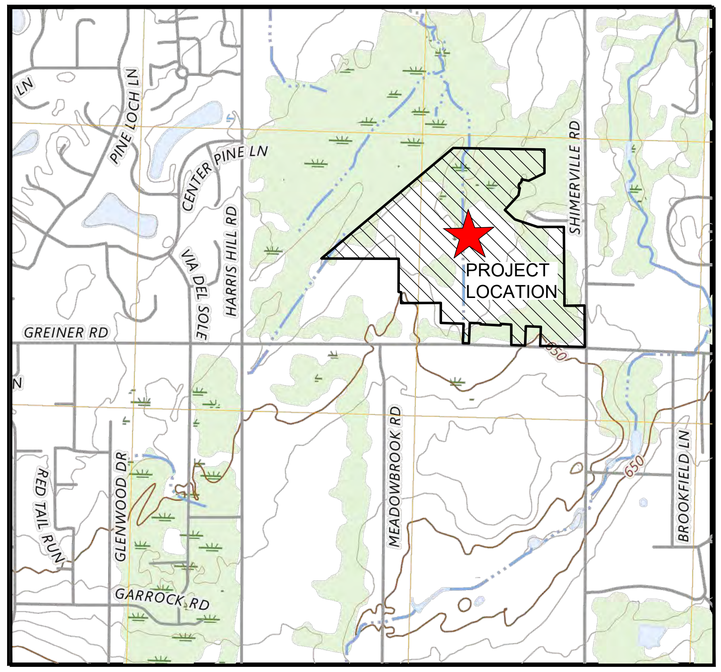
BROOKFIELD ESTATES

Natale Builders Corp.

Greiner Road
Clarence, New York



PROJECT LOCATION MAP
N.T.S.

PROJECT DESCRIPTION:

INSTALL THE FOLLOWING IN THE BROOKFIELD ESTATES SUBDIVISION IN THE TOWN OF CLARENCE UNDER AN E.C.W.A., BUILDER, CONTRACTOR, DEVELOPER AGREEMENT:

PHASE NO.	WATER MAIN (L.F.)				
	8" P.V.C. (C-900) DR-18	8" D.I.P. (CLASS 52)	10" P.V.C. (C-900) DR-18	HYD.	TOTAL
1	2,530 ±	N/A	N/A	5	2,530 ±
TOTAL	2,530 ±	N/A	N/A	5	2,530 ±

SIGNATURES:

THE PROPOSED WATER MAIN EXTENSION AND APPURTENANCES ARE APPROVED AS SHOWN.

EXECUTIVE ENGINEER OF E.C.W.A. — DATE

MR. TIMOTHY LAVOCAT, P.E.
TOWN ENGINEER, TOWN OF CLARENCE — DATE

FIRE CHIEF — DATE

Sheet List Table	
Sheet Number	Sheet Title
00	COVER SHEET
--	SUBDIVISION MAP
01	TOPOGRAPHIC MAP
02	SITE & UTILITY PLAN–SOUTH
03	SITE & UTILITY PLAN–SOUTHWEST
04	SITE & UTILITY PLAN–NORTHWEST
05	SITE & UTILITY PLAN–NORTH
06	UTILITY PROFILE
07	INTERCONNECTION DETAILS
08	WATERLINE DETAILS
09	WATERLINE DETAILS
10	PAVING & DRAINAGE PLAN–SOUTH
11	PAVING & DRAINAGE PLAN–SOUTHWEST
12	PAVING & DRAINAGE PLAN–NORTHWEST
13	PAVING & DRAINAGE PLAN–NORTH
14	DRAINAGE PROFILE
15	PAVING & DRAINAGE DETAILS
16	PRETREATMENT AND BIORETENTION DETAILS
17	OUTLET STRUCTURE DETAILS
18	GRADING PLAN–SOUTH
19	GRADING PLAN–SOUTHWEST
20	GRADING PLAN–NORTHWEST
21	GRADING PLAN–NORTH
22	DRIVEWAY DITCH CROSSING DETAILS
23	EROSION & SEDIMENT CONTROL PLAN
24	EROSION & SEDIMENT CONTROL DETAILS
25	EROSION & SEDIMENT CONTROL NOTES
LA–1	LANDSCAPE PLAN

THOMAS J. WOLANSKI, P.E. DATE: June 28, 2024

STATE OF NEW YORK — GREENMAN PEDERSEN, INC. — LICENSED PROFESSIONAL ENGINEER — No. 151

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

GPI
Engineering
Design
Planning
Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR

Natale Builders Corp.
9159 Main Street
Clarence, New York

BUF-2019070.00	September 2023

SHEET NO.
00

N:\2019\BUF-2019070.00 Woodside Dr Subdivision\CADD\Design Plans\100 COVER SHEET.dwg Friday, 28 June 2024 3:03PM

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

NOTES:

ALL IMPROVEMENTS WILL BE INSTALLED UNDER TOWN PERMITS WITH ALL PLANS CONSISTANT WITH PRELIMINARY PLAT.

PUBLIC DRAINAGE EASEMENTS SHALL BE GRANTED TO THE TOWN OF CLARENCE.

ALL COMMON AREA PRIVATE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).

TOP OF FOUNDATION WALL SHALL BE A MAXIMUM OF 40" ABOVE CENTERLINE OF ROAD UNLESS NATURAL TOPOGRAPHY ALLOWS FOR MORE THAN 40"

CHANGES OF BASEMENT TYPE MUST BE APPROVED BY THE TOWN OF CLARENCE BUILDING DEPARTMENT.

ALL ROOF AND SUMP DRAINAGE FROM LOTS MUST BE DISCHARGED TO ROAD DRAINAGE SYSTEMS AND NOT TO LAWN OR REAR YARD DRAIN SYSTEMS

SEE SURVEY PREPARED BY GPI ENGINEERING & SURVEYING, LLP JOB No.: 2019070, DATED JUNE 19, 2023.

TOTAL SUBDIVISION AREA: 64.59± ACRES

AREAS:

WITHIN SUB LOTS 60.65± ACRES
WITHIN PUBLIC STREET 3.58± ACRES
WITHIN OPEN SPACES AND STORM MANAGEMENT AREAS 2.37± ACRES
TOTAL 8.56± ACRES

OWNER'S CONSENT FOR FILING:

OWNER DATE

APPROVED BY THE TOWN OF CLARENCE PLANNING BOARD :

CHAIRPERSON DATE

LOT DATA TABLE

LOT	BASEMENT TYPE	TOP OF FOUNDATION WALL(NAVD88)	LOT GRADING TYPE	BASEMENT WALL HT.
1	TRADITIONAL	640.00	B	9'
2	TRADITIONAL	644.80	B	9'
3	TRADITIONAL	647.00	B	9'
4	TRADITIONAL	647.00	B	9'
5	TRADITIONAL	649.00	B	9'
6	TRADITIONAL	646.80	B	9'
7	TRADITIONAL	644.80	B	9'
8	TRADITIONAL	643.60	B	9'
9	TRADITIONAL	638.30	B	9'
10	TRADITIONAL	637.10	B	9'
11	TRADITIONAL	636.10	B	9'
12	TRADITIONAL	635.40	B	9'
13	TRADITIONAL	640.70	B	9'
14	TRADITIONAL	643.10	B	9'

FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER:

MAP COVER: _____ DATE: _____

RESERVED FOR ERIE COUNTY DEPARTMENT OF FINANCE

GRAPHIC SCALE
0 100 200 300
1 INCH = 100 FEET

MARK J. ANDREWS, L.S.

NOTE: UNAUTHORIZED ALLTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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SUBDIVISION MAP OF

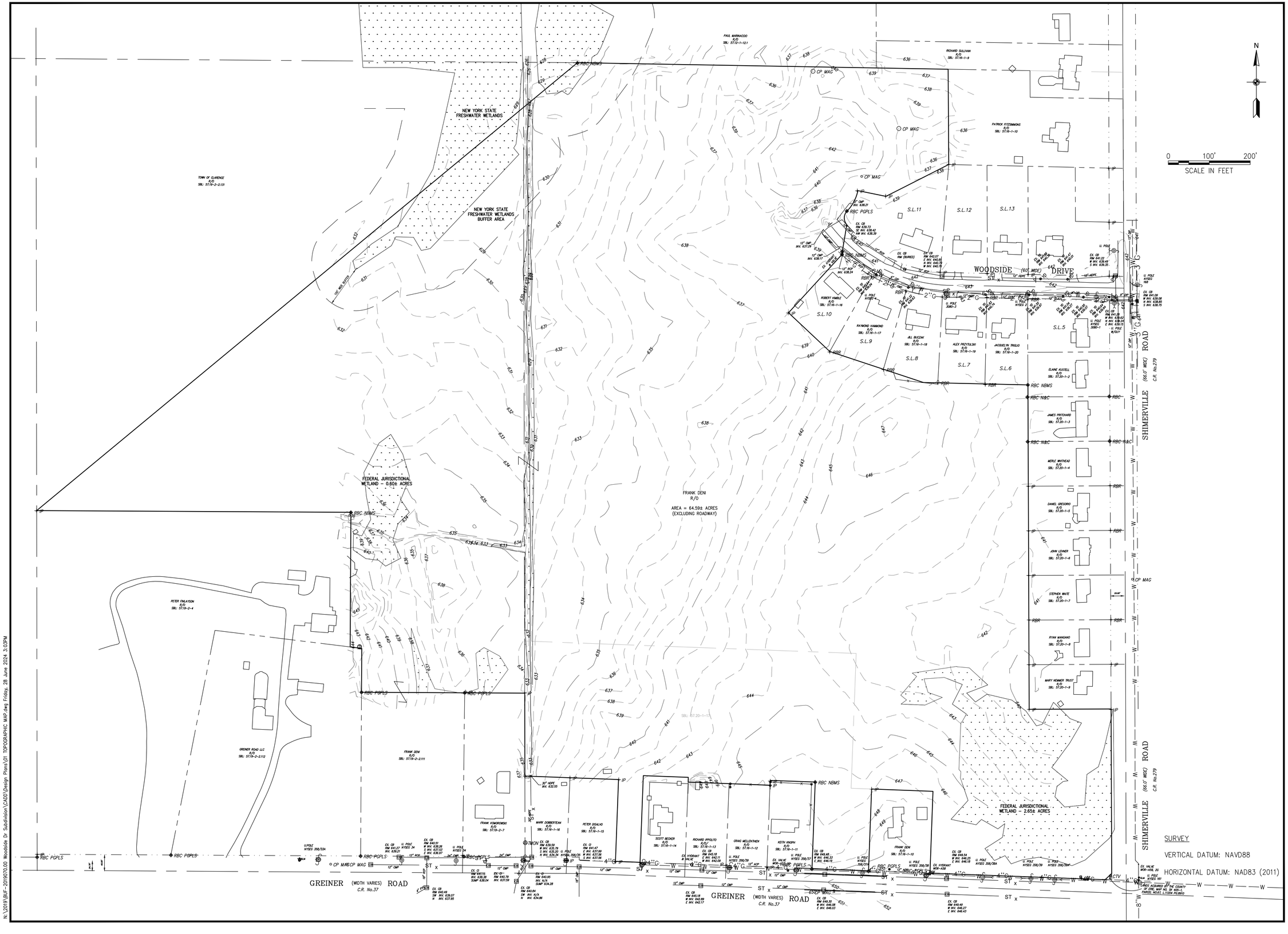
Brookfield Estates Subdivision

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

BEING PART OF LOT 2, SECTION 14, & PART OF LOT 12, SECTION 10
TOWNSHIP 12, RANGE 6, HOLLAND LAND SURVEY

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 2019070 Date: JULY 8, 2024



N:\2019\BUF-2019070.00 Woodside Dr Subdivision\CADD\Design Plans\01 TOPOGRAPHIC MAP.dwg Friday, 28 June 2024 3:03PM

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STATE OF NEW YORK
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LICENSED PROFESSIONAL ENGINEER
No. 131

