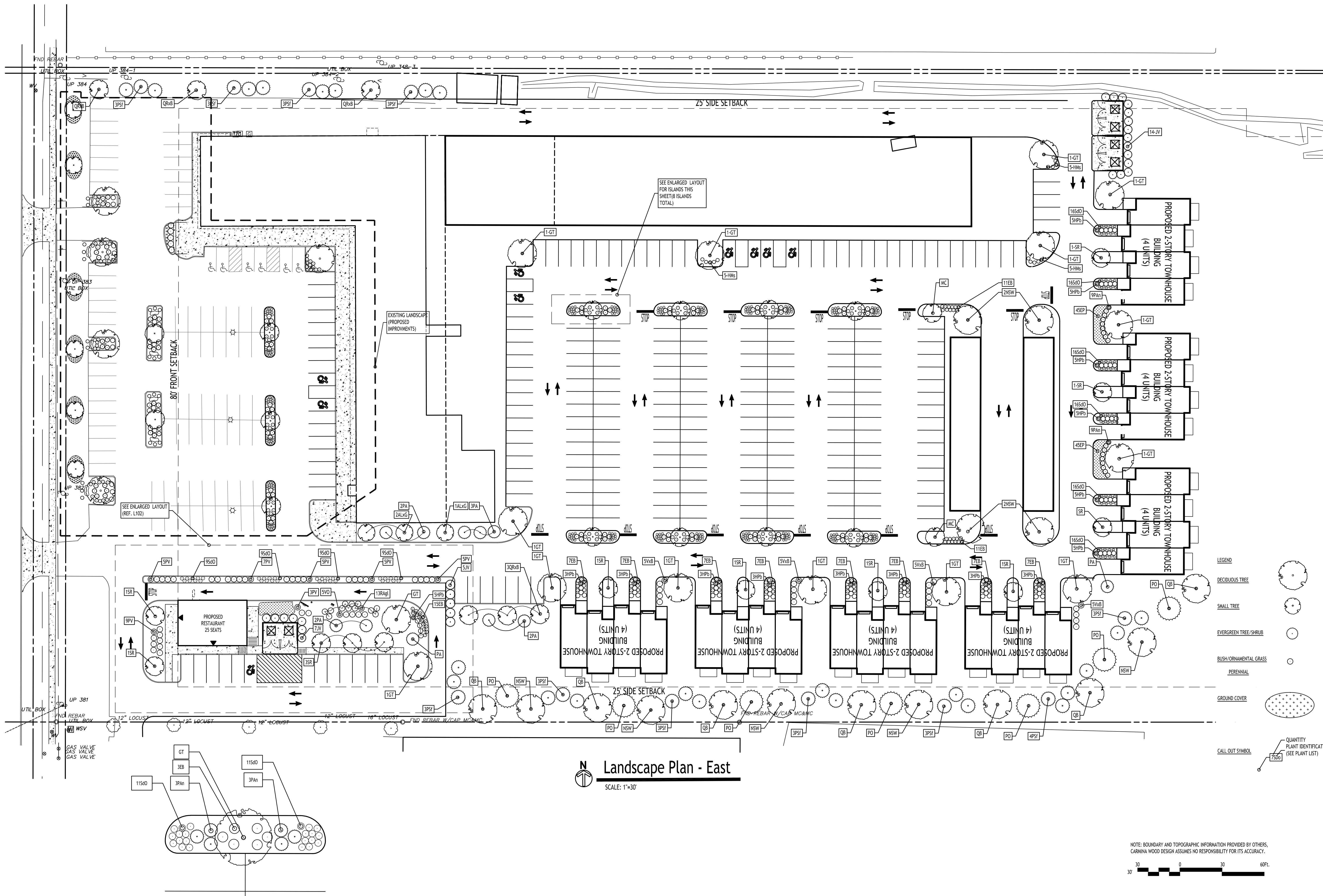
DRAWING NAME:  
**Site Landscape Plan Concept**

Date: 08.29.24  
Drawn By: C. Wood  
Scale: As Noted

DRAWING NO.  
**L-100**  
Project No: 24-4029

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**Landscape Plan - East**  
SCALE: 1"=30'

**Landscape Plan @ Parking Islands**  
(Note; there are eight parking islands)  
SCALE: 1"=10'

- LEGEND**
- DECIDUOUS TREE
  - SMALL TREE
  - EVERGREEN TREE/SHRUB
  - BUSH/ORNAMENTAL GRASS
  - PERENNIAL
  - GROUND COVER
  - CALL OUT SYMBOL
  - QUANTITY PLANT IDENTIFICATION (SEE PLANT LIST)

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30 0 30 60PL.

REVISIONS:

No.	Description	Date

**PRELIMINARY**  
NOT FOR CONSTRUCTION

DRAWING NAME:  
**Site Landscape Plan Concept**

Date: 08.29.24  
Drawn By: C. Wood  
Scale: As Noted

DRAWING NO.  
**L-101**  
Project No: 24-4029



**Recommended Plant List**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>					
GT	15	Gleditsia Triacanthos 'Skyline'	Thornless Honey Locust - Skyline	2½"-3" Cal.	B&B; grows to 40 ft. high, 15 ft. wide
QRxB	3	Quercus robur x bicolor	Regal Prince Oak	2½"-3" Cal	B&B; grows to 40 ft. high, 15 ft. wide
NSW	9	Nyssa sylvatica 'Wildfire'	Wild Fire Tupelo	2½"-3" Cal	B&B; grows to 40 ft. high, 15 ft. wide
QB	7	Quercus bicolor	Swamp White Oak	2½"-3" Cal	B&B; grows to 45 ft. high, 25ft. wide
<b>SMALL ORNAMENTAL TREES</b>					
MC	10	Malus 'coral burst'	Crabapple	1¾" to 2" Cal.	B&B; grows to 25 ft. high, 15 ft. wide
SR	12	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1¾" to 2" Cal.	B&B; grows to 25 ft. high, 15 ft. wide
ALxG	3	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	1¾" to 2" Cal	B&B; grows to 20 ft. high, 20 ft. wide
<b>EVERGREEN TREES, DECIDUOUS SHRUBS</b>					
PA	11	Picea abies 'Hillside'	Hillside Upright Spruce	B&B -6-8'	Grows 30 ft. high, 8-12 ft. wide
PO	7	Picea omorika	Serbian Spruce	B&B -6-8'	Grows 30 ft. high, 10-20 ft. wide
PSf	22	Pinus strobus 'Fastigiata'	Columnar White Pine	B&B -6-8'	Grows 30 ft. high, 6-10 ft. wide
JV	26	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar – Emerald Sentinel	B&B -6-8'	Grows 30 ft. high, 6-10 ft. wide
PAn	66	Picea abies 'nidiformis'	Norway Spruce	B&B - 2-3'	Grows 4 ft. high, 6-8 ft. wide
HPb	75	Hydrangea paniculata 'Ivobob'	Panicle Hydrangea 'Bobo'	No. 3 Cont.	Grows 30 ft. high, 10-15 ft. wide
HMsc	15	Hydrangea macrophylla 'Summer Crush'	Big Leaf Hydrangea	No. 5 Cont.	Grows 5-8' ft. high, 5-7ft. wide
VB	5	Viburnum x burkwoodi	Burkwood Viburnum	No. 5 Cont.	Grows 5-8' ft. high, 5-7ft. wide
RAGl	13	Rhus aromatica 'Gro - Low'	Fragrant Sumac	No. 5 Cont.	Grows 2-3' ft. high, 5-7ft. wide
<b>ORNAMENTAL GRASSES, PERENNIALS, GROUND COVER</b>					
SdO	272	Hemerocallis 'Stella Da Oro'	Stella De Oro Daylily	No. 3 Cont.	Grows 1-3 ft. tall, 1-3 ft. wide.
EB	140	Festuca glauca 'Elijah Blue'	Blue Fescue	No. 3 Cont.	Grows 2-3 ft. tall, 2-3 ft. wide.
*PV	39	Panicum virgatum	Switch Grass	No. 3 Cont.	Grows 2-3 ft. tall, 2-4 ft. wide.
**EPn	205	Echinacea purpurea	Purple Coneflower	No. 3 Cont.	Grows 1-3 ft. tall, 1-3 ft. wide.
SA	NA	Flowering Seasonal Annuals	Flowering Seasonal Annuals	NA	NA

\*Cut back Ornamental Grasses in late Fall or early Spring to remove dead leaves and promote new growth.  
 \*\*Quantity of perennial 'Purple coneflower' may vary with respect to size of plant and spacing when planted.

**NOTE:** All planting beds and tree saucers shall receive a minimum 3-inch depth of dark shredded hardwood bark mulch.

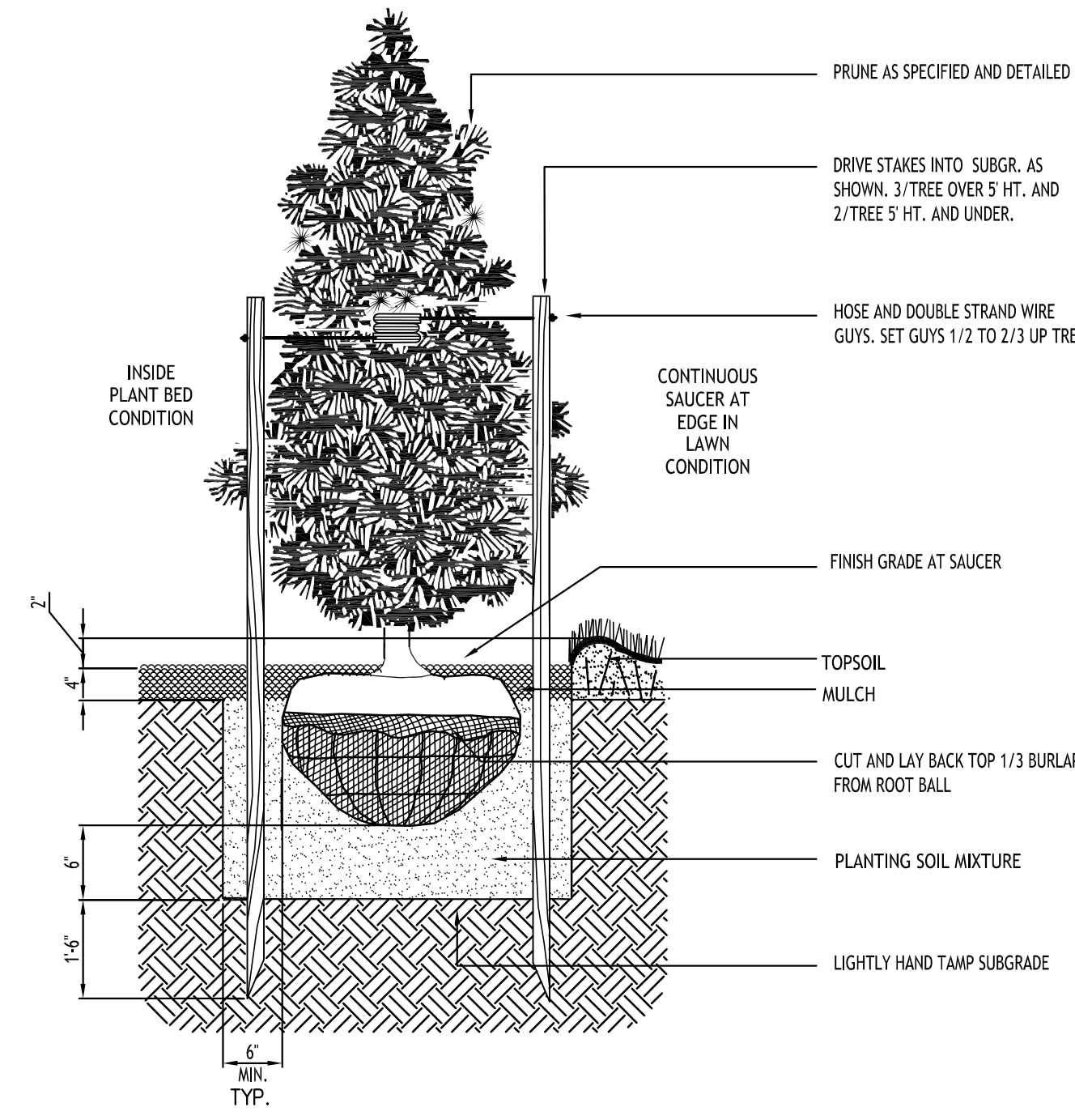
**LANDSCAPE NOTES:**

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSEYMEN, ANSI Z60.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF. THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUAL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY. CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1 PART PEAT MOSS, ½ PART MILORGANITE.
7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH WITH 'PREEN'.
9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDDED.

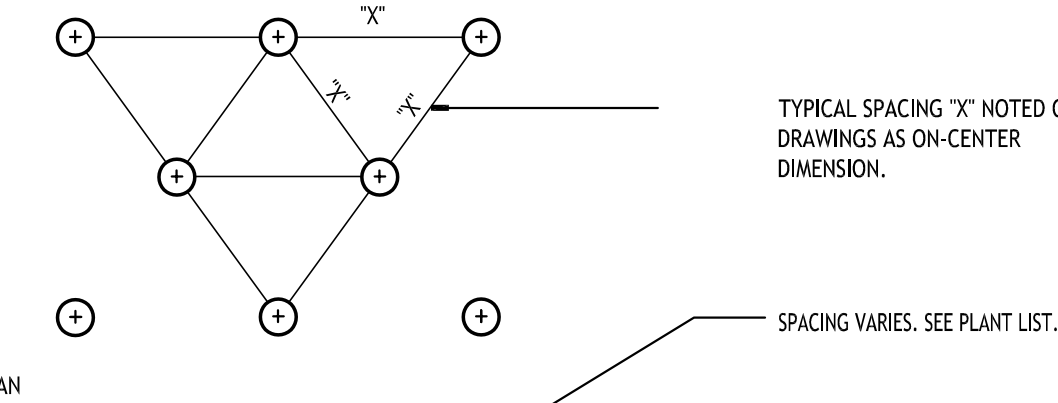
10. THE AREAS ON THE PLAN TO BE SEEDDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
11. ALL SEEDDED AREAS SHALL BE HYDROSEEDING IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

**PLANTING NOTES:**

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.