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September 2023

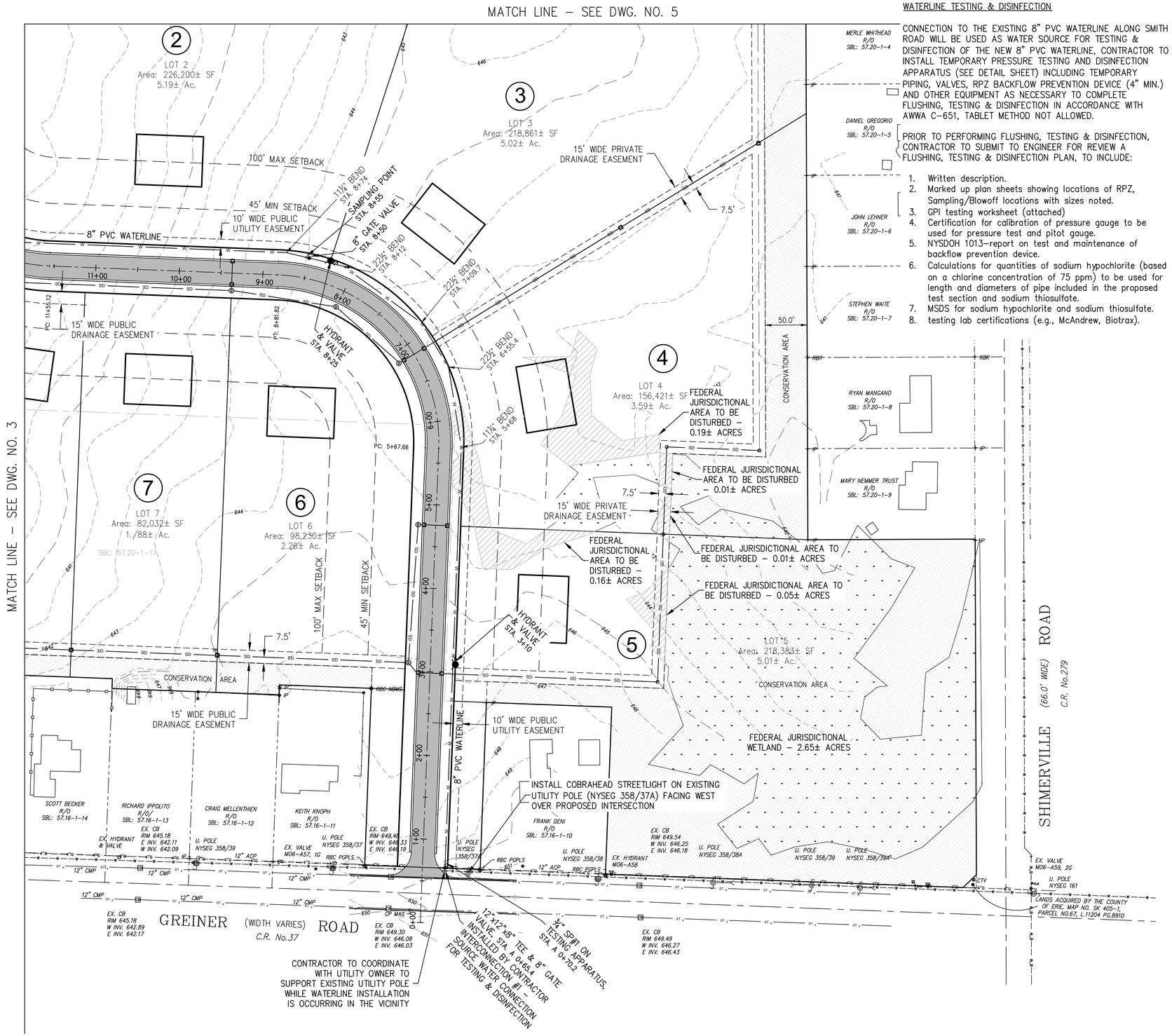
DRAWN/DESIGN BY	CHECKED BY
DWV	TJW

TOPOGRAPHIC MAP

SCALE: As Noted

BUF-2019070.00

01

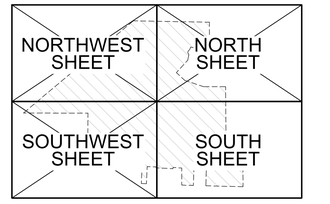


WATERLINE TESTING & DISINFECTION

CONNECTION TO THE EXISTING 8" PVC WATERLINE ALONG SMITH ROAD WILL BE USED AS WATER SOURCE FOR TESTING & DISINFECTION OF THE NEW 8" PVC WATERLINE, CONTRACTOR TO INSTALL TEMPORARY PRESSURE TESTING AND DISINFECTION APPARATUS (SEE DETAIL SHEET) INCLUDING TEMPORARY PIPING, VALVES, RPZ BACKFLOW PREVENTION DEVICE (4" MIN.) AND OTHER EQUIPMENT AS NECESSARY TO COMPLETE FLUSHING, TESTING & DISINFECTION IN ACCORDANCE WITH AWWA C-651, TABLET METHOD NOT ALLOWED.

PRIOR TO PERFORMING FLUSHING, TESTING & DISINFECTION, CONTRACTOR TO SUBMIT TO ENGINEER FOR REVIEW A FLUSHING, TESTING & DISINFECTION PLAN, TO INCLUDE:

1. Written description.
2. Marked up plan sheets showing locations of RPZ, Sampling/Blowoff locations with sizes noted.
3. GPI testing worksheet (attached)
4. Certification for calibration of pressure gauge to be used for pressure test and pitot gauge.
5. NYSDOH 1013-report on test and maintenance of backflow prevention device.
6. Calculations for quantities of sodium hypochlorite (based on a chlorine concentration of 75 ppm) to be used for length and diameters of pipe included in the proposed test section and sodium thiosulfate.
7. MSDS for sodium hypochlorite and sodium thiosulfate.
8. testing lab certifications (e.g., McAndrew, Biotrax).



SHEET LAYOUT SCHEMATIC

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MR. TIMOTHY LAVOCAT, P.E. TOWN ENGINEER, TOWN OF CLARENCE — DATE

FIRE CHIEF — DATE

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SEPTIC SYSTEM NOTE:

DESIGN, APPROVAL AND INSTALLATION OF SEPTIC SYSTEMS BASED ON ECSD #5 DETAILS AND SPECIFICATIONS, AND THE TOWN OF CLARENCE STANDARD CONSTRUCTION SPECIFICATIONS, ARE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.

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STATE OF NEW YORK GREENMAN PEDERSEN, INC. LICENSED PROFESSIONAL ENGINEER No. 131

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September 2023

DRAWN/DESIGN BY: DWV
CHECKED BY: TJW

SITE & UTILITY PLAN-SOUTH

SCALE: As Noted

BUF-2019070.00

02

N:\2019\BUF-2019070.00 Woodside Dr Subdivision\CADD\Design Plans\05 SITE & UTILITY PLAN-NORTH.dwg Friday, 28 June 2024 3:03PM

MATCH LINE – SEE DWG. NO. 4

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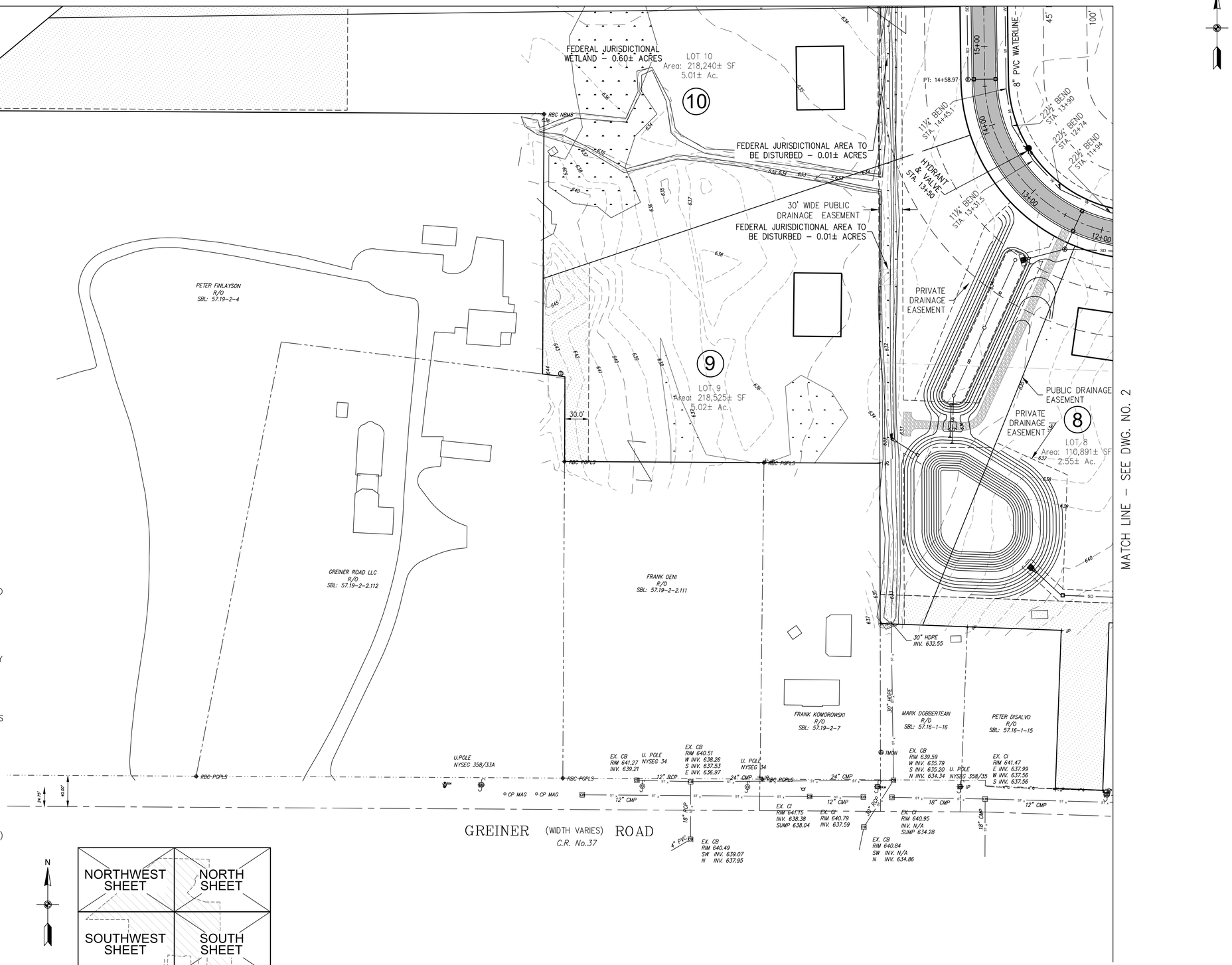

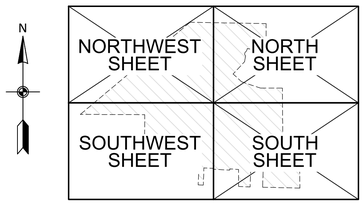

SHEET LAYOUT SCHEMATIC

0 60' 120'
SCALE IN FEET

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September 2023

DRAWN/DESIGN BY: DWV
CHECKED BY: TJW

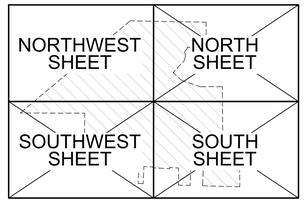
SITE & UTILITY PLAN-SOUTHWEST

SCALE: As Noted

BUF-2019070.00

03

N:\2019\BUF-2019070.00 Woodside Dr Subdivision\CADD\Design Plans\05 SITE & UTILITY PLAN-NORTH.dwg Friday, 28 June 2024, 3:03PM



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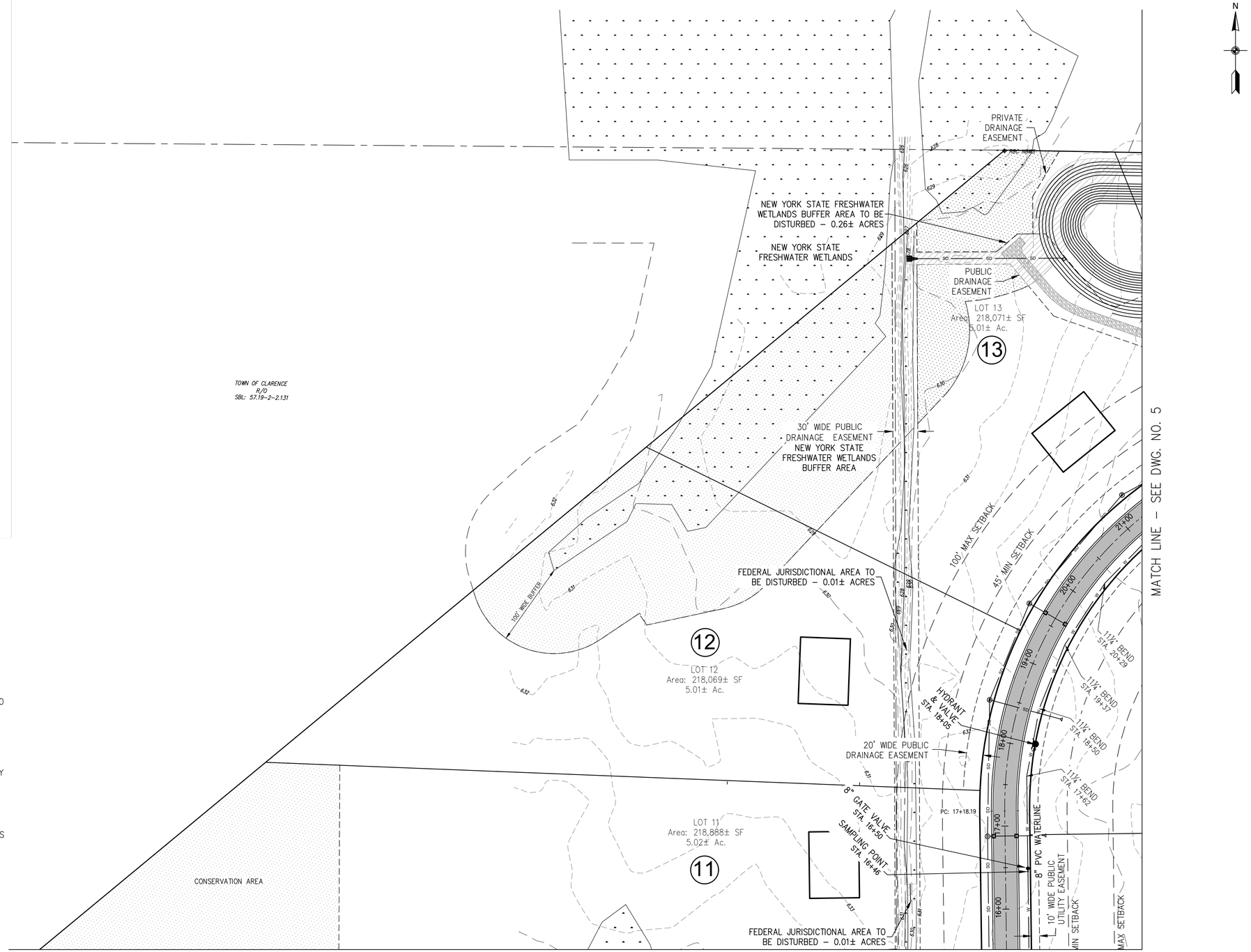