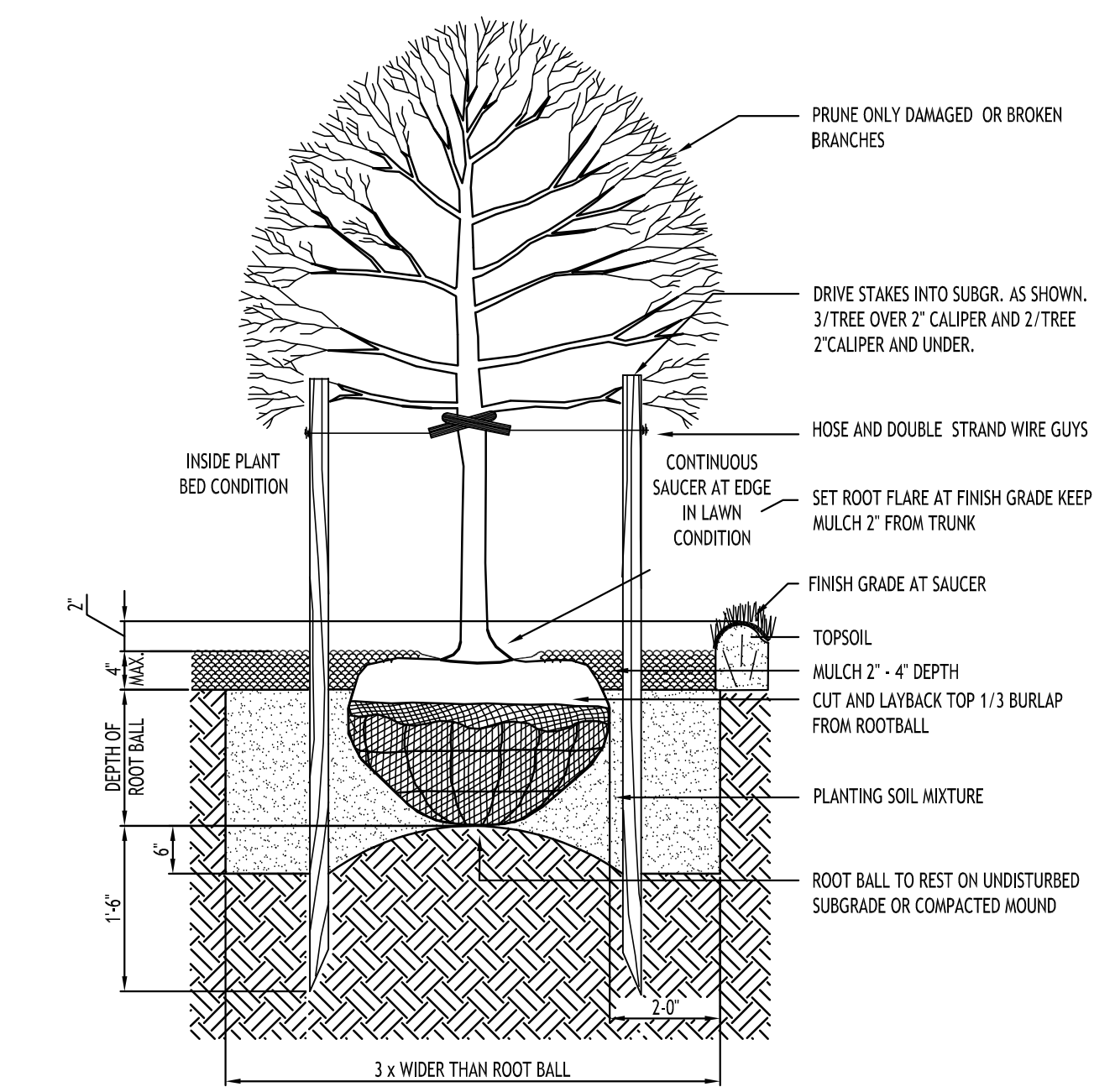
**STD. EVERGREEN PLANTING**



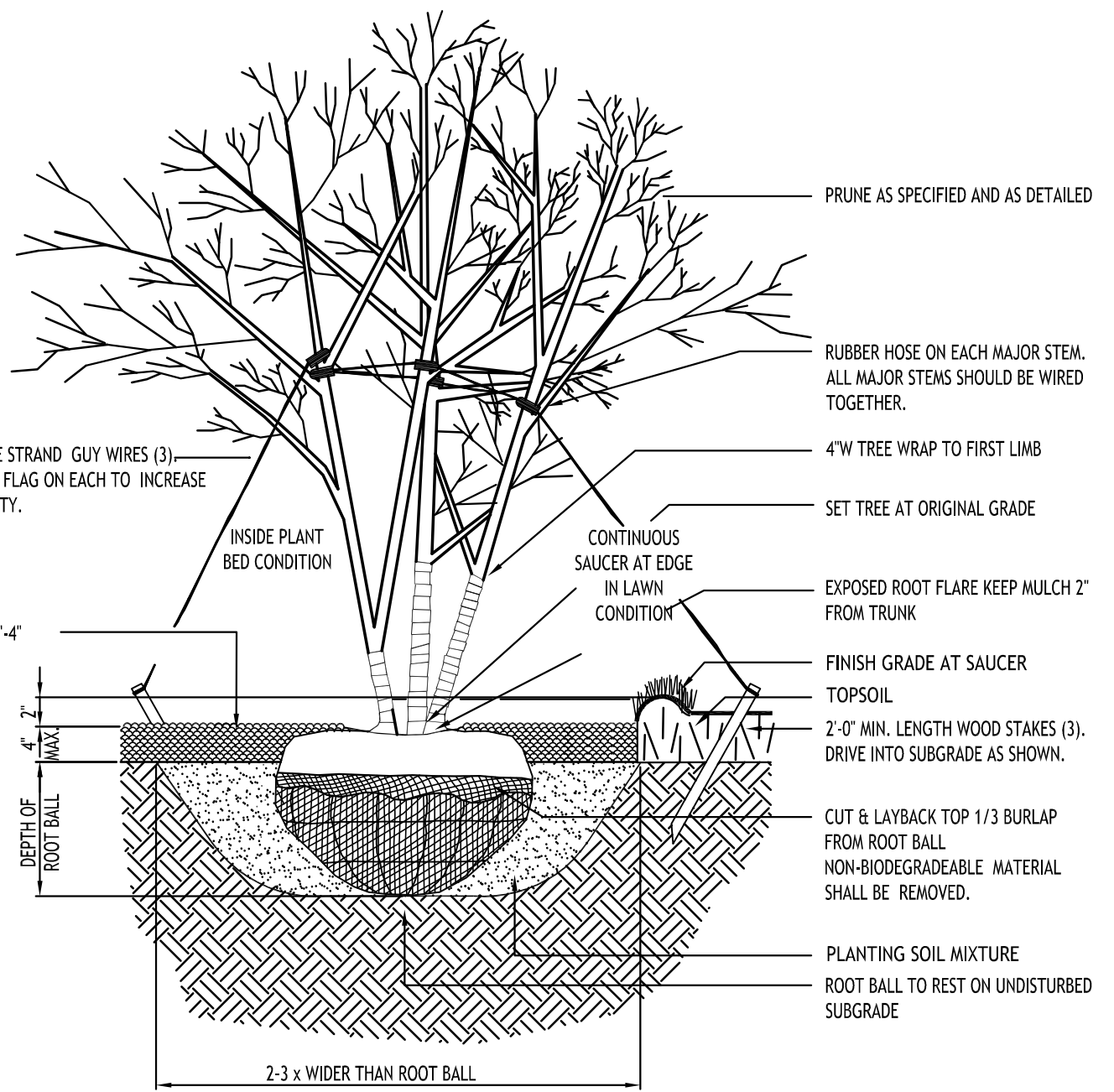
**PLAN**

**SECTION**

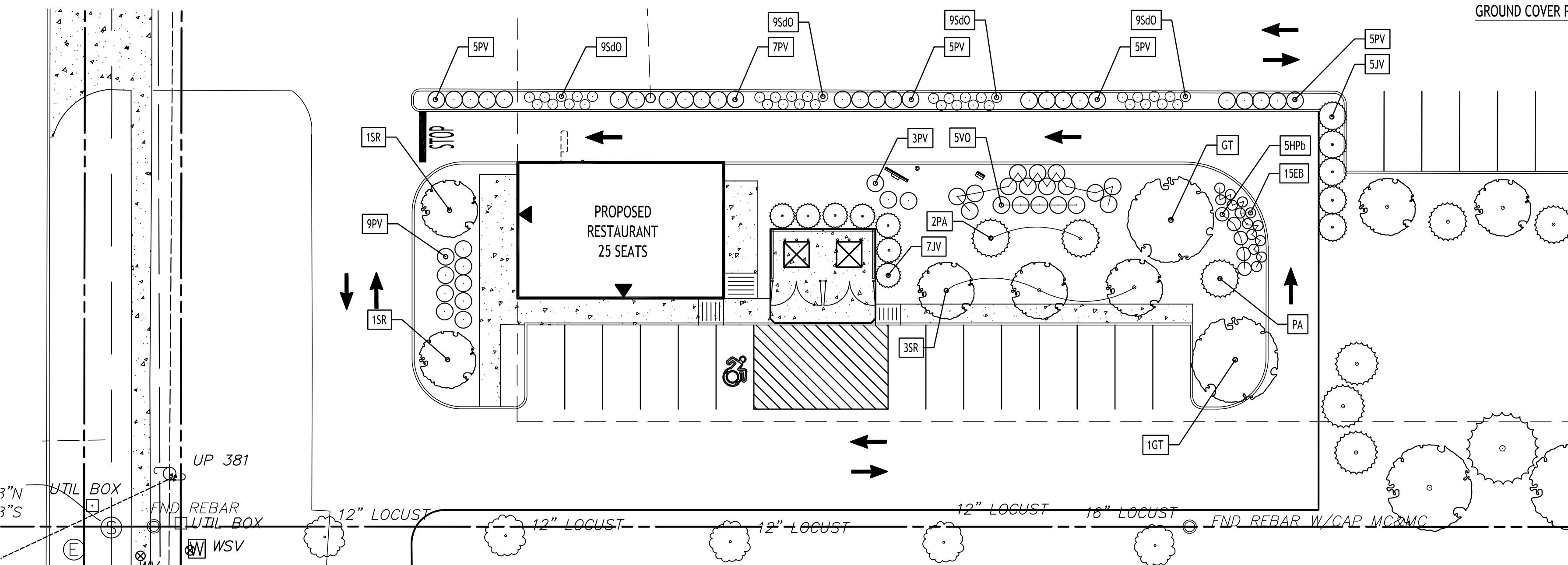
**GROUND COVER PLANT SPACING**  
NO TO SCALE



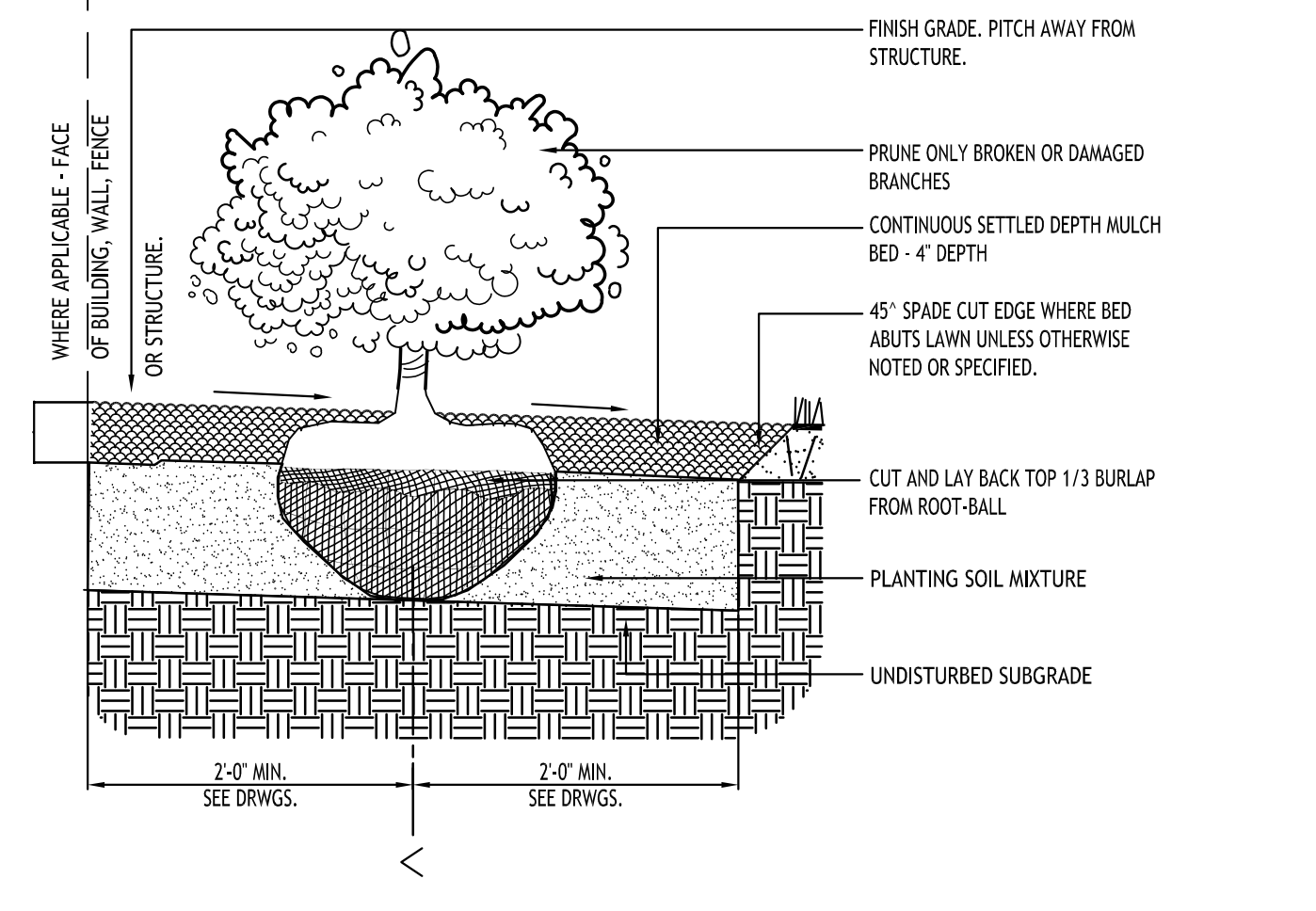
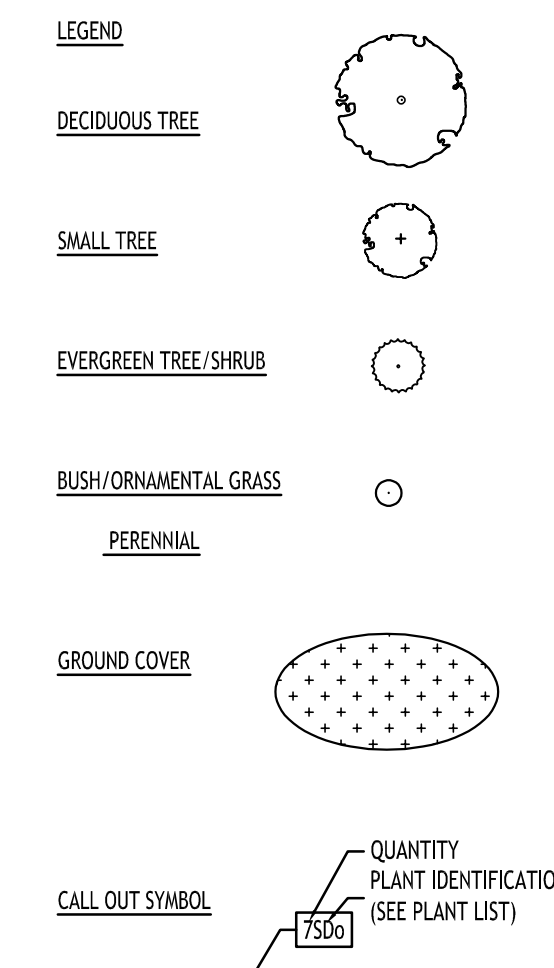
**STD. DECIDUOUS TREE PLANTING**



**DECIDUOUS TREE PLANTING - MULTI - STEM**  
NO TO SCALE



**Landscape Plan - Proposed Restaurant**  
SCALE: 1"=20'



**STD. SHRUB PLANTING**

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**CARMINA WOOD**  
DESIGN  
Buffalo | Utica | Greensboro

**Site Improvements**  
5445 Transit Road  
Clarence, New York

REVISIONS:	No.	Description	Date

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**DRAWING NAME:**  
Site Landscape  
Details,  
Plant Finish Schedule