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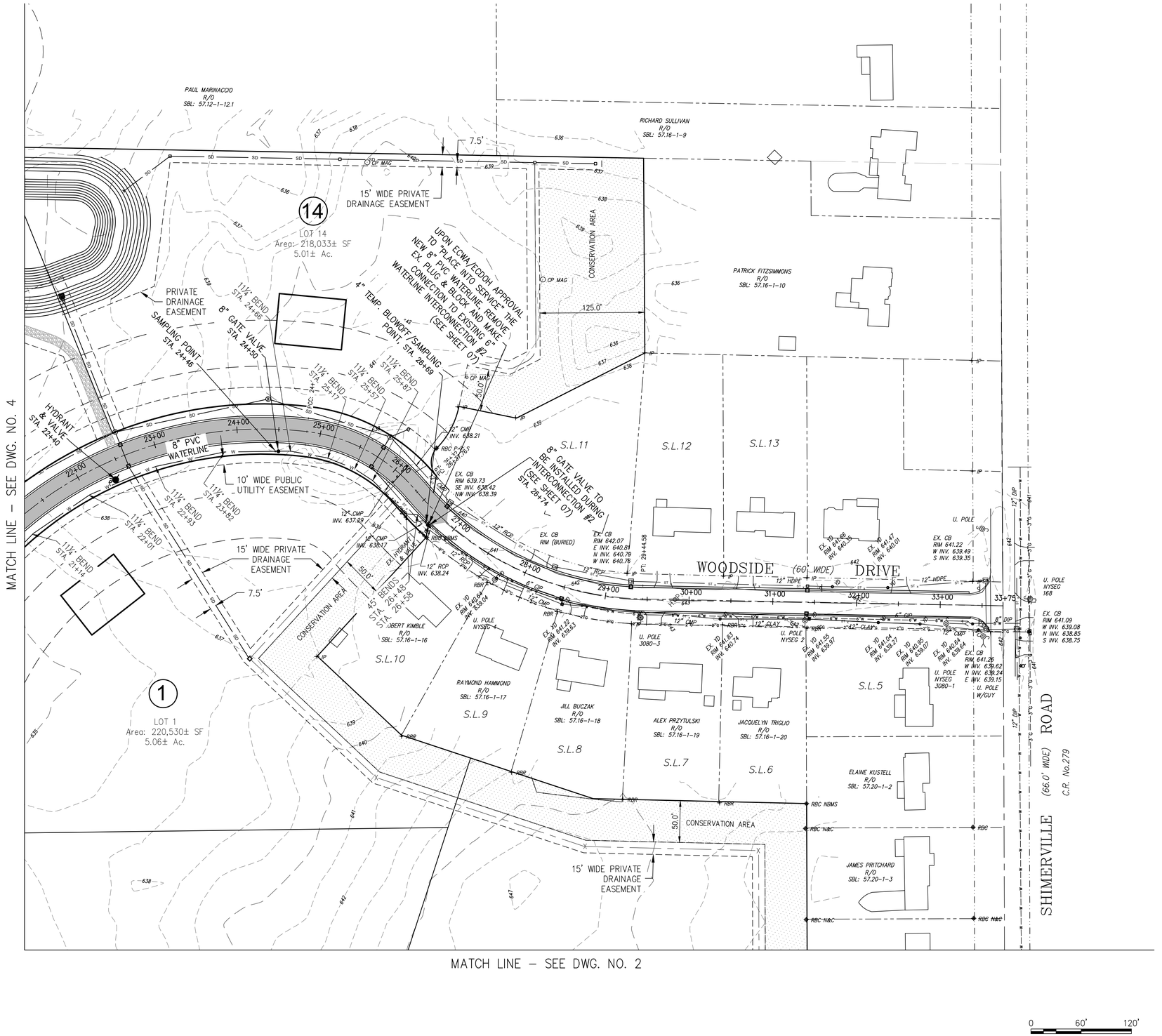

MATCH LINE – SEE DWG. NO. 2

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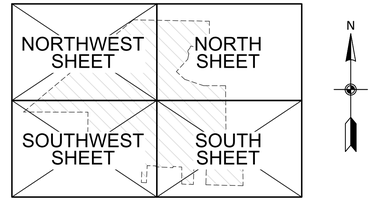

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NOTES:

1. CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL WATERLINE CONSTRUCTION SHALL CONFORM TO ERIE COUNTY WATER AUTHORITY CONSTRUCTION SPECIFICATIONS AND DETAILS. THE MAXIMUM ALLOWABLE DEGREE OF DEFLECTION AT WATERLINE JOINTS IS ONE HALF (1/2) OF THE PIPE MANUFACTURERS RECOMMENDED DEGREE OF DEFLECTION, WHICH WILL MEET AND SATISFY THE ERIE COUNTY WATER AUTHORITY STANDARDS. ANY DEVIATION FROM THIS STANDARD PROCEDURE WILL REQUIRE THE INSTALLATION OF BENDS WITH RESTRAINING JOINTS.
3. D.I.P. (DUCTILE IRON) WATERLINE PIPE SHALL CONFORM TO ANSI/AWWA C151/A.21.51 STANDARDS (CLASS 52).
4. P.V.C. (POLYVINYL CHLORIDE) WATERLINE PIPE SHALL CONFORM TO A.W.W.A. C-900 STANDARDS OR APPROVED EQUAL.
5. 0 – CHLORINATION AND SAMPLING POINT.
6. CHLORINATION AND TESTING SHALL BE DONE IN ACCORDANCE WITH A.W.W.A. STANDARDS C-600.
7. CONTACT MARK JARMUZ ECWA (mjarmuz@ecwa.org) PRIOR TO THE START OF CONSTRUCTION.

SEPTIC SYSTEM NOTE:

DESIGN, APPROVAL AND INSTALLATION OF SEPTIC SYSTEMS BASED ON ECSD #5 DETAILS AND SPECIFICATIONS, AND THE TOWN OF CLARENCE STANDARD CONSTRUCTION SPECIFICATIONS, ARE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Natale Builders Corp.
9159 Main Street
Clarence, New York

BROOKFIELD ESTATES

Greiner Road
Clarence, New York

STATE OF NEW YORK GREENMAN PEDERSEN, INC. 132 LICENSED PROFESSIONAL ENGINEER

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

NO.	REVISION	DATE
5	Revised Northern Pond Layout	6/28/24
4	Revised Per Town Comments	5/30/24
3	Revised Per Town Comments	4/12/24
2	ECWA Revisions	2/23/24
1	ECWA & Town Revisions	12/21/23

September 2023

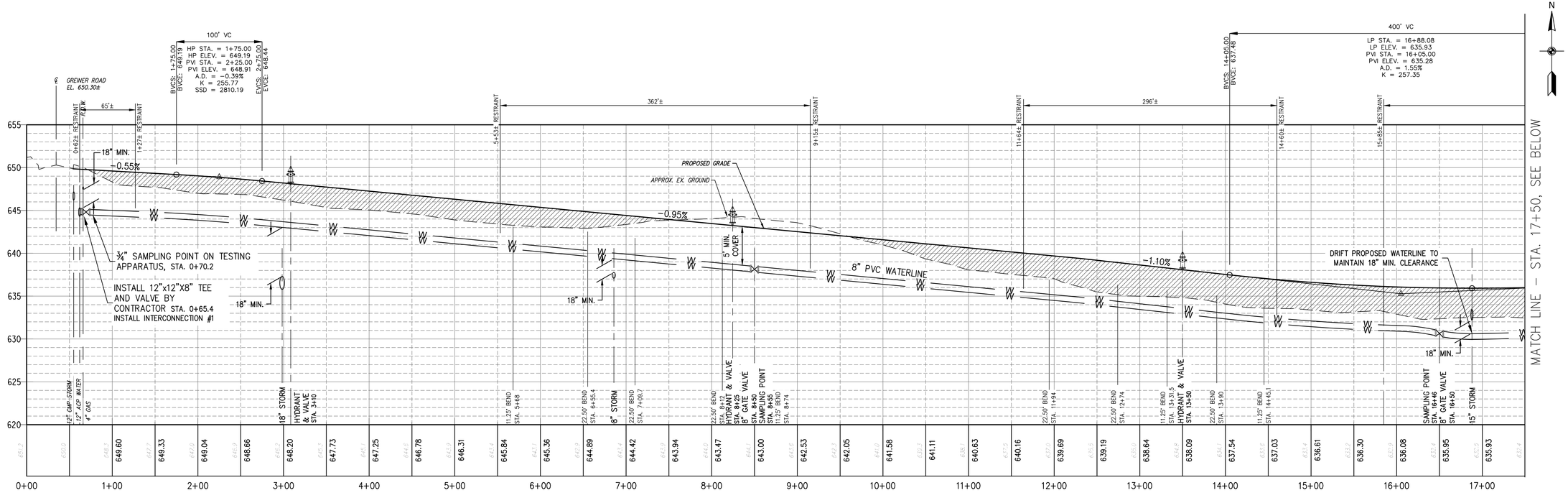
DRAWN/DESIGN BY	CHECKED BY
DWV	TJW

SITE & UTILITY PLAN-NORTH

SCALE: As Noted

BUF-2019070.00

05



PROFILE: WOODSIDE DRIVE

HORZ.: 1" = 60'
VERT.: 1" = 6'

PROFILE: WOODSIDE DRIVE

HORZ.: 1" = 60'
VERT.: 1" = 6'

NOTE:

1. CONTACT MARK JARMUZ ECWA (mjarmuz@ecwa.org) PRIOR TO THE START OF CONSTRUCTION.

PROJECT DESCRIPTION:

INSTALL THE FOLLOWING IN THE BROOKFIELD ESTATES SUBDIVISION IN THE TOWN OF CLARENCE UNDER AN E.C.W.A., BUILDER, CONTRACTOR, DEVELOPER AGREEMENT:

PHASE NO.	WATER MAIN (L.F.)				
	8" P.V.C. (C-900) DR-18	8" D.I.P. (CLASS 52)	10" P.V.C. (C-900) DR-18	HYD.	TOTAL
1	2,530 ±	N/A	N/A	5	2,530 ±
TOTAL	2,530 ±	N/A	N/A	5	2,530 ±

SIGNATURES:

THE PROPOSED WATER MAIN EXTENSION AND APPURTENANCES ARE APPROVED AS SHOWN.

EXECUTIVE ENGINEER OF E.C.W.A. — DATE

MR. TIMOTHY LAVOCAT, P.E.
TOWN ENGINEER, TOWN OF CLARENCE — DATE

FIRE CHIEF — DATE

WATERLINE NOTE:

FIELD CONDITIONS MAY REQUIRE MINOR ALIGNMENT AND BEND LOCATION ADJUSTMENTS WHICH WILL BE PERMITTED AS LONG AS ALL MINIMUM OFFSETS FROM OTHER UTILITIES AND MAXIMUM ALLOWABLE JOINT DEFLECTIONS ARE MAINTAINED.

NOTE:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLARENCE STANDARD CONSTRUCTION SPECIFICATIONS AND/OR SUBJECT TO THE LATEST REVISIONS AS APPROVED BY THE TOWN ENGINEER.

SCALE IN FEET (HORZ.) 0 60' 120'

SCALE IN FEET (VERT.) 0 6' 12'

GPI Engineering Design Planning Construction Management
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Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Natale Builders Corp.
9159 Main Street
Clarence, New York

BROOKFIELD ESTATES

Greiner Road
Clarence, New York

STATE OF NEW YORK — GREENMAN-PEDERSEN, INC. — LICENSED PROFESSIONAL ENGINEER — No. 131

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

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1	ECWA & Town Revisions	12/21/23

September 2023

DRAWN/DESIGN BY: DWV
CHECKED BY: TJW

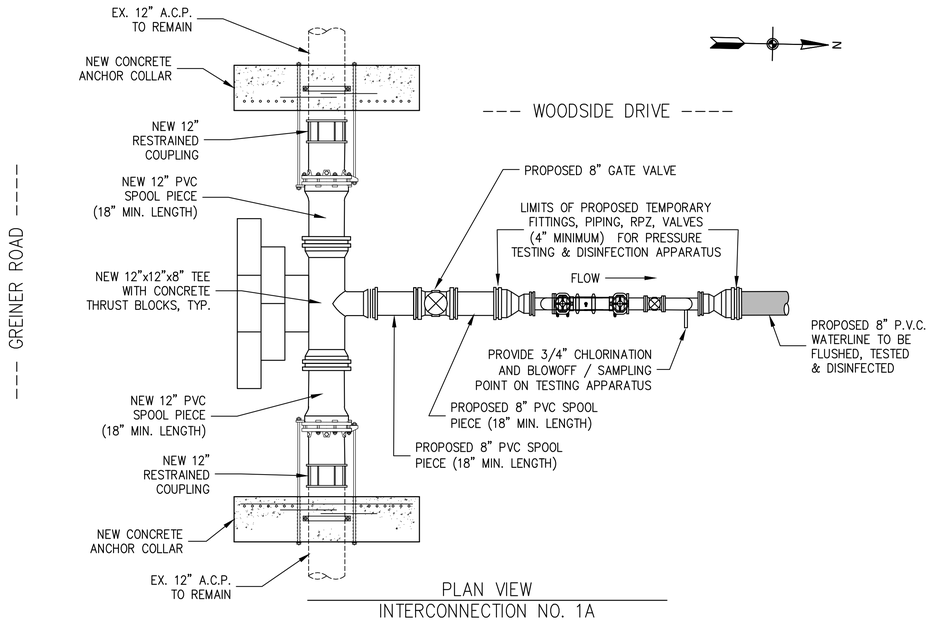
UTILITY PROFILE

SCALE: As Noted

BUF-2019070.00

06

N:\2019\BUF-2019070.00 Woodside Dr Subdivision\CADD\Design Plans\06 UTILITY PROFILE.dwg Friday, 28 June 2024 3:03PM

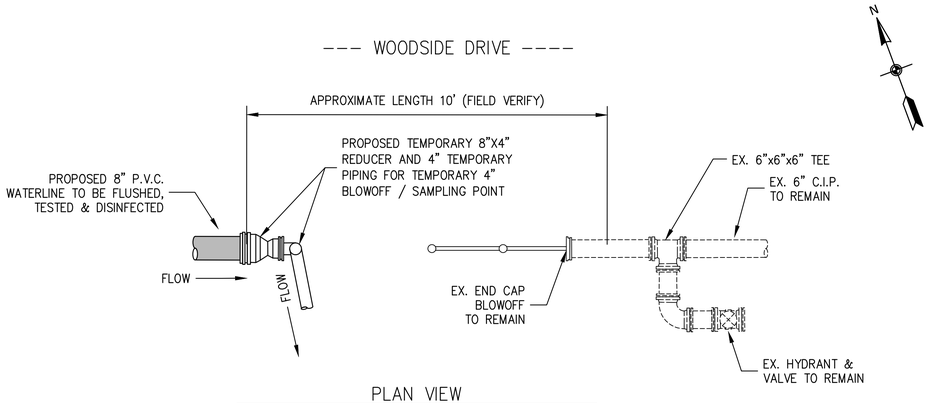


PLAN VIEW
INTERCONNECTION NO. 1A
GREINER ROAD – WATER SOURCE
CONNECTION FOR
FLUSHING, TESTING & DISINFECTION

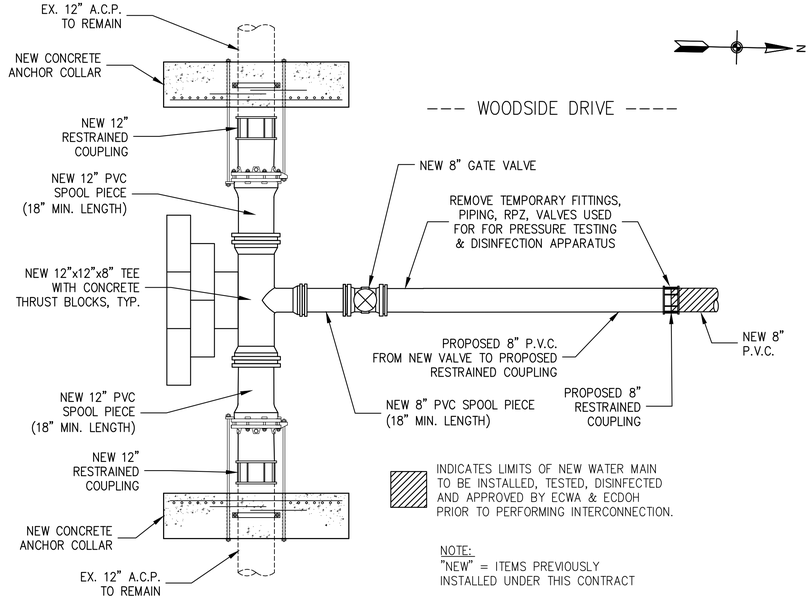
INTERCONNECTION NOTES (TYPICAL FOR ALL DETAILS, THIS SHEET)

1) ALL JOINTS AT INTERCONNECTIONS SHALL BE FULLY RESTRAINED.

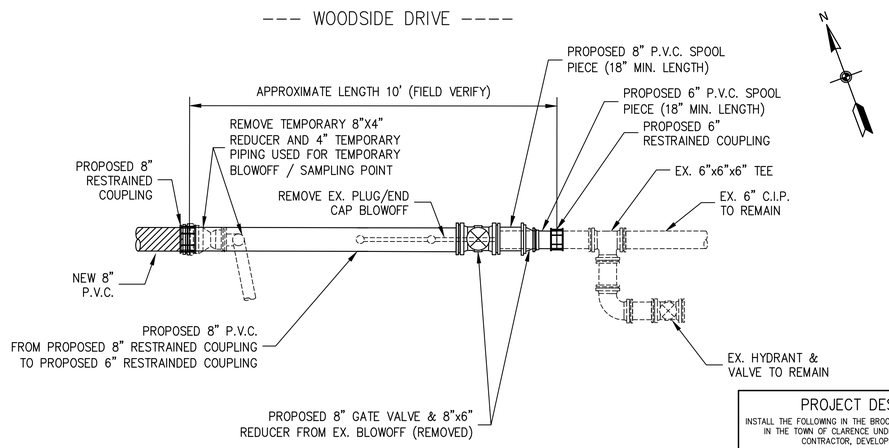
2) INTERCONNECTION WORK SHALL BE COORDINATED WITH ERIE COUNTY WATER AUTHORITY AND ENGINEER. CONTRACTOR SHALL SUBMIT WATERLINE SHUTDOWN REQUEST FORM (WITH SECTION 1 COMPLETED BY CONTRACTOR) TO ENGINEER. ECWA REQUIRES AN ADVANCED NOTICE OF 5–BUSINESS DAYS (MINIMUM) TO ALLOW FOR PROPER SCHEDULING OF SHUTDOWNS.



PLAN VIEW
INTERCONNECTION NO. 2A
RUBY LANE – INITIAL CONFIGURATION
FOR
FLUSHING, TESTING & DISINFECTION



PLAN VIEW
INTERCONNECTION NO. 1B
GREINER ROAD – FINAL CONFIGURATION



NOTE:
"NEW" = ITEMS PREVIOUSLY INSTALLED UNDER THIS CONTRACT

INDICATES LIMITS OF NEW WATER MAIN TO BE INSTALLED, TESTED, DISINFECTED AND APPROVED BY ECWA & ECDOH PRIOR TO PERFORMING INTERCONNECTION.

PLAN VIEW
INTERCONNECTION NO. 2B
RUBY LANE – FINAL CONFIGURATION

PROJECT DESCRIPTION:

INSTALL THE FOLLOWING IN THE BROOKFIELD ESTATES SUBDIVISION IN THE TOWN OF CLARENCE UNDER AN E.C.W.A., BUILDER, CONTRACTOR, DEVELOPER AGREEMENT:

PHASE NO.	WATER MAIN (L.F.)				
	8" P.V.C. (C-900) DR-18	8" D.I.P. (CLASS 52)	10" P.V.C. (C-900) DR-18	HYD.	TOTAL
1	2,530 ±	N/A	N/A	5	2,530 ±
TOTAL	2,530 ±	N/A	N/A	5	2,530 ±

SIGNATURES:

THE PROPOSED WATER MAIN EXTENSION AND APPURTENANCES ARE APPROVED AS SHOWN.

EXECUTIVE ENGINEER OF E.C.W.A. — DATE

MR. TIMOTHY LAVOCAT, P.E.
TOWN ENGINEER, TOWN OF CLARENCE — DATE

FIRE CHIEF — DATE

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STATE OF NEW YORK
GREENMAN PEDERSEN, INC.
131
LICENSED PROFESSIONAL ENGINEER

REVISIONS

NO.	REVISION	DATE
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September 2023

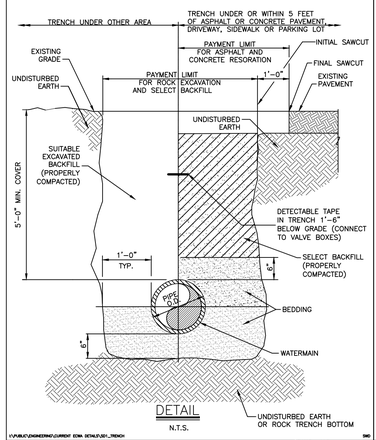
DRAWN/DESIGN BY: DWV
CHECKED BY: TJW

INTERCONNECTION DETAILS

SCALE: As Noted

BUF-2019070.00

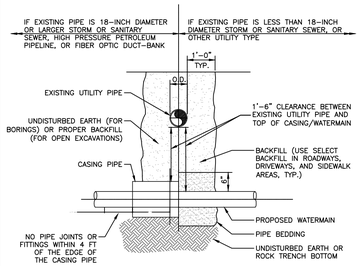
07



DETAIL
N.T.S.

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\201-_TRENCH DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 16—INCH DIAMETER WATERMAIN	DWG. NO. SD1	
		DATE 4/28/92	REVISED 1/22



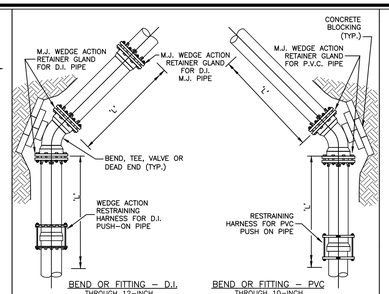
SECTION
N.T.S.

NOTES:

1. ALL EXISTING UTILITIES MUST BE SUPPORTED WITH APPROPRIATE CHAINS/STRAPS DURING CONSTRUCTION OF THE NEW WATERMAIN.
2. WHEN CROSSING A SEWERLINE WITH A NEW WATERMAIN (AND WITHOUT CASING PIPE), ONE FULL PIPE LENGTH (18. FT. MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATERMAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE FROM THE EXISTING SEWERLINE.
3. IF CASING PIPE IS USED, IT SHALL EXTEND 5 FEET BEYOND THE EXISTING PIPE OUTER WALL EDGE IN EACH DIRECTION, AND NO WATERLINE JOINTS OR FITTINGS SHALL BE LOCATED WITHIN 4 FEET FROM THE CASING PIPE EDGE.

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\202-_PIPE_CROSSING DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL PIPE CROSSING	DWG. NO. SD2	
		DATE 4/92	REVISED 8/21



BEND OR FITTING — D.I. THROUGH 12—INCH

BEND OR FITTING — PVC THROUGH 10—INCH

RESTRAINED JOINT SCHEDULE

PIPE SIZE	PIPE TYPE	11.25° ELBOW 'L'	22.5° ELBOW 'L'	45° ELBOW 'L'	TEE BRANCH, 90° BEND, VALVE OR DEAD END 'L'
6"	PVC	13	25	50	60
8"	PVC	15	30	59	65
8"	DIP	10	20	38	40
10"	PVC	16	35	68	75

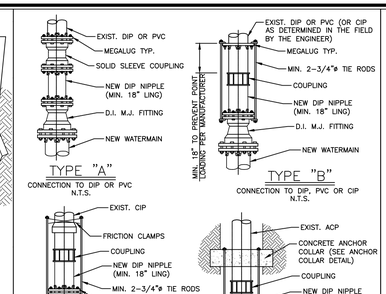
NOTES:

1. DIMENSION 'L' REPRESENTS THE LENGTH OF RESTRAINING PIPE REQUIRED IN FEET EACH SIDE OF THE PIPE FITTING.

PLAN
N.T.S.

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\204_REST_JOINT_SCHED DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL RESTRAINED JOINT SCHEDULE	DWG. NO. SD4	
		DATE 4/28/92	REVISED 7/16

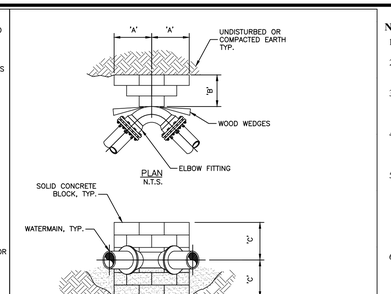


NOTES:

1. VALVES AND TEES MAY BE HARNESSED SIMILARLY.
2. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURE—PIPE ITSELF MUST BE SUPPORTED ON FIRM BEDDING AND CAREFULLY BACKFILLED.
3. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS COATING.
4. TIE RODS SHALL BE PLACED ON SIDES OF PIPE.

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\205_CONN_EXIST_Main DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TYPICAL CONNECTION TO EXISTING WATERMAIN THROUGH 12—INCH DIAMETER WATERMAIN	DWG. NO. SD5	
		DATE 3/05	REVISED 7/16



NOTE:

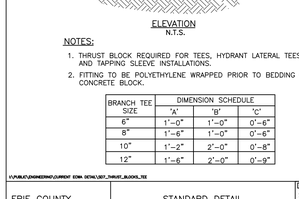
1. FITTING TO BE POLYTHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

DIMENSION SCHEDULE

PIPE SIZE	11.25° ELBOW 'A'	11.25° ELBOW 'B'	11.25° ELBOW 'C'	22.5° ELBOW 'A'	22.5° ELBOW 'B'	22.5° ELBOW 'C'	45° ELBOW 'A'	45° ELBOW 'B'	45° ELBOW 'C'	90° ELBOW 'A'	90° ELBOW 'B'	90° ELBOW 'C'
6"	0'-6"	1'-0"	0'-6"	0'-6"	1'-0"	0'-6"	0'-9"	1'-0"	0'-6"			
8"	0'-6"	1'-0"	0'-6"	0'-9"	1'-0"	0'-6"	1'-6"	1'-0"	0'-6"			
10"	1'-0"	1'-0"	0'-7 1/2"	1'-0"	1'-0"	0'-7 1/2"	1'-6"	1'-0"	0'-10"			
12"	1'-1 1/2"	1'-0"	0'-9"	1'-1 1/2"	1'-0"	0'-9"	1'-9"	1'-0"	0'-10"			

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\206_THRUST_BLOCKS_ELBOW

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR ELBOW FITTING	DWG. NO. SD6	
		DATE 4/28/92	REVISED 11/20



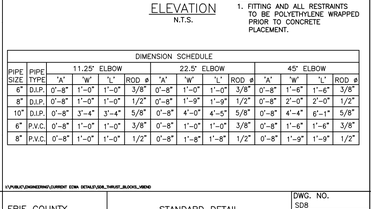
NOTES:

1. THRUST BLOCK REQUIRED FOR TEES, HYDRANT LATERAL TEES AND TAPPING SLEEVE INSTALLATIONS.
2. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK.

BRANCH TEE SIZE	DIMENSION SCHEDULE 'A'	'B'	'C'
6"	1'-0"	1'-0"	0'-6"
8"	1'-6"	1'-0"	0'-6"
10"	1'-2"	2'-0"	0'-8"
12"	1'-6"	2'-0"	0'-9"

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\207_THRUST_BLOCKS_TEE DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR "DEAD END" FITTING	DWG. NO. SD7	
		DATE 4/28/92	REVISED 11/20



NOTE:

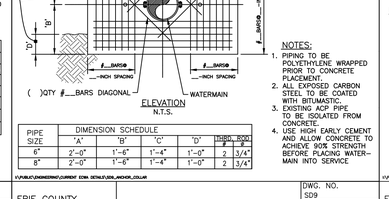
1. FITTING AND ALL RESTRAINTS TO BE POLYETHYLENE WRAPPED PRIOR TO CONCRETE PLACEMENT.