Date: 08.29.24  
Drawn By: C. Wood  
Scale: As Noted

**DRAWING NO.:**  
**L-102**  
Project No: 24-4029











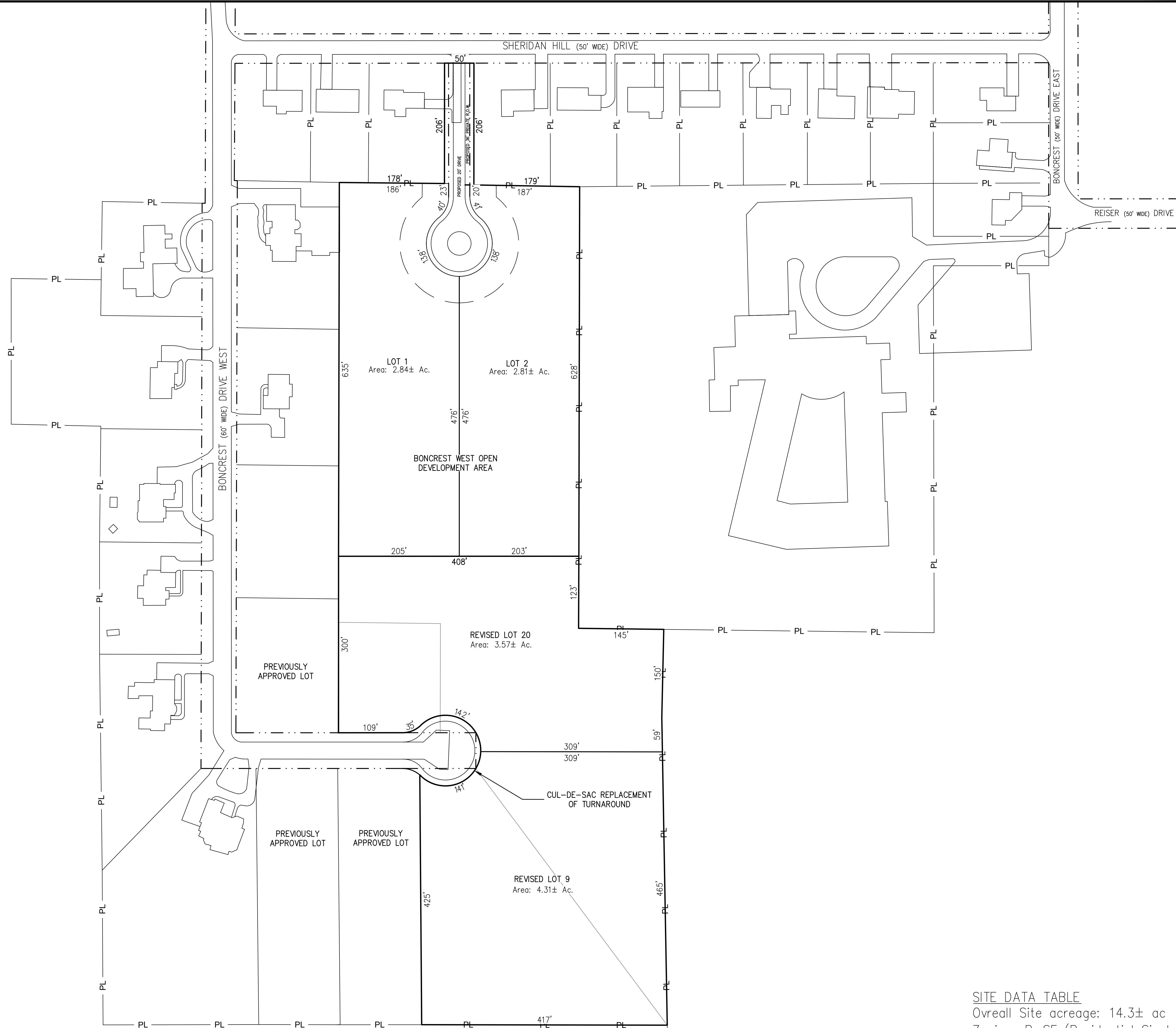
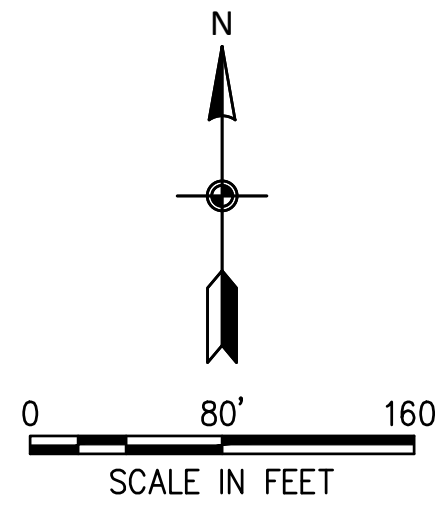


DQ

THE CROWN CLUB

THE CROWN CLUB  
RESIDENTIAL COMMUNITY





**SITE DATA TABLE**  
 Overall Site acreage: 14.3± ac  
 Zoning: R-SF (Residential Single Family)

PREPARED FOR  
 R+D Contracting  
 6633 Main St  
 Williamsville, NY 14221

**BONCREST WEST**  
 Boncrest Drive West  
 Clarence, NY

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 209B SUBDIVISION 2, STATE EDUCATION LAW ARE PROHIBITED

REVISIONS	
NO.	DATE

September 2024  
 DRAWN/DESIGN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

**Overall Property  
 Concept Plan**

SCALE: 1" = 80'

01 OF 01

N:\2024\WNY-2405085106 Boncrest Subdivision\CADD\Design Plans\Sketches\24-09-25\_Overall.dwg Thursday, 26 September 2024 9:57AM

# *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.

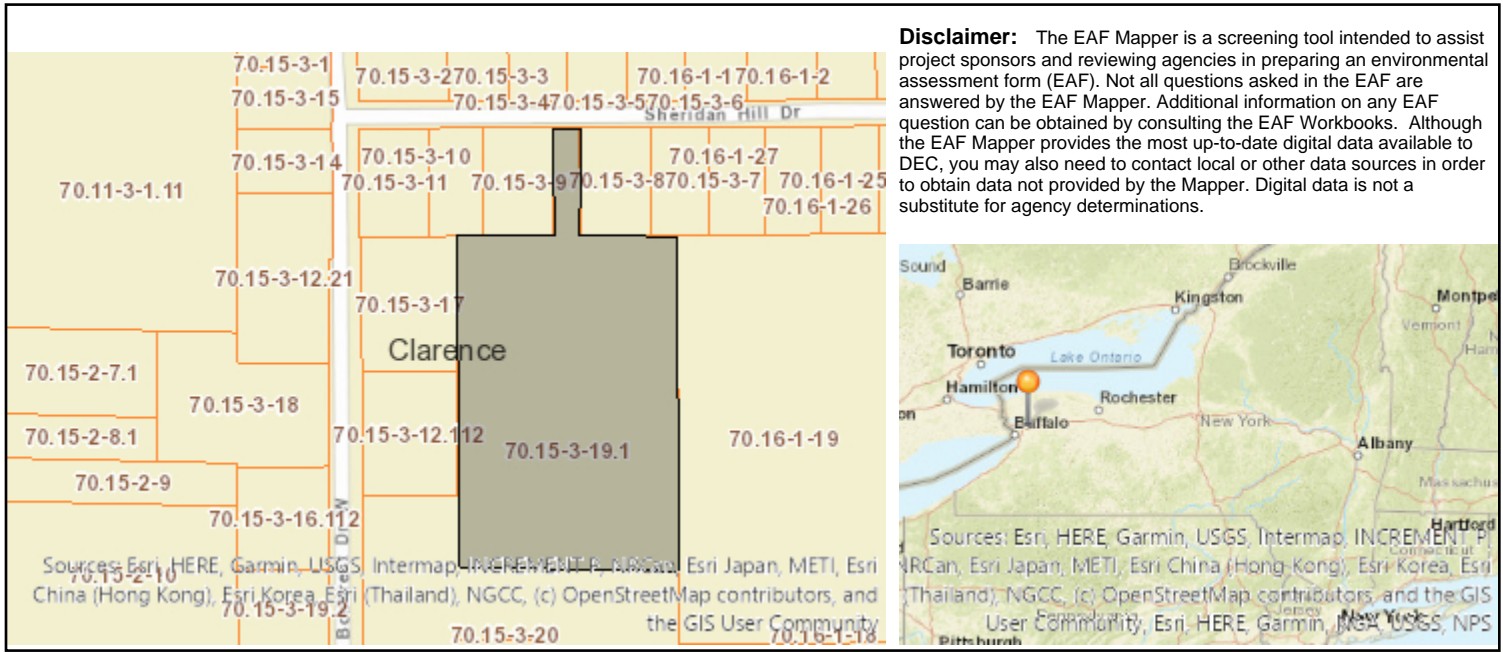
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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 <input type="checkbox"/>	YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. 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				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)				
<input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):				
<input type="checkbox"/> Parkland				



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
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?  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?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
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?  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: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
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
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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
	<input type="checkbox"/>	<input type="checkbox"/>
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
	<input type="checkbox"/>	<input type="checkbox"/>
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
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____  Signature: <u>Kenneth C. Zollitsch</u> Title: _____		

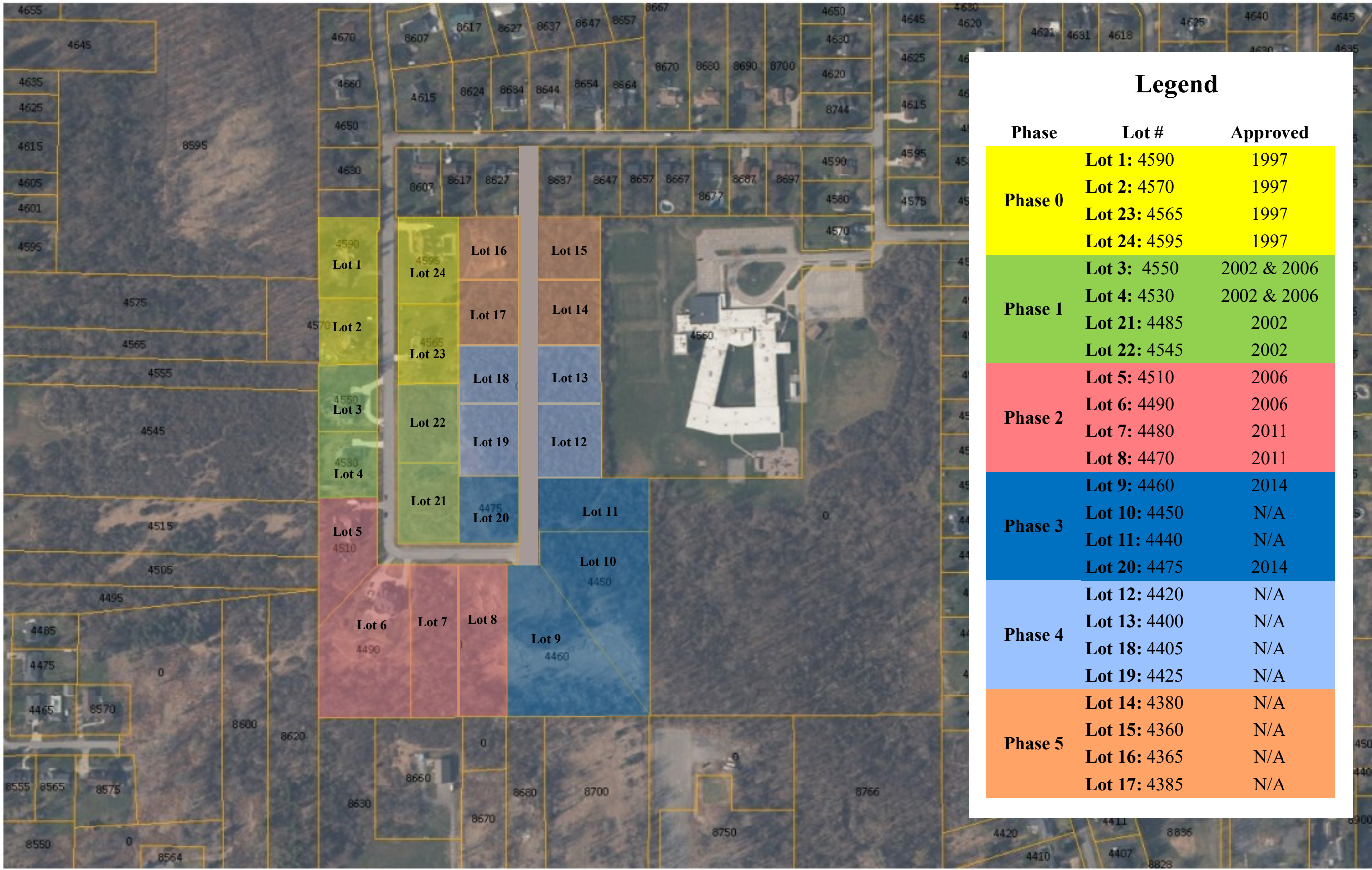


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



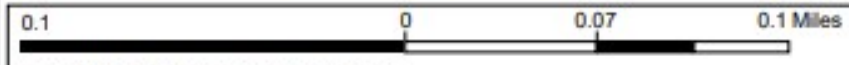


# Boncrest West Subdivision - 2022 Map



Phase	Lot #	Approved
Phase 0	Lot 1: 4590	1997
	Lot 2: 4570	1997
	Lot 23: 4565	1997
	Lot 24: 4595	1997
Phase 1	Lot 3: 4550	2002 & 2006
	Lot 4: 4530	2002 & 2006
	Lot 21: 4485	2002
	Lot 22: 4545	2002
Phase 2	Lot 5: 4510	2006
	Lot 6: 4490	2006
	Lot 7: 4480	2011
Phase 3	Lot 8: 4470	2011
	Lot 9: 4460	2014
	Lot 10: 4450	N/A
Phase 4	Lot 11: 4440	N/A
	Lot 20: 4475	2014
	Lot 12: 4420	N/A
	Lot 13: 4400	N/A
Phase 5	Lot 18: 4405	N/A
	Lot 19: 4425	N/A
	Lot 14: 4380	N/A
Phase 5	Lot 15: 4360	N/A
	Lot 16: 4365	N/A
	Lot 17: 4385	N/A