DIMENSION SCHEDULE

PIPE SIZE	PIPE TYPE	11.25° ELBOW 'A'	11.25° ELBOW 'W'	11.25° ELBOW 'L'	11.25° ELBOW ROD #	22.5° ELBOW 'A'	22.5° ELBOW 'W'	22.5° ELBOW 'L'	22.5° ELBOW ROD #	45° ELBOW 'A'	45° ELBOW 'W'	45° ELBOW 'L'	45° ELBOW ROD #
6"	D.I.P.	0'-8"	1'-0"	1'-0"	3/8"	0'-8"	1'-0"	1'-0"	3/8"	0'-8"	1'-6"	1'-6"	3/8"
8"	D.I.P.	0'-8"	1'-0"	1'-0"	1/2"	0'-8"	1'-9"	1'-9"	1/2"	0'-8"	2'-0"	2'-0"	1/2"
10"	D.I.P.	0'-8"	3'-4"	3'-4"	5/8"	0'-8"	4'-0"	4'-5"	5/8"	0'-8"	4'-4"	6'-1"	5/8"
6"	P.V.C.	0'-8"	1'-0"	1'-0"	3/8"	0'-8"	1'-0"	1'-0"	3/8"	0'-8"	1'-6"	1'-6"	3/8"
8"	P.V.C.	0'-8"	1'-0"	1'-0"	1/2"	0'-8"	1'-8"	1'-8"	1/2"	0'-8"	1'-9"	1'-9"	1/2"

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\208_THRUST_BLOCKS_VBEND DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR VERTICAL BEND	DWG. NO. SD8	
		DATE 4/28/92	REVISED 11/20

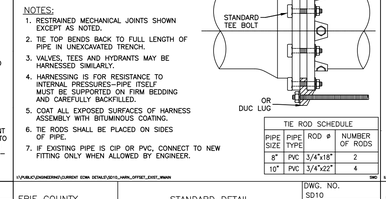


NOTES:

1. PIPING TO BE POLYETHYLENE WRAPPED PRIOR TO CONCRETE PLACEMENT.
2. ALL EXPOSED CARBON STEEL TO BE COATED WITH BITUMASTIC.
3. EXISTING ACP PIPE TO BE ISOLATED FROM CONCRETE.
4. USE HIGH EARLY CEMENT AND ALLOW CONCRETE TO ACHIEVE 90% STRENGTH BEFORE PLACING WATER—MAIN INTO SERVICE

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\209_ANCHOR_COLLAR DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL ANCHOR COLLAR	DWG. NO. SD9	
		DATE 4/28/92	REVISED 7/16



NOTES:

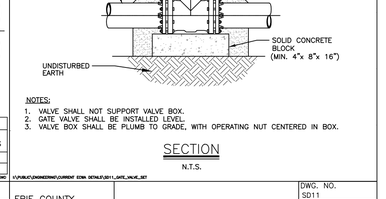
1. RESTRAINED MECHANICAL JOINTS SHOWN EXCEPT AS NOTED.
2. TIE TOP BENDS BACK TO FULL LENGTH OF PIPE IN UNEXCAVATED TRENCH.
3. VALVES, TEES AND HYDRANTS MAY BE HARNESSED SIMILARLY.
4. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURES—PIPE ITSELF MUST BE SUPPORTED ON FIRM BEDDING AND CAREFULLY BACKFILLED.
5. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS COATING.
6. TIE RODS SHALL BE PLACED ON SIDES OF PIPE.
7. IF EXISTING PIPE IS CIP OR PVC, CONNECT TO NEW FITTING ONLY WHEN ALLOWED BY ENGINEER.

TIE ROD SCHEDULE

PIPE SIZE	PIPE TYPE	ROD #	NUMBER OF RODS
8"	PVC	3/4"x18"	2
10"	PVC	3/4"x22"	4

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\210_HARN_OFFSET_CONT_Main DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL HARNESSING DETAILS—INSTALL OFFSET IN EXISTING WATERMAIN	DWG. NO. SD10	
		DATE 6/00	REVISED 7/16

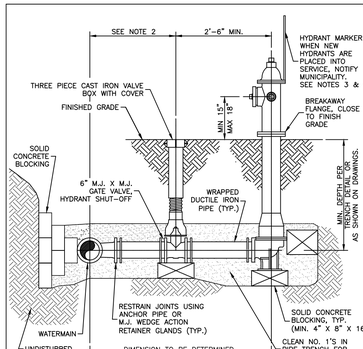


NOTES:

1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\211_GATE_VALVE_SET DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11	
		DATE 4/28/92	REVISED 02/17



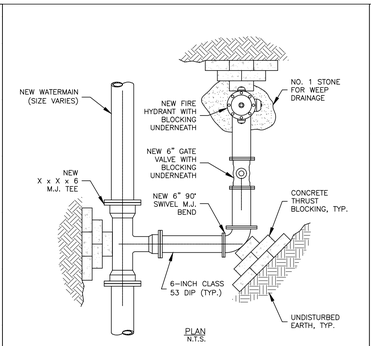
NOTES:

1. HYDRANT RISER SHALL BE INSTALLED PLUMB.
2. VALVE BOX SHALL NOT BE PLACED IN PAVEMENT.
3. FOR WATERLINE REPLACEMENT PROJECTS, RELOCATE EXISTING MARKERS TO NEW HYDRANTS.
4. MUNICIPALITY SHALL BE RESPONSIBLE TO PROVIDE ANY NEW HYDRANT MARKERS AS NEEDED. CONTRACTOR TO COORDINATE WITH ALL MUNICIPALITIES AND FIRE DISTRICTS.
5. HYDRANT FACE TO BE A MINIMUM OF 3' FROM THE BACK FACE OF ALL CURBS OR A MINIMUM OF 5' FROM ALL EDGES OF PAVEMENT (IF NO CURB).

SECTION
N.T.S.

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\213_HYD_INST DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL FIRE HYDRANT INSTALLATION	DWG. NO. SD13	
		DATE 6/00	REVISED 1/22

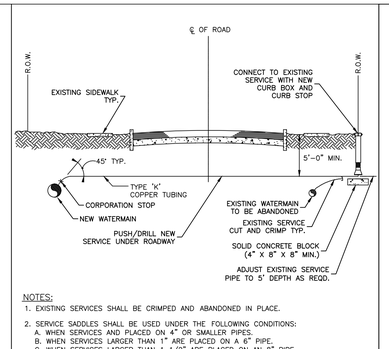


NOTES:

1. THIS DETAIL IS ONLY TO BE USED WHERE THERE IS INSUFFICIENT RIGHT—OF—WAY TO INSTALL A PERPENDICULAR HYDRANT ASSEMBLY AND WHEN APPROVED BY THE AUTHORITY.
2. USE 6—INCH 90 DEGREE SWIVEL MECHANICAL JOINT (M.J.) BEND AS SHOWN.
3. HYDRANT RISER SHALL BE INSTALLED PLUMB.
4. ALL JOINTS ARE TO BE FULLY RESTRAINED.
5. ALL DUCTILE IRON PIPE AND FITTINGS TO BE POLYWRAPPED.
6. HYDRANT VALVE SHALL NOT BE PLACED IN SIDEWALKS OR DRIVEWAYS.
7. COMPLY WITH ALL REQUIREMENTS DEPICTED ON THE FIRE HYDRANT INSTALLATION DETAIL.
8. PIPE LENGTHS WILL VARY BASED ON FIELD CONDITIONS.

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\215_HYDRANT_ASSEMBLY_WITH_BEND DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL HYDRANT ASSEMBLY WITH BEND	DWG. NO. SD15	
		DATE 11/20	REVISED

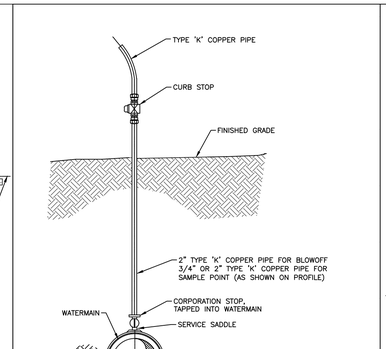


NOTES:

1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
   A. WHEN SERVICES AND PLACED ON 4" OR SMALLER PIPES.
   B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
   C. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON AN 8" PIPE.
   D. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON DUCTILE IRON PIPE.
   E. WHEN TAPPING ALL PLASTIC (PVC) PIPE.
   F. WHEN TAPPING ALL ASBESTOS—CEMENT PIPE.
3. CURB BOXES SHALL NOT BE PLACED IN SIDEWALKS, DRIVEWAYS, OR CURB RAMPS.
4. USE POLYETHYLENE FOR 3/4" AND 1" SERVICES GREATER THAN 100 FEET IN LENGTH, AND FOR 1—1/2" AND 2" SERVICES GREATER THAN 60 FEET IN LENGTH. ALL POLYETHYLENE SERVICES SHALL INCLUDE A TRACER WIRE FOR DETECTION BY ECWA FORCES.
5. UNIONS ON COPPER TUBING ARE NOT ALLOWED UNLESS APPROVED BY ECWA PRIOR TO INSTALLATION.

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\216_SERVICE_REPLACE DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL SERVICE REPLACEMENT/INSTALLATION	DWG. NO. SD16	
		DATE 4/92	REVISED 10/20

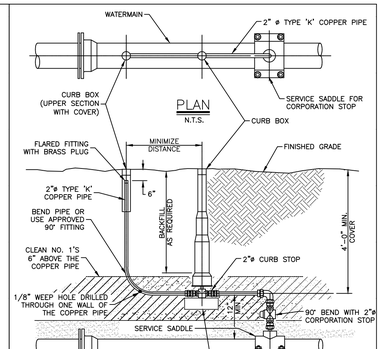


NOTES:

1. AFTER COMPLETION OF TEST, REPLACE CORPORATION STOP IN PIPE OR SERVICE SADDLE WITH A THREADED BRASS PLUG.

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\217_TEMP_BO_SAMP_PT DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TEMPORARY BLOW—OFF/SAMPLING POINT	DWG. NO. SD17	
		DATE 4/28/92	REVISED 7/16



NOTE:

1. CONTRACTOR TO ADJUST DEPTH OF MAIN TO OBTAIN CLEARANCES AS SHOWN.

V:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\218_BLOWOFF DWG

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL BLOWOFF	DWG. NO. SD18	
		DATE 4/28/92	REVISED 8/21

NOTES

1. All elevations refer to USGS NAVD88 datum.
2. The CONTRACTOR shall obtain necessary permits and furnish copies to the ENGINEER prior to commencing work.
3. The CONTRACTOR work area shall be confined to the limits of the right-of-ways and easements. The CONTRACTOR shall obtain any additional easements or work releases should the CONTRACTOR require additional area to accommodate his operations.
4. The CONTRACTOR shall provide maintenance and protection of traffic in accordance with the Erie County Highway Department standards and the NYSDOT Manual of Uniform Traffic Control Devices.
5. The locations and depths of existing underground utilities as shown on the plans and profiles are approximate. Other underground utilities not shown may be encountered. The CONTRACTOR shall perform test pits to verify the location and elevation of utilities at interconnections and crossings as shown, directed or required. The CONTRACTOR shall excavate in advance of the pipe laying operation and expose all existing underground utilities to prevent damage during construction and to determine required changes in grade necessary to install watermain to avoid conflicts.
6. The CONTRACTOR shall install those measures required to limit erosion of areas disturbed by the work. Clearing shall be performed on an as needed basis, phased to reduce erosion and visual impact.
7. Blasting will not be permitted.
8. No more than one connection may be made to any existing watermain prior to testing, disinfection, and approval of the Waterline Installation Completed Works Approval Report(s) by the Erie County Water Authority and the Erie County Health Department.
9. The Erie County Water Authority only shall operate existing valves and fire hydrants, including newly installed valves and fire hydrants that have been placed into service. The CONTRACTOR is advised that watertight conditions may not exist when existing valves are closed.
10. The CONTRACTOR shall have all equipment, manpower, and materials required on site and ready for use prior to commencing any shut-down or removing any existing facilities from service. The CONTRACTOR shall notify all affected customers of any shut-down at least 48 hours in advance. The CONTRACTOR shall notify the appropriate fire stations 48 hours in advance prior to taking any fire hydrants out of service. Any fire hydrants not in service shall be bagged in burlap or plastic. Any shut-down shall be limited to 4 consecutive hours. It may be necessary to schedule shut-downs at night, weekends, or other off hours so as to not affect schools, businesses or other customers, as determined by the ENGINEER. Shut-down requests shall be submitted to the Erie County Water Authority a minimum of 5 business days in advance of the requested shut-down date.
11. **All watermain piping shall be installed with a minimum of 5'-0" of cover.**
12. All watermain piping shall be installed with a minimum of 1'-6" of vertical clearance and 10'-0" of horizontal clearance from sanitary and storm piping, measured from the outside of the pipes at the point of crossing.
13. If the material at the design grade is unsuitable as determined by the ENGINEER, the CONTRACTOR, when ordered in writing, shall excavate additional material to the depth necessary and shall backfill to the proposed grade with the select granular material.
14. The installation of the 90 degree bends in the watermain is not allowed, unless approved by the Erie County Water Authority.
15. Thrust restraint for watermain piping through 12-inch diameter shall consist of thrust blocks and pipe joint restraint.
16. The CONTRACTOR shall notify the owner of any utility pole in advance of any excavation work that will take place within 5'-0" of the utility pole. The CONTRACTOR shall include the cost of temporary pole support in the appropriate bid item.Where utility poles are required to be supported during construction, the CONTRACTOR shall make all necessary arrangements with the utility company.
17. If materials are encountered during the construction that are suspected of being contaminated, the CONTRACTOR shall immediately notify the NYSDEC for direction regarding testing, separation, containment and disposal procedures.
18. Existing fire hydrants removed during construction and not reinstalled as part of the work shall be returned to the Erie County Water Authority Service Center, 3030 Union Road, Cheektowaga.
19. The CONTRACTOR shall place temporary pavement (consisting of hot mix asphalt or cold patch) in all trench excavations in traveled areas including roads, driveways, sidewalks, and parking areas.
20. The CONTRACTOR shall not restrict school bus access.
21. The use of existing fire hydrants for any reason is prohibited without prior approval of the Erie County Water Authority. This includes newly installed fire hydrants that have been placed into service.
22. The CONTRACTOR shall submit procedures for testing and disinfection of the watermain to the ENGINEER for approval.
23. The CONTRACTOR shall be present and assist in the Final Walk inspection. The CONTRACTOR shall provide sufficient personnel and equipment to demonstrate to the ENGINEER that all valves, fire hydrants and curb stops operate as required.

PROJECT DESCRIPTION:

INSTALL THE FOLLOWING IN THE BROOKFIELD ESTATES SUBDIVISION IN THE TOWN OF CLARENCE UNDER AN E.C.W.A., BUILDER, CONTRACTOR, DEVELOPER AGREEMENT:

PHASE NO.	WATER MAIN (L.F.) 8" P.V.C. (C-900) DR-18	8" D.I.P. (CLASS 52)	10" P.V.C. (C-900) DR-18	HYD.	TOTAL
1	2,530 ±	N/A	N/A	5	2,530 ±
TOTAL	2,530 ±	N/A	N/A	5	2,530 ±

SIGNATURES:

THE PROPOSED WATER MAIN EXTENSION AND APPURTENANCES ARE APPROVED AS SHOWN.

EXECUTIVE ENGINEER OF E.C.W.A. — DATE

MR. TIMOTHY LAVOCAT, P.E. TOWN ENGINEER, TOWN OF CLARENCE — DATE

FIRE CHIEF — DATE

N:\2019\BUF—2019070.00 Woodside Dr Subdivision\CADD\Design Plans\07 WATERLINE DETAILS.dwg Friday, 28 June 2024 3:04PM

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Natale Builders Corp.
9159 Main Street
Clarence, New York

BROOKFIELD ESTATES
Greiner Road
Clarence, New York

STATE OF NEW YORK — GREENMAN PEDERSEN, INC. — 131 — LICENSED PROFESSIONAL ENGINEER

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

NO.	REVISION	DATE
5	Revised Northern Pond Layout	6/28/24
4	Revised Per Town Comments	5/30/24
3	Revised Per Town Comments	4/12/24
2	ECWA Revisions	2/23/24
1	ECWA & Town Revisions	12/21/23

September 2023

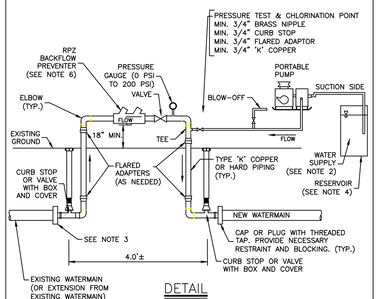
DRAWN/DESIGN BY	CHECKED BY
DWV	TJW

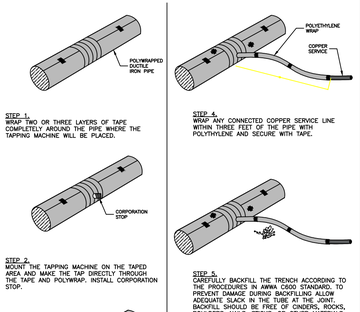
WATERLINE DETAILS

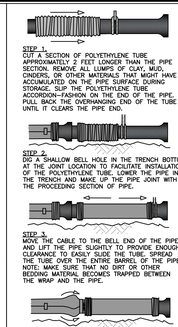
SCALE: As Noted

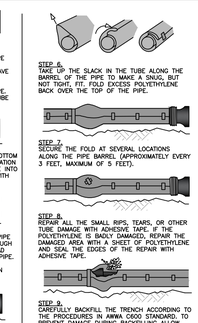
BUF-2019070.00

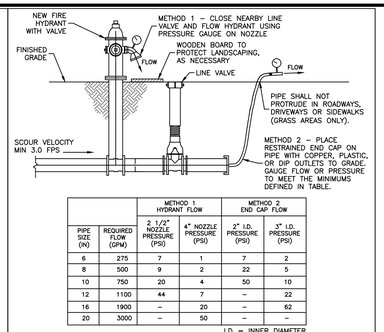
08

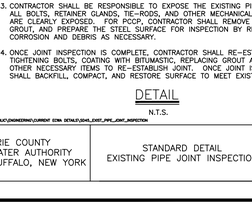


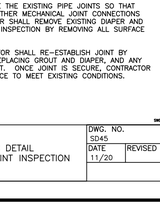


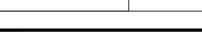


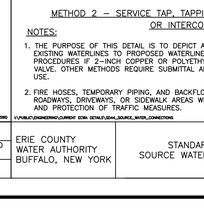


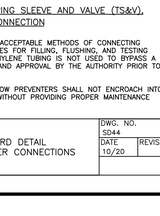


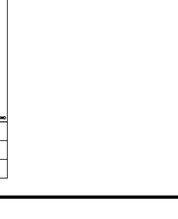


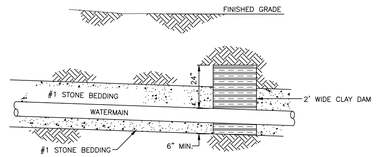


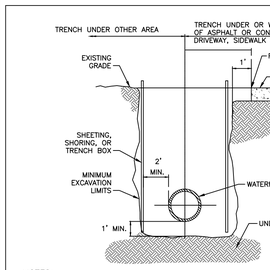


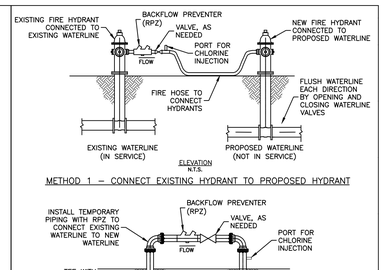


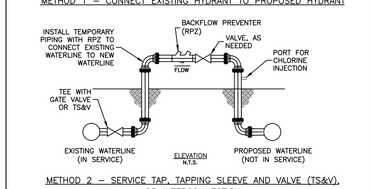












DETAIL

N.T.S.

NOTES:

1. BACTERIOLOGICAL WATER SAMPLES SHALL BE TAKEN AT BEGINNING AND END OF NEW WATERMAIN SECTION AND AT MAXIMUM 1,000 FT. SPACINGS.
2. PROVIDE CLEAN WATER SUPPLY FOR PRESSURE TESTING. PROVIDE CHLORINATED WATER SUPPLY FOR DISINFECTION.
3. CAP OR PLUG WITH THREADED TAP OR APPROPRIATE TAP INTO MAIN. PROVIDE NECESSARY RESTRAINT AND BLOCKING.
4. DIAMETER OF RESERVOIR SHALL BE 15" OR LESS. IF DIAMETER IS GREATER THAN 15", LEAKAGE TEST SHALL BE RUN A MINIMUM OF 4 HOURS.
5. PRESSURE TEST CANNOT EXCEED 2,000 LINEAR FEET PER TEST SECTION.
6. BACKFLOW PREVENTER TO BE SIZED TO ACHIEVE MIN 3 FPS SCOUR VELOCITY DURING FLUSHING OF NEW WATERLINE.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD23_PRESS_TEST_SCHEM

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL PRESSURE TESTING AND DISINFECTION APPARATUS SCHEMATIC	DWG. NO. SD23 DATE 6/00 REVISED 11/20

STEP 1.
WRAP TWO OR THREE LAYERS OF TAPE COMPLETELY AROUND THE PIPE WHERE THE TAPPING MACHINE WILL BE PLACED.

STEP 2.
MOUNT THE TAPPING MACHINE ON THE TAPED AREA AND MAKE THE TAP DIRECTLY THROUGH THE TAPE AND POLYWRAP. INSTALL CORPORATION STOP.

STEP 3.
INSPECT THE ENTIRE AREA FOR DAMAGE AND REPAIR IF NECESSARY.

STEP 4.
WRAP ANY CONNECTED COPPER SERVICE LINE WITHIN THREE FEET OF THE PIPE WITH POLYTHYLENE AND SECURE WITH TAPE.

STEP 5.
CAREFULLY BACKFILL THE TRENCH ACCORDING TO THE PROCEDURES IN AWWA C600 STANDARD. TO PREVENT DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE TUBE AT THE JOINT. BACKFILL SHOULD BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS, OR OTHER MATERIALS THAT MIGHT DAMAGE THE POLYETHYLENE. AVOID DAMAGING THE POLYETHYLENE WHEN USING TAMPING DEVICES.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD38_TAP_POLY_WRAP_PIPE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TAPPING POLYWRAPPED PIPE	DWG. NO. SD38 DATE 05/18 REVISED

STEP 1.
CUT A SECTION OF POLYETHYLENE TUBE APPROXIMATELY 2 FEET LONGER THAN THE PIPE SECTION. REMOVE ALL LUMPS OF CLAY, MUD, CINDERS, OR OTHER MATERIALS THAT MIGHT HAVE ACCUMULATED ON THE PIPE SURFACE DURING STORAGE. SLIP THE POLYETHYLENE TUBE ACCORDION–FASHION ON THE END OF THE PIPE. PULL BACK THE OVERHANGING END OF THE TUBE UNTIL IT CLEARS THE PIPE END.

STEP 2.
DIG A SHALLOW BELL HOLE IN THE TRENCH BOTTOM AT THE JOINT LOCATION TO FACILITATE INSTALLATION OF THE POLYETHYLENE TUBE. LOWER THE PIPE INTO THE TRENCH AND MAKE UP THE PIPE JOINT WITH THE PROCEEDING SECTION OF PIPE.

STEP 3.
MOVE THE CABLE TO THE BELL END OF THE PIPE AND LIFT THE PIPE SLIGHTLY TO PROVIDE ENOUGH CLEARANCE TO EASILY SLIDE THE TUBE. SPREAD THE TUBE OVER THE ENTIRE BARREL OF THE PIPE. NOTE: MAKE SURE THAT NO DIRT OR OTHER BEDDING MATERIAL BECOMES TRAPPED BETWEEN THE WRAP AND THE PIPE.

STEP 4.
MAKE THE OVERLAP OF POLYETHYLENE TUBE BY PULLING BACK THE BUNCHED POLYETHYLENE FROM THE PRECEDING LENGTH OF PIPE AND SECURING IT IN PLACE. NOTE: THE POLYETHYLENE MAY BE SECURED IN PLACE BY USING TAPE OR PLASTIC TIE STRAPS.

STEP 5.
OVERLAP THE SECURED TUBE END WITH THE END OF THE NEW PIPE SECTION, FOR A MINIMUM OF 12 INCHES. SECURE THE NEW TUBE END IN PLACE. PIPE JOINT SHOULD HAVE TWO LAYERS OF POLYWRAP, EACH SECURED IN PLACE.

STEP 6.
TAKE UP THE SLACK IN THE TUBE ALONG THE BARREL OF THE PIPE TO MAKE A SNUG, BUT NOT TIGHT, FIT. FOLD EXCESS POLYETHYLENE BACK OVER THE TOP OF THE PIPE.

STEP 7.
SECURE THE FOLD AT SEVERAL LOCATIONS ALONG THE PIPE BARREL (APPROXIMATELY EVERY 3 FEET, MAXIMUM OF 5 FEET).

STEP 8.
REPAIR ALL THE SMALL RIPS, TEARS, OR OTHER TUBE DAMAGE WITH ADHESIVE TAPE. IF THE POLYETHYLENE IS BADLY DAMAGED, REPAIR THE DAMAGED AREA WITH A SHEET OF POLYETHYLENE AND SEAL THE EDGES OF THE REPAIR WITH ADHESIVE TAPE.

STEP 9.
CAREFULLY BACKFILL THE TRENCH ACCORDING TO THE PROCEDURES IN AWWA C600 STANDARD. TO PREVENT DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE TUBE AT THE JOINT. BACKFILL SHOULD BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS, OR OTHER MATERIALS THAT MIGHT DAMAGE THE POLYETHYLENE. AVOID DAMAGING THE POLYETHYLENE WHEN USING TAMPING DEVICES.

NOTES:
1 – POLYETHYLENE WRAP (POLYWRAP) SHALL BE OF PROPER DIAMETER TO FIT OVER BELLS AND EXTERNAL WEDGE–ACTION RETAINER GLANDS.
2 – CAST AND DUCTILE IRON FITTINGS (BENDS, TEES, VALVES, ETC.) ARE TO BE WRAPPED IN POLYWRAP AND SECURED IN PLACE.
3 – DO NOT USE CHAINS, METAL WIRE, OR OTHER SUPPORTING SYSTEMS WHICH MAY DAMAGE THE POLYETHYLENE ENCASEMENT. REPLACE DAMAGED POLYWRAP ACCORDINGLY.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD32_POLY_WRAP

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYETHYLENE ENCASEMENT OF DUCTILE IRON PIPE	DWG. NO. SD32 DATE 06/16 REVISED 02/19

		METHOD 1 HYDRANT FLOW		METHOD 2 END CAP FLOW	
PIPE SIZE (IN)	REQUIRED FLOW (GPM)	2 1/2" NOZZLE PRESSURE (PSI)	4" NOZZLE PRESSURE (PSI)	2" I.D. PRESSURE (PSI)	3" I.D. PRESSURE (PSI)
6	275	7	1	7	2
8	500	9	2	22	5
10	750	20	4	50	10
12	1100	44	7	–	22
16	1900	–	20	–	62
20	3000	–	50	–	–

I.D. = INNER DIAMETER

NOTES:

1. TO OBTAIN SCOUR VELOCITY (3.0 FPS) IN THE WATERLINE, CONTRACTOR SHALL ACHIEVE FLOWRATE AT NOZZLE DEFINED IN TABLE. PRESSURE GAUGE USED SHALL SHOW A HIGHER PRESSURE THAN THE MINIMUMS DEFINED IN THE TABLE.
2. OUTLET PRESSURE MEASURED BY PITOT GAUGE.
3. ENGINEER SHALL PROVIDE CALCULATIONS IF CONNECTIONS ARE OTHER THAN THOSE SHOWN, IF MULTIPLE CONNECTIONS ARE USED, OR AS REQUESTED BY ECWA.
4. TO FLUSH THREE PIPE VOLUMES, MINIMUM FLUSHING TIME (IN SECONDS) EQUALS THE LENGTH OF PIPE BEING FLUSHED, IN FEET.