**Legend**  
 Parcels



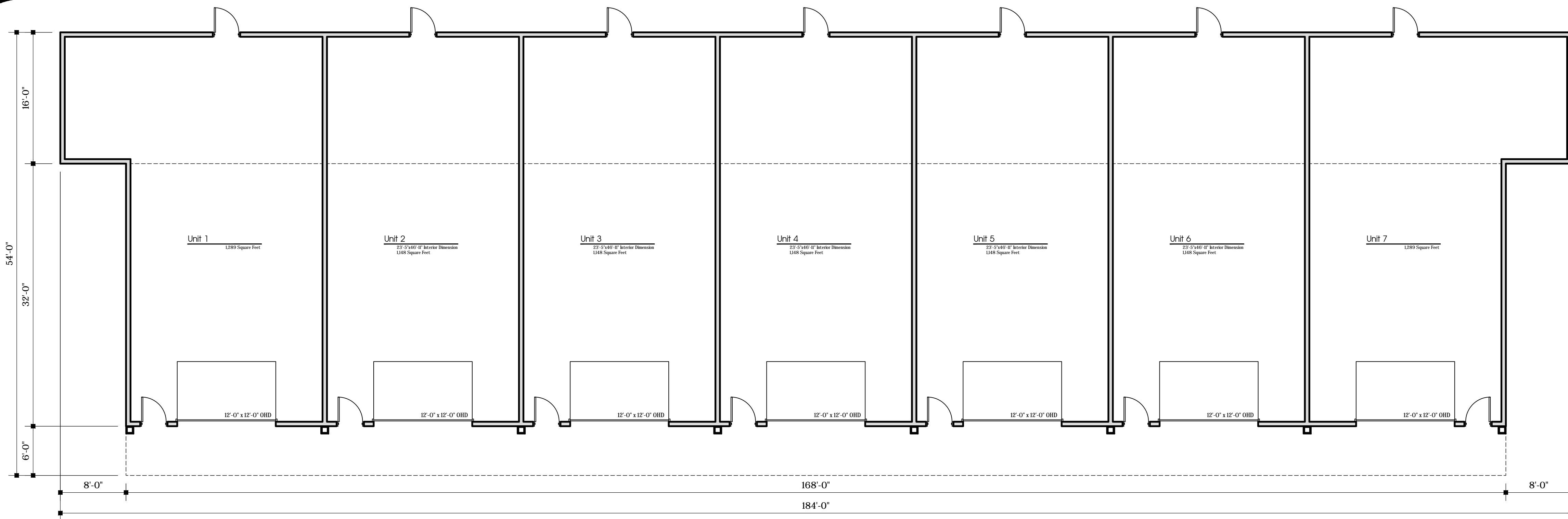
WGS 1984 Web Mercator Auxiliary Sphere  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY  
 DEPARTMENT OF ENVIRONMENT & PLANNING  
 OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

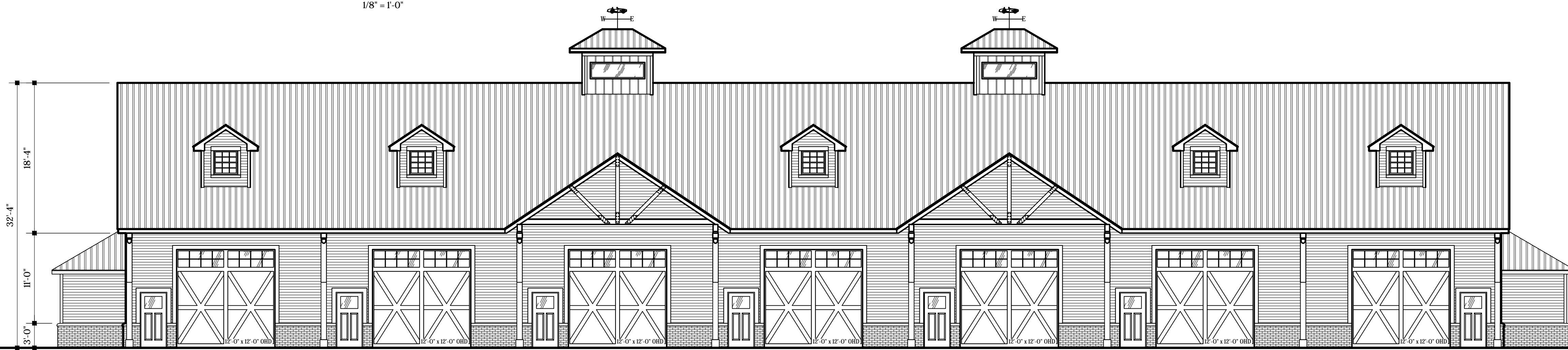






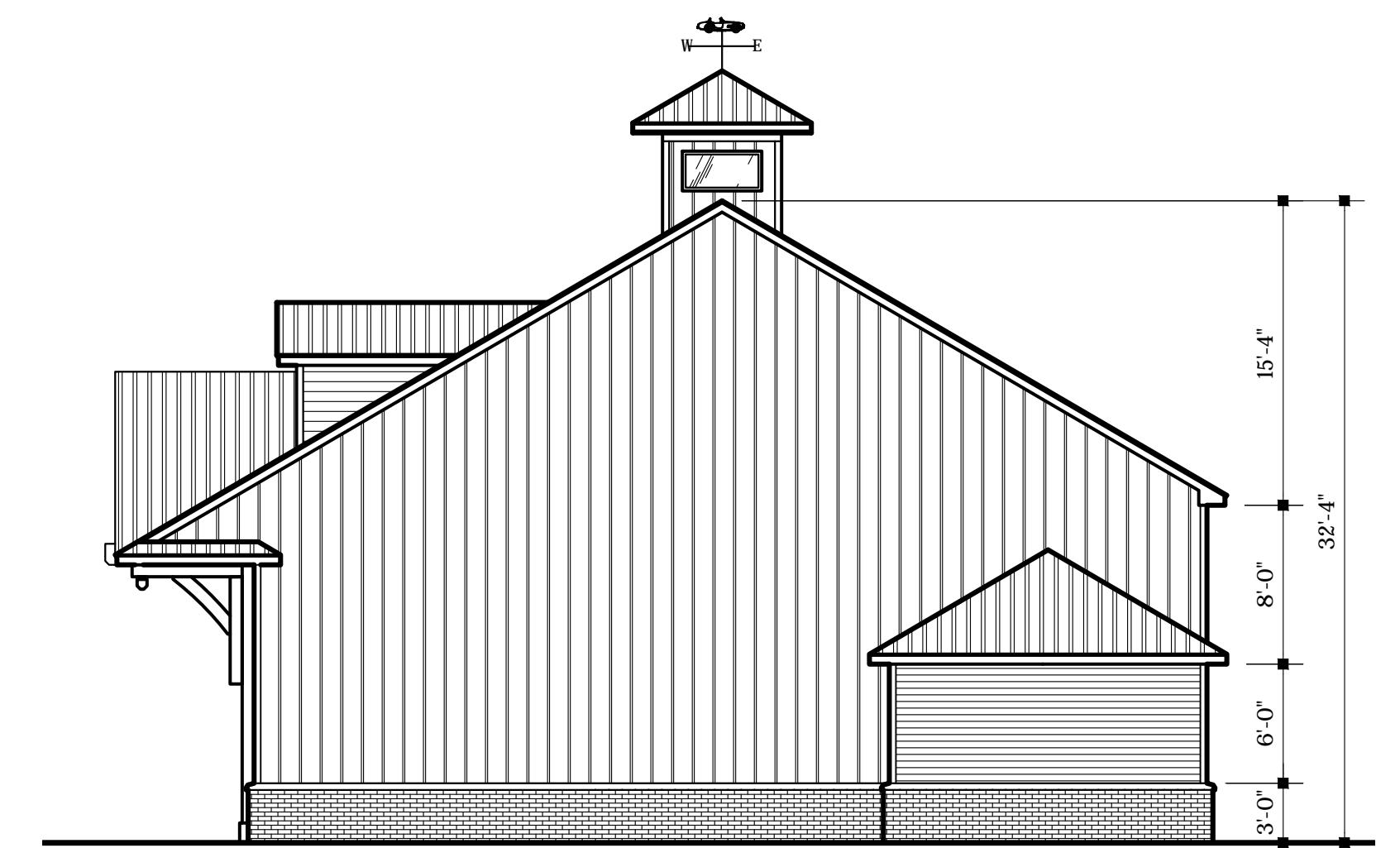
Concept Floor Plan

1/8" = 1'-0"



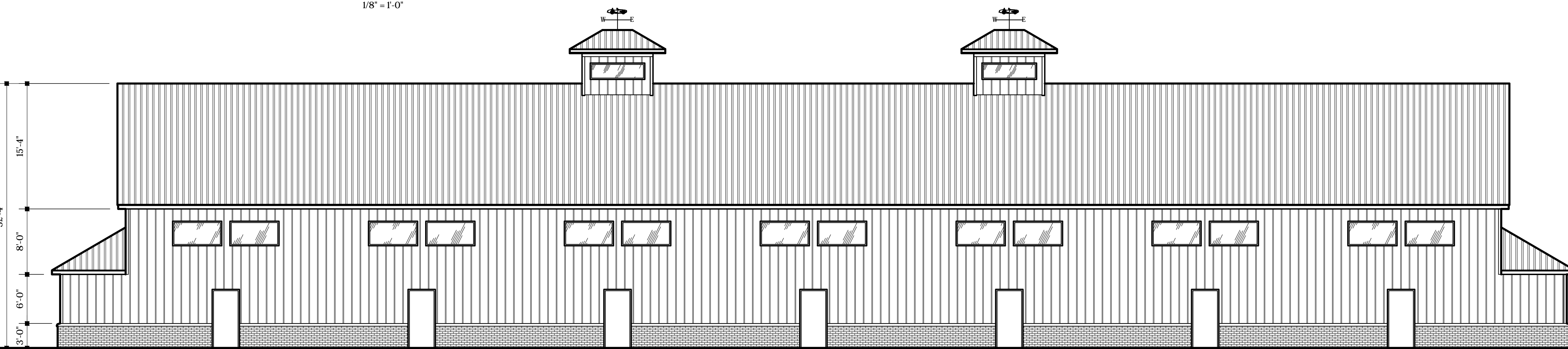
Concept Front Elevation

1/8" = 1'-0"