SECTION

N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD36_WATERLINE_FLUSHING

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL WATERLINE FLUSHING	DWG. NO. SD36 DATE 6/16 REVISED 8/18

NOTES:

1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP IS NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT ON VALVES.
2. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PIPE (OR POLYWRAP IF DIP) WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD39_POLYWRAPPING_FITTINGS

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYWRAPPING CAST/DUCTILE IRON FITTINGS	DWG. NO. SD39A DATE 3/18 REVISED 12/18

NOTES:

1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP IS NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT ON VALVES.
2. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PIPE (OR POLYWRAP IF DIP) WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD39_POLYWRAPPING_FITTINGS

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYWRAPPING CAST/DUCTILE IRON FITTINGS	DWG. NO. SD39B DATE 12/18 REVISED

NOTES:

1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP IS NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT.
2. ASSEMBLY TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PIPE (OR POLYWRAP IF DIP) WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD42_TAPPING SLEEVE & VALVE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TAPPING SLEEVE AND VALVE	DWG. NO. SD42 DATE 01/19 REVISED

NOTES:

1. THIS DETAIL IDENTIFIES THE MINIMUM REQUIREMENTS FOR PROPER INSPECTION OF AN EXISTING PIPE JOINT.
2. CONTRACTOR SHALL COMPLY WITH ALL OSHA AND PESH SAFETY REQUIREMENTS FOR EXCAVATION INCLUDING BUT NOT LIMITED TO SHEETING/SHORING/TRENCH BOXES FOR SOIL STABILIZATION, LADDERS, AND LIGHTING FOR SAFE ACCESS. ECWA EMPLOYEES SHALL BE ALLOWED ACCESS TO THE EXCAVATION AND PIPE JOINTS WITH CONTRACTOR SUPERVISION.
3. CONTRACTOR SHALL BE RESPONSIBLE TO EXPOSE THE EXISTING PIPE JOINTS SO THAT ALL BOLTS, RETAINER GLANDS, TIE–RODS, AND OTHER MECHANICAL JOINT CONNECTIONS ARE CLEARLY EXPOSED. FOR PCCP, CONTRACTOR SHALL REMOVE EXISTING DIAPER AND GROUT, AND PREPARE THE STEEL SURFACE FOR INSPECTION BY REMOVING ALL SURFACE CORROSION AND DEBRIS AS NECESSARY.
4. ONCE JOINT INSPECTION IS COMPLETE, CONTRACTOR SHALL RE–ESTABLISH JOINT BY TIGHTENING BOLTS, COATING WITH BITUMASTIC, REPLACING GROUT AND DIAPER, AND ANY OTHER NECESSARY ITEMS TO RE–ESTABLISH JOINT. ONCE JOINT IS SECURE, CONTRACTOR SHALL BACKFILL, COMPACT, AND RESTORE SURFACE TO MEET EXISTING CONDITIONS.

DETAIL

N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD45_EXIST_PIPE_JOINT_INSPECTION SWD

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL EXISTING PIPE JOINT INSPECTION	DWG. NO. SD45 DATE 11/20 REVISED

NOTES:

1. THE PURPOSE OF THIS DETAIL IS TO DEPICT ACCEPTABLE METHODS OF CONNECTING EXISTING WATERLINES TO PROPOSED WATERLINES FOR FILLING, FLUSHING, AND TESTING PROCEDURES IF 2–INCH COPPER OR POLYETHYLENE TUBING IS NOT USED TO BYPASS A VALVE. OTHER METHODS REQUIRE SUBMITTAL AND APPROVAL BY THE AUTHORITY PRIOR TO USE.
2. FIRE HOSES, TEMPORARY PIPING, AND BACKFLOW PREVENTERS SHALL NOT ENCROACH INTO ROADWAYS, DRIVEWAYS, OR SIDEWALK AREAS WITHOUT PROVIDING PROPER MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD44_SOURCE_WATER_CONNECTIONS SWD

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL SOURCE WATER CONNECTIONS	DWG. NO. SD44 DATE 10/20 REVISED

HYDRANT MARKER

N.T.S.

HYDRANTS

HYDRANTS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN STANDARD FOR DRY BARREL FIRE HYDRANTS AWWA C502–85 AND AS FOLLOWS:

1. TYPE – BREAKAWAY" WITH "O" RING SEALS
2. VALVE OPENING – 5–1/4"
3. INLET – 6" MECHANICAL JOINT
4. NOZZLES – ONE 4–1/2" PUMPER NOZZLE AND TWO 2 – 1/2" HOSE NOZZLES. ALL WITH NATIONAL STANDARD THREADS.
5. BURY – DESIGNED TO ALLOW 4–1/2" OF COVER ON THE BRANCH AND ALLOW 15 TO 18 INCHES BETWEEN THE CENTERLINE OF THE LOWEST NOZZLE AND THE SURFACE OF THE GROUND.
6. OPERATING NUT – 1–3/8" SQUARE
7. DIRECTIONS OF OPENING – LEFT
8. COLOR – YELLOW
9. VALVE SHALL OPEN AGAINST PRESSURE AND CLOSE WITH PRESSURE
10. ALL WORKING PARTS ARE TO BE IN THE BONNET OF THE HYDRANT ABOVE THE NOZZLES, NOT IN THE WATERWAY.
11. VALVE OPENING LIMIT STOPS SHALL BE IN THE SIDE OF THE HYDRANT.
12. ALL HYDRANTS SHALL BE AS MANUFACTURED BY KENNEDY VALVE MFG. CO., FIGURE 01–A/GUARDIAN PATTERN, BY THE MUELLER CO., THE CENTURIAN PATTERN OR APPROVED EQUAL.

BENTONITE CLAY DAM

N.T.S.

PROJECT DESCRIPTION:

INSTALL THE FOLLOWING IN THE BROOKFIELD ESTATES SUBDIVISION IN THE TOWN OF CLARENCE UNDER AN E.C.W.A., BUILDER, CONTRACTOR, DEVELOPER AGREEMENT:

PHASE NO.	WATER MAIN (L.F.)				
	8" P.V.C. (C–900) DR–18	8" D.I.P. (CLASS 52)	10" P.V.C. (C–900) DR–18	HYD.	TOTAL
1	2,530 ±	N/A	N/A	5	2,530 ±
TOTAL	2,530 ±	N/A	N/A	5	2,530 ±

SIGNATURES:

THE PROPOSED WATER MAIN EXTENSION AND APPURTENANCES ARE APPROVED AS SHOWN.

EXECUTIVE ENGINEER OF E.C.W.A. DATE

MR. TIMOTHY LAVOCAT, P.E.
TOWN ENGINEER, TOWN OF CLARENCE DATE

FIRE CHIEF DATE

NOTES: (WATERLINES)

1. CONTRACTOR TO LOCATE AND INDICATE EXISTING UTILITIES AND VERIFY THEY ARE COMPATIBLE TO THESE PLANS PRIOR TO START OF CONSTRUCTION
2. WATERLINES MUST BE INSTALLED TO MAINTAIN AT LEAST A MINIMUM VERTICAL AND HORIZONTAL SEPARATION FROM EXISTING OR PROPOSED SANITARY SEWERS IN ACCORDANCE WITH PARTS 8.8.2 AND 8.8.3 OF THE RECOMMENDED STANDARDS FOR WATER WORKS.
3. IN ACCORDANCE WITH PART 5.122 OF THE NEW YORK STATE SANITARY CODE. ANY WATER SYSTEM ADDITION, EXTENSION AND/OR MODIFICATION MUST BE SUBMITTED TO THE COUNTY HEALTH DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION. PART 5.122 ALSO REQUIRES THAT APPROVAL PROJECTS, ONCE CONSTRUCTED, BE PLACED INTO SERVICE ONLY AFTER APPROVAL OF COMPLETED WORKS IS ISSUED BY THE COUNTY HEALTH DEPARTMENT.
4. P.I.P. NO. ____________________
5. WATER DISTRICT NO.____________________
6. PIPE: 8" DIA. (PVC) POLYVINYL CHLORIDE PIPE CONFORMING TO ANSI/AWWA C–900, DR–18 (CLASS 150) PIPE SHALL BE AS MANUF. BY J–M PIPE CO. "BLUE BRUTE"OR APPROVED EQUAL.
7. VALVES: IRON BODY RESILIENT SEATED GATE VALVES CONFORMING TO ANSI/AWWA C–509. VALVES SHALL BE AS MANUF. BY THE KENNEDY VALVE MFG. CO. MODEL 1571X OR APPROVAL EQUAL.
8. HYDRANTS: SHALL CONFORM TO AWWA C502. HYDRANTS SHALL BE AS MANUF. BY THE KENNEDY VALVE MFG. CO. "CENTURIAN " MODEL OR APPROVAL EQUAL.
9. FITTINGS: SHALL BE DUCTILE IRON, MECHANICAL JOINT, FULL BODY (CLASS 350) CONFORMING TO ANSI/AWWA C110/A21.10.
10. MAGNETIC TAPE: MARKING TAPE FOR LAYING OVER PVC WATER PIPE SHALL BE 3" WIDE AND AS MANUF. BY PAUL DOTTER WARNING TAPES, INC. "ALARMTAPE" OR APPROVED EQUAL. TAPE TO BE FULL LENGTH OF PIPE AND 18" BELOW GROUND SURFACE.
11. COPPER TUBING SHALL BE TYPE K, SOFT TEMPER, AND IN ACCORDANCE WITH ASTM B–88.
12. CURB BOXES: SHALL BE AS MANUF. BY BIBBY–ST. CROIX FOUNDRIES, INC. MODEL B–2000, SIZE 95E, OR APPROVED EQUAL.
13. SERVICE FITTINGS: SHALL BE AS MANUF. BY THE MUELLER CO. OR APPROVED EQUAL, AS FOLLOWS:

CORPORATION STOPS	MODEL #E–15000
CURB STOPS	MODEL #E–15204
UNIONS	MODEL #E–15405
COUPLING AND GASKETS	MODEL #E–15063

14. PIPING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH A.W.W.A. C–600 FOR DUCTILE IRON WATERMAINS OR A.W.W.A. C–605 FOR P.V.C. PIPE WITH INSTALLATION AND TESTING AS PER A.W.W.A. MANUAL M–23.
15. WHEN COMPLETED AND BEFORE THE WORK IS ACCEPTED, EACH SECTION OF PIPE SHALL BE FLUSHED, TESTED AND DISINFECTED PRIOR TO BEING PLACE IN SERVICE. WHERE CONNECTIONS TO EXISTING WATER MAINS ARE CALLED FOR, ONLY ONE SUCH CONNECTION WILL BE ALLOWED. PRIOR TO FINAL TESTING AND DISINFECTION NO NEW WATER MAIN SHALL BE PUT INTO SERVICE UNTIL APPROVAL OF COMPLETED WORKS HAS BEEN ISSUED BY THE COUNTY OF HEALTH DEPARTMENT BASED UPON SUBMITTAL OF A SATISFACTORY BACTERIOLOGICAL REPORT.
16. THE CONTRACTOR SHALL DO ALL WORK AND SHALL FURNISH ALL MEANS AND APPARATUS NECESSARY FOR ADMITTING WATER INTO THE MAINS FOR FLUSHING (AT MIN. FLUSHING VELOCITY OF 3 FPS), TESTING AND DISINFECTION, INCLUDING PROVIDING NECESSARY PUMPS, CALIBRATED GAUGES AND METERING SERVICES.
17. HYDROSTATIC (LEAKAGE TESTING), AT A MINIMUM SHALL COMPLY WITH THE REQUIREMENTS OF AWWA C600. IF LEAKAGE DISCOVERED EXCEEDS THE AMOUNT SPECIFIED, THE CONTRACTOR SHALL REPLACE DEFECTIVE PIPES, VALVES OR SPECIALS AND DO ANY WORK NECESSARY IMMEDIATELY AND CONDUCT RE–TEST.
18. FOR THE PRESSURE/LEAKAGE TESTS, THE HYDROSTATIC PRESSURE SHALL BE 170 POUNDS PER SQUARE INCH, BASED ON THE ELEVATION OF THE LOWEST POINT IN THE LINE OR SECTION UNDER TEST AND CORRECTED TO THE ELEVATION OF THE TEST GAUGE.
19. ALL WATER MAINS SHALL BE DISINFECTED ACCORDING TO SPECIFICATIONS AND THE APPROVAL OF THE ERIE COUNTY WATER AUTHORITY. DISINFECTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT REVISION OF AWWA SPECIFICATION C651 (TABLET METHOD IS NOT ALLOWED). THE SECTIONS OF MAIN TO BE DISINFECTED SHALL BE FLUSHED FIRST TO REMOVE ANY SOLIDS OR CONTAMINATED MATERIAL THAT MAY EXIST. SAMPLES SHALL BE TAKEN FROM THE BEGINNING AND END OF EACH SECTION AS WELL AS FROM ANY STUB ATTACHED TO THAT SECTION. IF THE MAINS BEING TESTED ARE ALONG, SAMPLES SHALL BE TAKEN AT INTERVALS NOT TO EXCEED 1000 FEET. IN THE EVENT THAT THE TESTS PROVE UNSATISFACTORY BY THE COUNTY HEALTH DEPARTMENT STANDARDS, CHLORINATION AND SAMPLING SHALL BE REPEATED.
20. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS AND TEES OF A SIZE AND SHAPE AS SPECIFIED. WHERE BLOCKING IS NECESSARY FOR VERTICAL BENDS, THE BENDS SHALL BE STRAPPED TO THE BLOCKS AS SHOWN OR AS DIRECTED BY THE ENGINEER.
21. WHENEVER SELECT BACKFILL IS REQUIRED, THE BACKFILL SHALL BE PLACED IN THE EXCAVATION IN SIX (6") INCH LAYERS AND THOROUGHLY COMPACTED. THE MATERIAL TO BE USED FOR BEDDING OF PIPE SHALL BE CLEAN #1 STONE.