Concept Side Elevation

1/8" = 1'-0"



Concept Rear Elevation

1/8" = 1'-0"

# Clarence Motor & Sport Estates Concept Plans

Goodrich and County Roads, Clarence Center NY 14032

2/4/2022







**Clarence Motor & Sport Estates  
Concept Rendering**

◆ ◆ ◆ Goodrich and County Roads, Clarence Center NY 14032 ◆ ◆ ◆

2/4/2022





## SEAF Part 3b Reasons Supporting this Determination:

### Clarence Motor & Sport Development: Goodrich Rd & County Rd – Clarence, NY

12-4-2024

The Project Site is located at the southwest corner of County Road and Goodrich Road consisting of 10.6 acres of vacant land in the Town of Clarence. The Project Site is zoned as Industrial Business Park ("I") pursuant to the Town of Clarence Zoning Map. The Proposed Project includes 9 single-story buildings, comprising of 56 individual units, to be utilized for storage of motor vehicles. Associated facilities include parking lots, driveways, stormwater management areas, and septic system. After a thorough review with involved and interested agencies, it has been determined that the Proposed Project will not have significant adverse impacts to the environment.

Pursuant to §229-100 of the Town of Clarence Zoning Code, mini storage & personal storage facilities are a permitted use in the Industrial Business Park zone. Additionally, pursuant to §229-101 of the Town of Clarence Zoning Code, motor vehicle sales and service may be permitted in the Industrial Business Park zone through a Special Exception Use Permit. The Proposed Project is not in sharp contrast to nearby land use patterns, which include warehousing, personal storage facilities, and agricultural operations. The proposed structures will use building materials that are compatible with the surrounding architectural styles. *Clarence 2030*, the Town's Comprehensive Plan, encourages the focused development of industrial land in Town of Clarence. The Proposed Project is in keeping with the recommended land use, design guidelines, and site layout for the area.

The Proposed Project includes a landscape plan which requires approval from the Town of Clarence Landscape Review Committee. The landscape plan shall include the installation of vegetative and architectural buffers for the public right-of-way and adjoining properties. As part of the Site Plan review, all proposed lighting shall be dark sky compliant and shielded to ensure no light pollution or spillage will occur off site. The potential impact from noise, odors and lighting may minimally increase from the property's current use. However, these impacts will be mitigated through the installation of dark-sky compliant lighting, the requirement of dumpster/tote screening to minimize odors, and landscape buffering to reduce noise. Noise produced by the Proposed Project will not be a significant increase in the ambient noise in the area, including noise from traffic on County Road and Goodrich Road. There will be a temporary unavoidable impact of noise, odor, and lighting during construction.

As the Proposed Project disturbs more than one acre of land, a Stormwater Pollution Prevention Plan ("SWPPP") prepared by a licensed engineering firm will be required. The Proposed Project may result in increased erosion resulting from physical disturbance and vegetation removal; however, this is considered a small impact since construction activities will need to comply with erosion control measures. Such measures will be specified in the engineered plans to be prepared by a licensed engineering firm as well as the required Stormwater Pollution Prevention Plan for the overall project. The proposed erosion control measures will be reviewed by the Town Engineering Department during the Development Plan Application review process. The proposed stormwater management system shall be reviewed and approved by the Town Engineering Department prior to site disturbance. The Project Site disturbance is considered minimal due to the absence of documented environmentally sensitive features that otherwise

could be negatively impacted. The Project Site is not located within or adjacent to a Critical Environmental Area and the Proposed Project does not include a known source of regulated hazardous materials detrimental to human health or environmental resources.

In a letter dated October 2, 2023, David S. Denk of the New York State Department of Environmental Conservation (“DEC”) stated that a portion of the Project Site includes regulated wetlands and/or it’s regulated buffer area. Prior to site disturbance, the Project Sponsor will be required to consult with the United States Army Corps of Engineers to determine if the Proposed Project would impact federally regulated wetlands or require any other approval from that agency. A Wetland Delineation was prepared by Wetlands Investigation Co. on in August 2024 to determine any potential wetland areas of avoidance. One wetland area was located, of approximately .232 acres along an unnamed tributary to Black Creek at the northeast portion of the site, where no current disturbance is proposed. No additional surface water bodies exist on the Project Site. The management of stormwater will result in minimal surface water bodies being constructed in the form of stormwater management areas. The stormwater management areas are designed to collect, discharge and improve the quality of surface water. These features will be designed and installed per Federal, State and Local standards. There will be minimal additional groundwater introduced as a result of this project. A portion of the post developed site stormwater will be collected, managed and disbursed on-site for eventual percolation into the groundwater system, through stormwater detention areas, as designed and permitted to meet Federal, State and Local standards.

In a letter dated October 2, 2023, David S. Denk of the New York State DEC stated that a three-year pre-construction study shall be conducted to determine the impact to a potentially occupied habitat of an endangered species of animal. The Project Sponsor, with consultation from Earth Dimensions, INC., prepared a Habitat Assessment Report for the Project Site dated April 30, 2024. After reviewing the Habitat Assessment Report and conducting on-site investigation, Michelle R. Woznick issued a letter dated July 29, 2024 stating that the Project Site does not include suitable habitat for the considered endangered species. Therefore, the Proposed Project is not likely to result in the take of a NYS-listed threatened or endangered species; however, if any of the endangered species are observed during the Proposed Project construction activities, the NYS DEC Bureau of Wildlife should be contacted immediately.

There are no unique or unusual land forms documented at this project site. Any proposals for deep excavations are subject to a hydrogeologic/geotechnical evaluation report as required by the Town of Clarence Engineering Department. Such report shall include, but not be limited to, analysis of the deep soils, soil stability, proximity to existing structures, basin constructability, groundwater, dewatering operations, and ability to hold water. The Project Site does fall within an area designated as sensitive by the New York State Historic Preservation Office (“SHPO”) archaeological site inventory. However, in a letter dated June 13, 2023 Daniel Mackay of SHPO stated that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Register of Historic Places will be impacted by the Proposed Project. The proposed project will not result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

The Project Sponsor proposes to offer utilities for each unity, such as water, electric, and sanitary. The Proposed Project will connect to an existing public/private water supply, and any modifications to the existing water service is subject to the review and approval from the Erie County Water Authority. The



proposed project may cause an increase in the use of energy compared to the sites current use; however, overall use of power will not exceed the amount of power currently available at the site. The Proposed Project includes an onsite wastewater treatment system that will service all of the proposed units. The Project Sponsor will be required to obtain all appropriate permits from the Erie County Health Department, the New York State DEC, and any other agencies are required, for the installation of the wastewater treatment system.

Using the NYS SEQRA EAF Workbook as a guiding document, the Proposed Project will not result in a significant increase in traffic. The Project Sponsor will be required to obtain all appropriate permits from Erie County for any proposed curb cut modifications to Goodrich Road and County Road.

DRAFT

# *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 which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: Motor & Sport Estates of Clarence				
Project Location (describe, and attach a location map): Portion of a vacant parcel at the southwest corner of Goodrich and County Roads (SBL No. 44.00-1-51)				
Brief Description of Proposed Action: The proposed development includes construction of 9 single-story buildings, which will comprise a total of 56 individual units to be utilized for storage of high end motor sports vehicles. Additional improvements include utilities to serve the building as well as asphalt pavement and stormwater infrastructure.				
Name of Applicant or Sponsor: Metzger Civil Engineering PLLC on behalf of Mr. Leonard Higgins		Telephone: 716-633-2601 E-Mail: meteng@roadrunner.com		
Address: 8245 Sheridan Drive				
City/PO: Williamsville	State: NY	Zip Code: 14221		
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 <input type="checkbox"/>	YES <input type="checkbox"/>
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: Clarence PB Concept & Development Plan Approval; ECHD Septic NYSDEC Septic & Stormwater SPDES Permits; Approval; ECDPW Highway Work Permit; ECWA RPZ Approval;			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 10.6 acres b. Total acreage to be physically disturbed? _____ 7.0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 10.6 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				



	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ One (1) septic system will be installed to treat and dispose of all sanitary sewerage generated from the buildings, which will need ECHD approval.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?  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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?  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: _____ _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





**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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Harrier, Upland Sandpiper, Short-eared Owl
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Project:

Date:

***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?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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?		

Project:

Date:

### ***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.

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.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

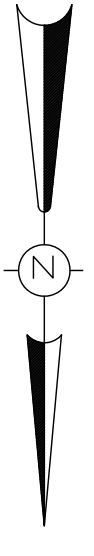
\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

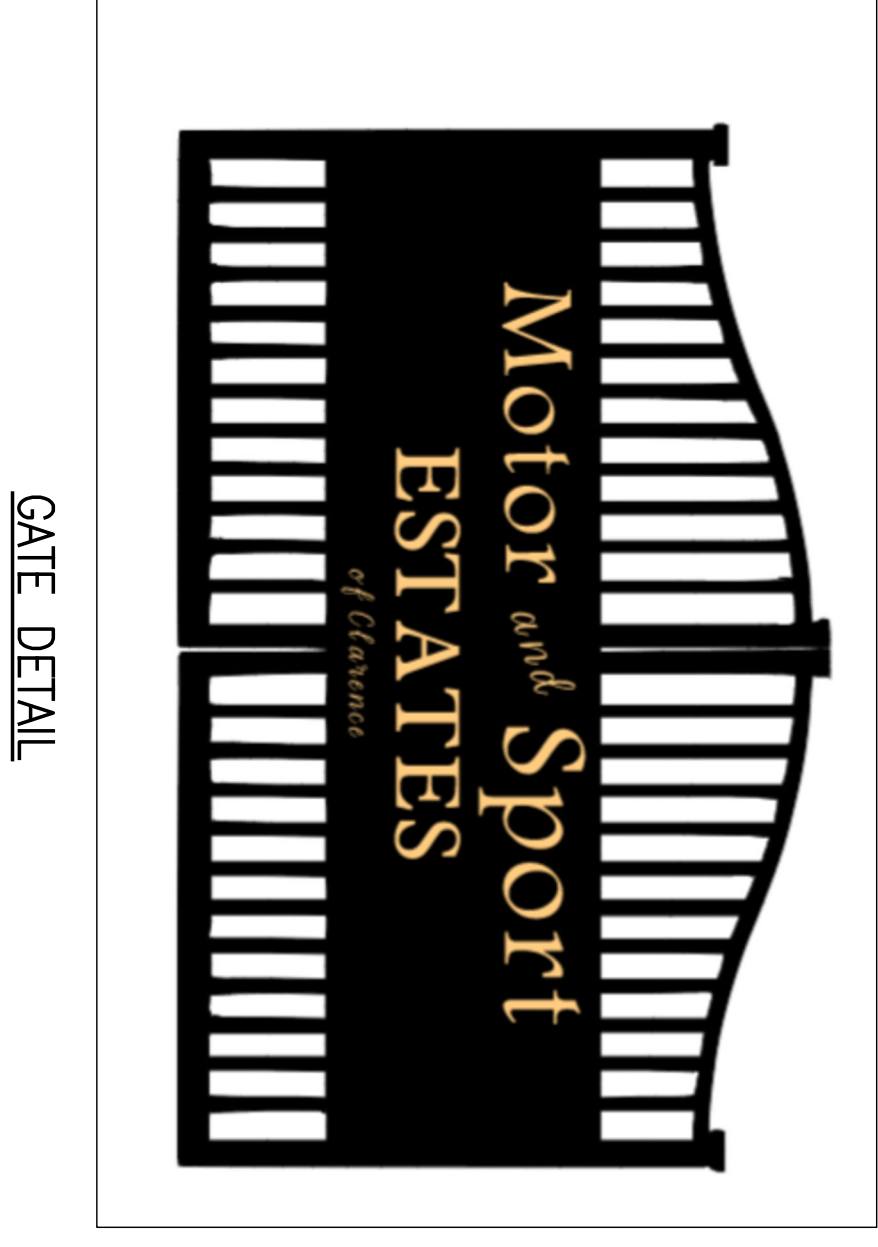
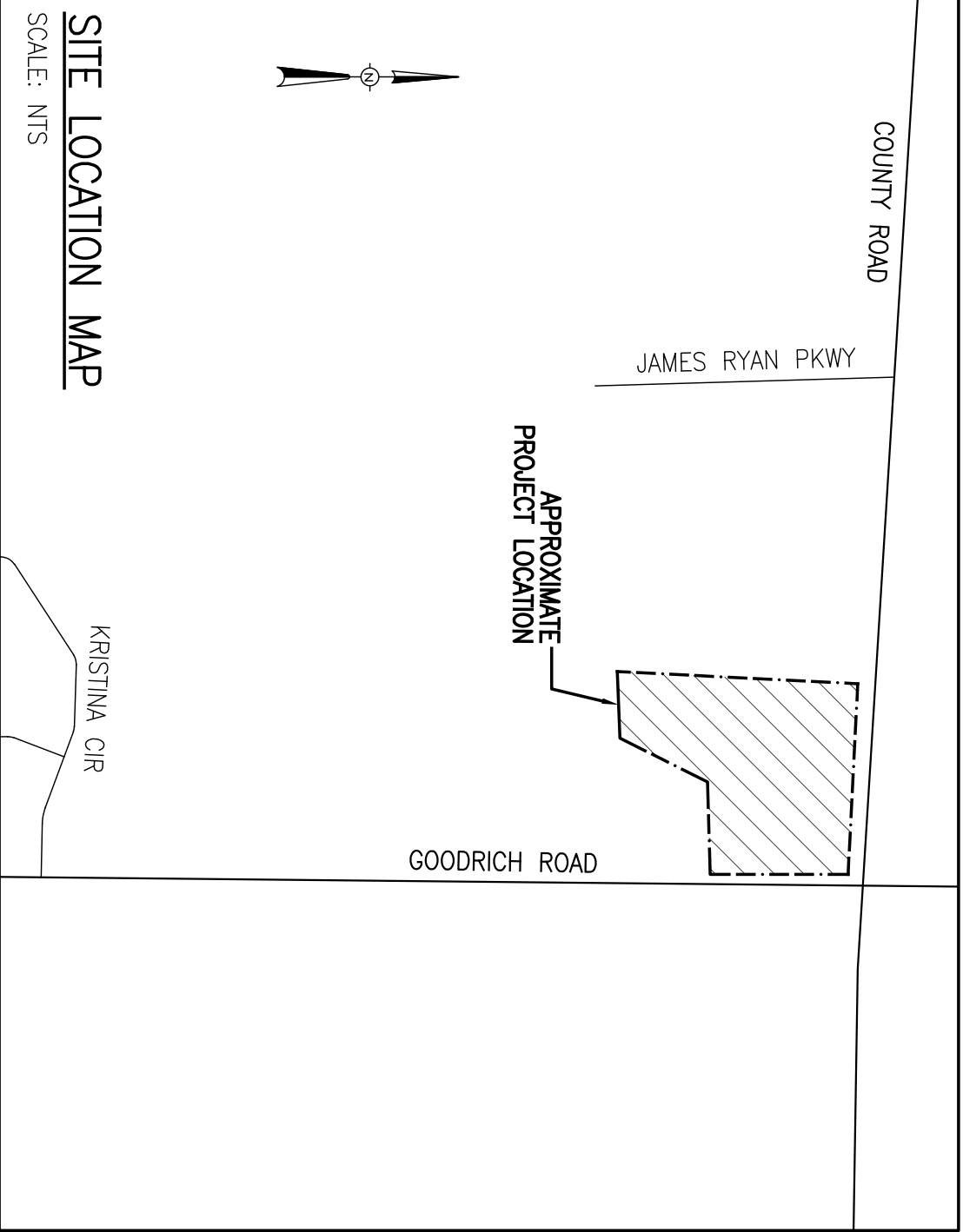




**SITE DATA TABLE:**

ZONING =	INDUSTRIAL BUSINESS PARK
PROJECT AREA =	10.9± ACRES
LOT COVERAGE ALLOWED =	75%
LOT COVERAGE PROVIDED =	15%
FRONT YARD SETBACK REQ'D =	80.0'
FRONT YARD SETBACK PRO =	195.6'
REAR YARD SETBACK REQ'D =	25.0'
REAR YARD SETBACK PRO =	25.0'
SIDE YARD SETBACK REQ'D =	25.0'
SIDE YARD SETBACK PRO =	25.0'

- NOTES:**
1. INTERIOR FLOOR DRAINS ARE PROPOSED INSIDE OF THE LEASED CAR STORAGE UNITS.
  2. ALL BUILDINGS WILL BE EQUIPPED WITH A SPRINKLER SYSTEM.



**NOTES:**

1) THESE PLANS HAVE BEEN PREPARED FROM THE BOUNDARY & TOPOGRAPHIC SURVEY COMPLETED BY WM. SCHUTT & ASSOCIATES. THIS IS NOT A PROPERTY SURVEY.

NOTE: REVISIONS AND APPROVALS OF THIS DRAWING IN ACCORDANCE WITH SECTION 2209 OF THE STATE EDUCATION LAW AND THE STATE EDUCATION REGS.

DESIGNED BY:	JOM	ADDED FIRE HYDRANT DIMENSIONS & ADJUST SET BACKS:	09.01.23	JOM/AM
CHECKED BY:	JOM	PER COMMENTS:	08.23.23	JOM/AM
DATE:	01.11.23	CLIENT REVISIONS:	06.06.23	JOM/AM
DATE:	11.23.22	GATE DETAIL & TITLE:	01.11.23	JOM
DATE:	07/04/24	CLIENT REVISIONS:		JOM/AM

**METZGER CIVIL ENGINEERING, PLLC**

8245 SHERIDAN DRIVE  
WILLAMSVILLE, NY 14221  
PH: 716-633-2801  
FAX: 716-633-2704

CIVIL ENGINEERING  
LAND PLANNING  
SITE DESIGN  
MUNICIPAL ENGINEERING

**MOTOR & SPORT ESTATES OF CLARENCE**  
GOODRICH ROAD & COUNTY ROAD  
NEW YORK

SCALE: 1" = 40'

DATE: FEBRUARY 28, 2022  
JOB NO: 202149  
DRAWING NO: CP-3





BARRE CENTRIC

ELITE NAILS

SHOE REPAIR

SLICES

PIZZA

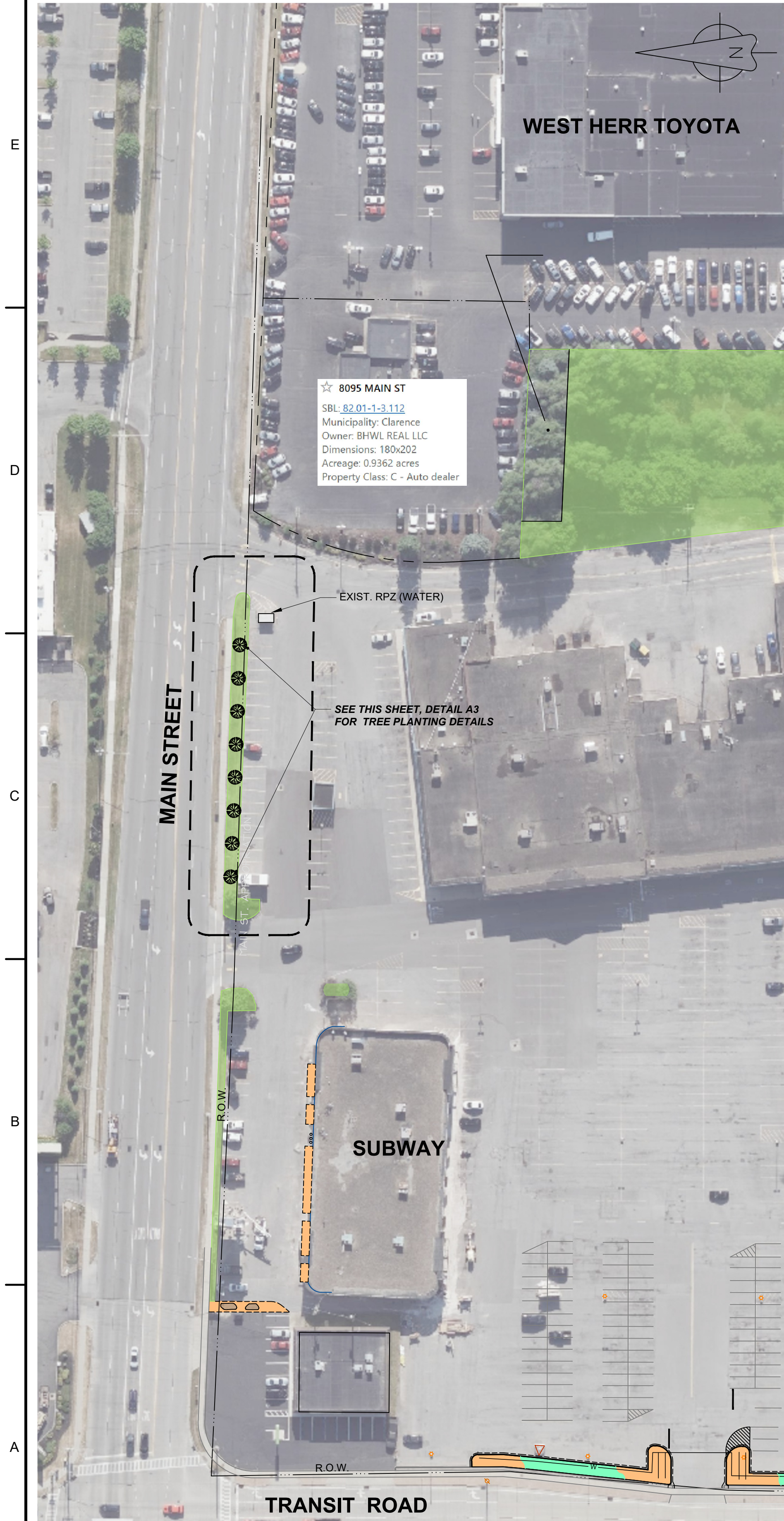
BOOTS & SHOES

SHOES

STRETCH & FIT

STOP





**A1** LANDSCAPE SITE PLAN  
SCALE: SCALE: 1"=60'

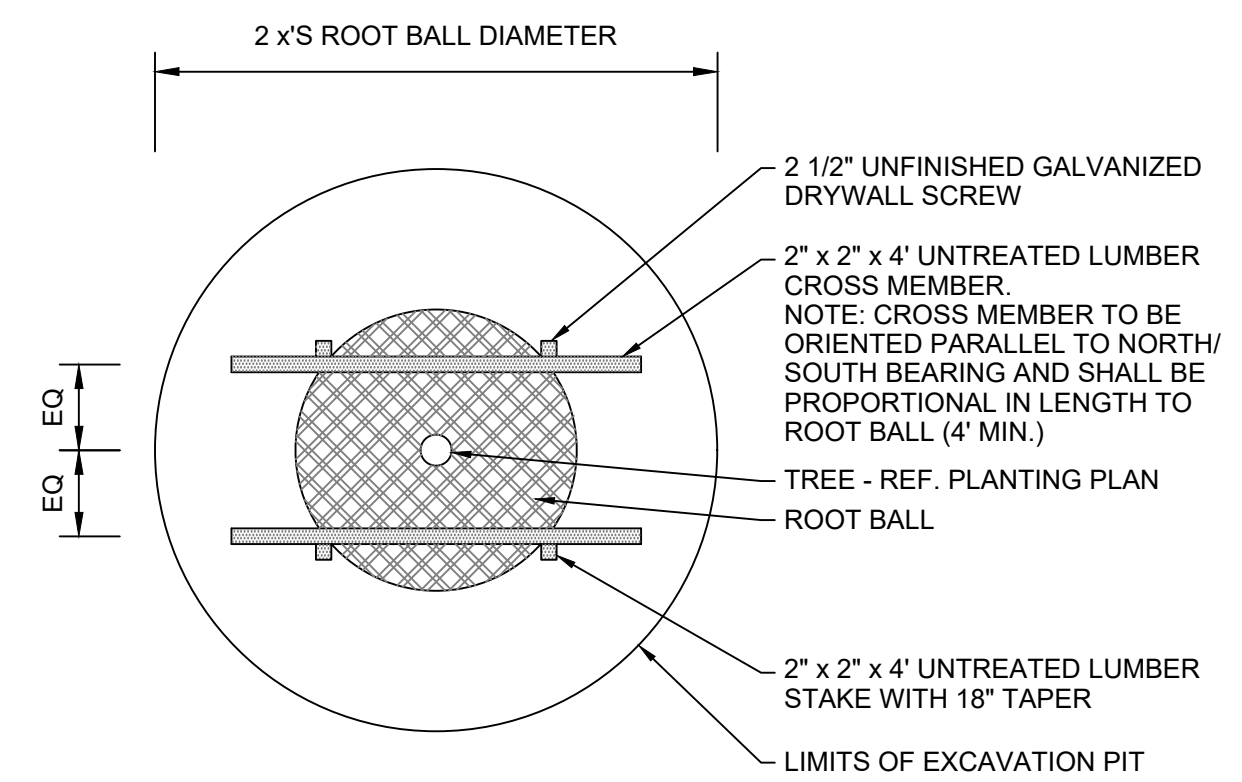


**B3** AREA A3  
SCALE: SCALE: 1"=20'

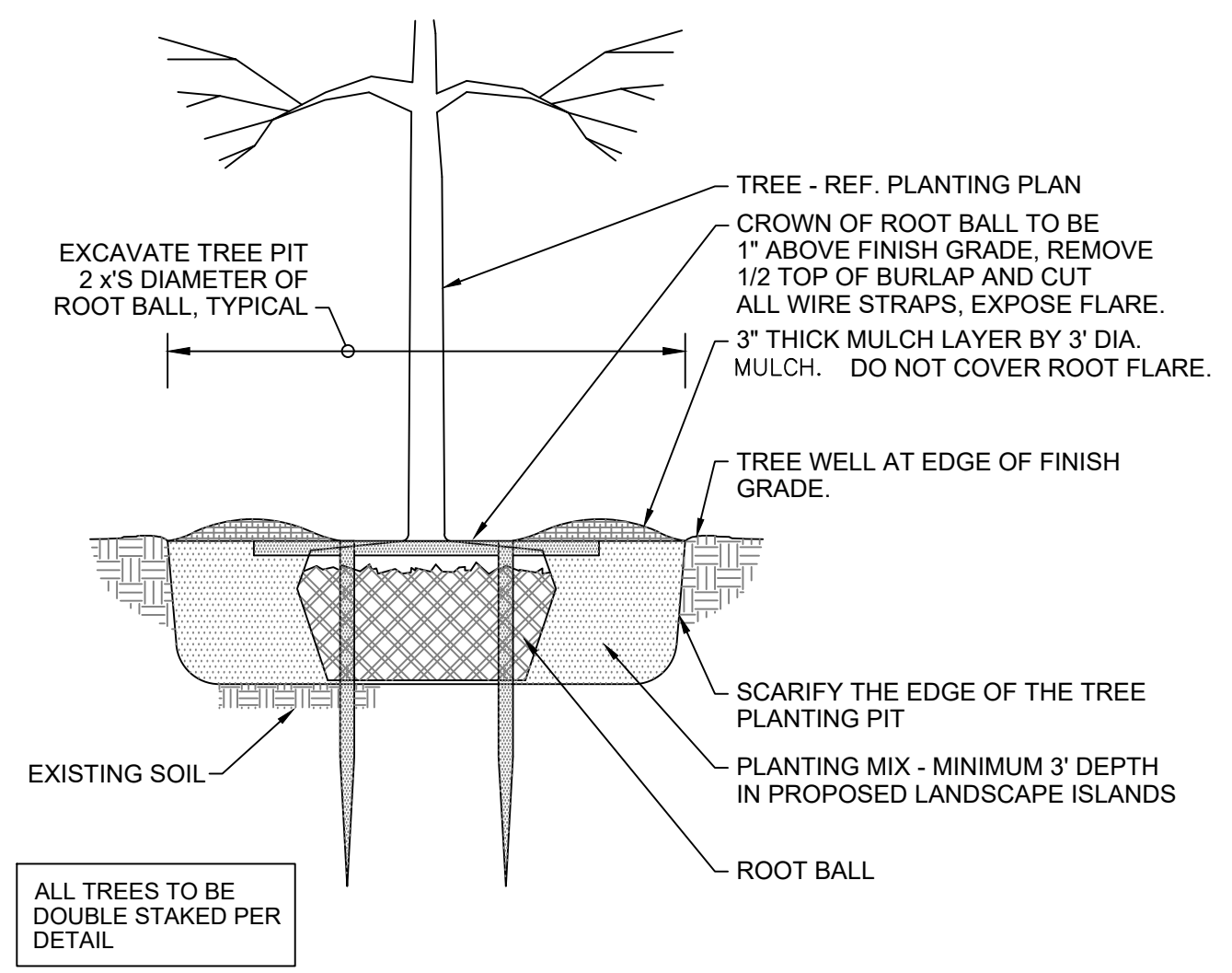
PLANTING SCHEDULE					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	REMARKS
TREES					
CP	8	PYRUS CALLERYANA "CLEVELAND SELECT"	CLEVELAND FLOWERING PEAR	30'-HEIGHT	B&B; MULTI-STEM

**GENERAL LANDSCAPING NOTES**

- SEE THIS SHEET FOR PLANTING DETAILS.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS, SPECIFICATIONS, PERMITS, AND REGULATORY REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPING PERMITS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "DIG SAFELY NY" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
- FINAL LOCATION OF ALL PLANTINGS SHALL BE DETERMINED IN THE FIELD BY THE OWNER'S CHOSEN REPRESENTATIVE.
- SUBSTITUTIONS AND/OR MODIFICATIONS TO PLANTING LAYOUT, PLANT MATERIALS, ETC. SHALL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER.
- CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS AS SHOWN IN THE DETAILS, AND AS INDICATED IN THE LANDSCAPE PLAN.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE OF ANY DEFORMITIES, DISEASES, OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR DISFIGURED/ CROOKED LEADERS, BARK ABRASIONS, SUN-SCALD, INSECT DAMAGE, ETC., ARE NOT ACCEPTABLE AND WILL BE REJECTED.



**D5** TYPICAL TREE STAKING DETAIL (PLAN VIEW)  
SCALE: NOT TO SCALE



**B5** TREE PLANTING DETAIL  
SCALE: NOT TO SCALE

**LEGEND**

EXISTING GREENSPACE

PROPOSED TREES

**NUSSBAUMER & CLARKE, INC.**  
ENGINEERS AND SURVEYORS  
EST. 1933

3556 Lake Shore Road, Suite 500 | Buffalo, NY 14219  
(716) 827-8000 | (716) 826-7958 fax  
www.nussclarke.com

**TRANSITOWN PLAZA  
LANDSCAPING ENHANCEMENT  
TOWN OF CLARENCE NY**

**OVERALL SITE PLAN**

REVISIONS		
No.	DESCRIPTION	DATE
1	REVISIONS PER MTG. WITH OWNER	03-25-22
2	REVISIONS PER LANDSCAPE REVIEW COMMITTEE	06-21-22

NUSSBAUMER & CLARKE, INC.  
A CORPORATION REGISTERED TO PRACTICE  
PROFESSIONAL ENGINEERING & LAND SURVEYING IN  
THE STATE OF NEW YORK  
CERTIFICATE NO. 027

REGULATORY REVIEW  
NOT FOR CONSTRUCTION

UNAUTHORIZED ALTERATION OR ADDITION TO THIS  
ENGINEERING DRAWING IS A VIOLATION OF  
SECTION 7209, PROVISION 2 OF THE NEW YORK STATE  
EDUCATION LAW.

PROJECT NUMBER	18J5-0040
DATE	NOVEMBER, 2024
DRAWN BY	VBS
DESIGNED BY	TJB
CHECKED BY	RJP
APPROVED BY	MTM
SCALE:	AS NOTED

1" = 1 INCH

SHEET No. 1 OF 1

**C-101**