NOTES:

PIPING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH A.W.W.A. C–600 FOR DUCTILE IRON WATERMAINS OR A.W.W.A. C–605 FOR P.V.C. PIPE WITH INSTALLATION AND TESTING AS PER A.W.W.A. MANUAL M–23.

ONLY ONE CONNECTION MAY BE MADE TO ANY EXISTING WATERMAIN PRIOR TO DISINFECTION AND HEALTH DEPARTMENT APPROVAL OF COMPLETED WORKS. AFTER APPROVAL, REMAINING CONNECTIONS MAY BE MADE.

CORPORATION STOPS SHALL HAVE THREADS CONFORMING TO A.W.W.A. C–800 CORPORATION STOPS AND CURB STOPS SHALL CONFORM TO ASTM B–88 AND SHALL HAVE IRON PIPE THREADS COMPATIBLE TO THE PLUG AND CURB STOP.

POLYETHYLENE TUBE ENCASEMENT FOR DUCTILE IRON PIPE ONLY.

POLYETHYLENE ENCASEMENT SHALL CONFORM WITH THE APPLICABLE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD INSTITUTE FOR POLYETHYLENE ENCASEMENT FOR GRAY AND DUCTILE CAST IRON PIPING FOR WATER AND OTHER LIQUIDS. ANSI A–21.5 A.W.W.A. C–105.

THE POLYETHYLENE MATERIAL SHALL MEET THE FOLLOWING STANDARD:
THICKNESS: 8 MILS. (MINIMUM) – CLASS "C"
PIGMENTATION: (1) NATURAL – WHERE EXPOSURE TO ULTRAVIOLET LIGHT (SUNLIGHT FOR EXAMPLE) WILL BE OF SHORT DURATION (LESS THAN 48 HOURS).
(2) BLACK – 2.0% TO 2.5% WELL DISPERSED CARBON BLACK WITH STABILIZERS WHERE EXPOSURE TO ULTRAVIOLET LIGHT (SUNLIGHT) MAY BE PROLONGED (2–10 DAYS)

QUALITY: THE POLYETHYLENE MATERIAL SHALL BE OF VIRGIN POLYETHYLENE MATERIAL PRODUCED FROM DUPONT ALATHON RESIN OR U.S.I. PETROTHENE RESINS OR EQUAL

POLYETHYLENE MATERIAL SHALL BE IN THE EXTRUDED TUBE FORM IN EITHER PRECUT, INDIVIDUALLY PREPARED, SPECIFIED LENGTH (SUCH AS 20 FEET) OR IN UNCUT, CONTINUOUS LENGTHS FOLDED OR ROLLED IN CONVENIENT SIZED PACKAGES.

A LISTING OF THE MINIMUM FLATTENED POLYETHYLENE TUBE WIDTHS FOR USE WITH SPECIFIC PIPE SIZES AND JOINT TYPES ARE AS FOLLOWS:

NORMAL PIPE SIZES	PUSH–ON JOINT FLAT TUBE WIDTH	MECHANICAL JOINT FLAT TUBE WIDTH
4"	14"	16"
6"	17"	20"
8"	21"	24"
12"	29"	30"
16"	37"	37"
24"	53"	53"

IN ADDITION TO THE POLYETHYLENE MATERIAL, PLASTIC ADHESIVE TAPE WILL BE REQUIRED TO COMPLETE THE INSTALLATION. THE TAPE SHALL BE APPROXIMATELY 2" WIDE, PLASTIC BACKED ADHESIVE TAPE SUCH AS POLYKEN NO. 900 OR SCOTCHWRAP NO. 50.

ALL CLAMPING NUTS AND BOLTS SHALL BE HIGH STRENGTH, LOW ALLOY STEEL, FLUOROCARBON COATED OR TYPE 304 STAINLESS STEEL AS MANUFACTURED BY STANSCO INDUSTRIES INC. OR HOUSTON, TEXAS OR EQUAL.

THE DEPTH OF THE TRENCH SHALL BE SUFFICIENT TO ALLOW FIVE (5) FOOT COVER OVER THE TOP OF THE PIPE EIGHT (8) INCHES OR UNDER IN DIAMETER AND FOUR (4) FOOT COVER OVER THE TOP OF THE PIPE TWELVE (12) INCHES AND OVER IN DIAMETER AFTER ALL FINISH GRADING HAS BEEN COMPLETED, UNLESS OTHERWISE DIRECTED OR SPECIFIED BY THE ENGINEER.

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Construction Management
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Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Natale Builders Corp.
9159 Main Street
Clarence, New York

BROOKFIELD ESTATES

Greiner Road
Clarence, New York

No. 131

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REVISIONS

NO.	REVISION	DATE
5	Revised Northern Pond Layout	6/28/24
4	Revised Per Town Comments	5/30/24
3	Revised Per Town Comments	4/12/24
2	ECWA Revisions	2/23/24
1	ECWA & Town Revisions	12/21/23

September 2023

DRAWN/DESIGN BY	CHECKED BY
DWV	TJW

WATERLINE DETAILS

SCALE: As Noted

BUF-2019070.00

09

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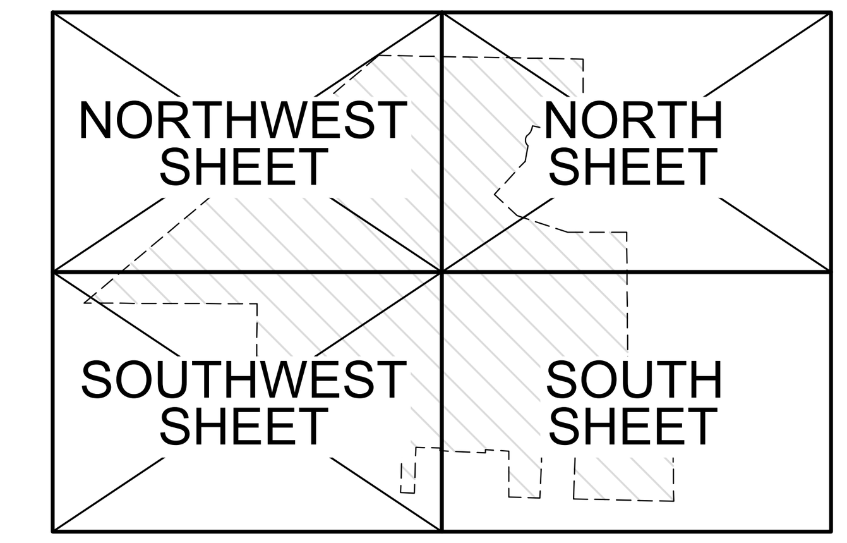

SHEET LAYOUT SCHEMATIC

NOTES:

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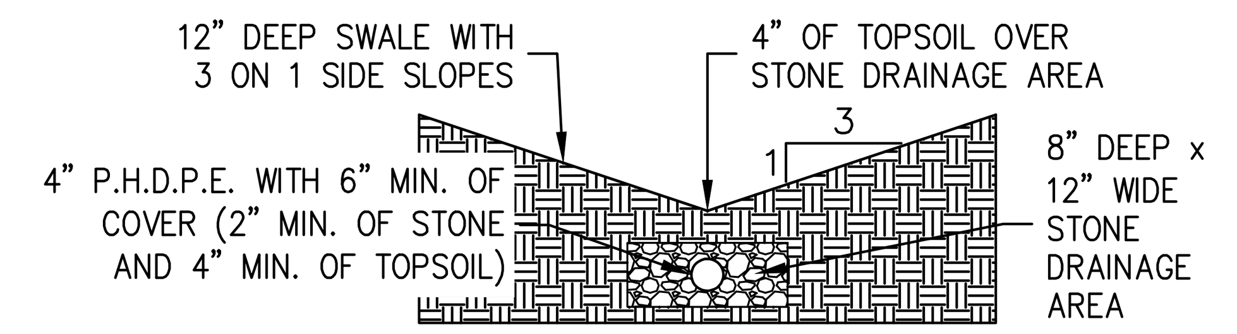
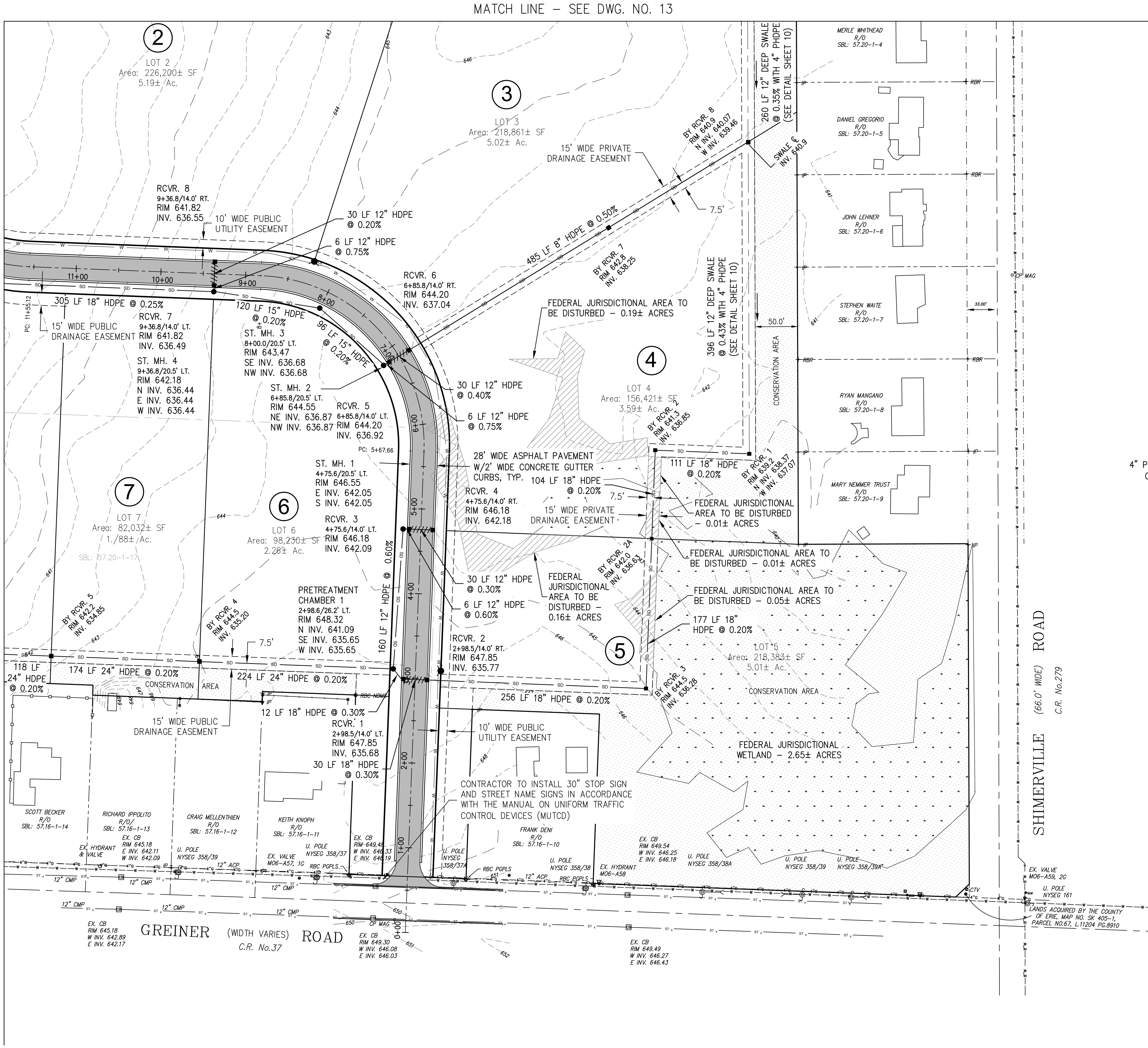
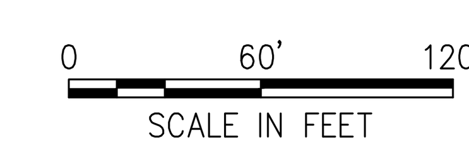
2. ////////// BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAXIMUM SIX INCH LIFTS.
3. HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SHALL MEET AASHTO M294 SPECIFICATIONS OR AN APPROVED EQUAL.
4. POLYVINYL CHLORIDE PIPE (P.V.C.) SHALL MEET ASTM SDR-35 SPECIFICATIONS OR AN APPROVED EQUAL.
5. THE CONTRACTOR IS TO VERIFY EXACT DEPTHS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. EXISTING PAVEMENT TO BE REPAIRED TO ORIGINAL CONDITION OR BETTER PRIOR TO FINAL CONSTRUCTION OPERATIONS.
7. ALL COMMON AREA PRIVATE EASEMENTS TO BE OWNED AND MAINTAINED BY HOA.



REAR YARD SWALE DETAIL
(LOTS 1-4 & 14)
N.T.S.





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September 2023

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DWV	TJW

PAVING & DRAINAGE PLAN-SOUTH

SCALE: As Noted

BUF-2019070.00

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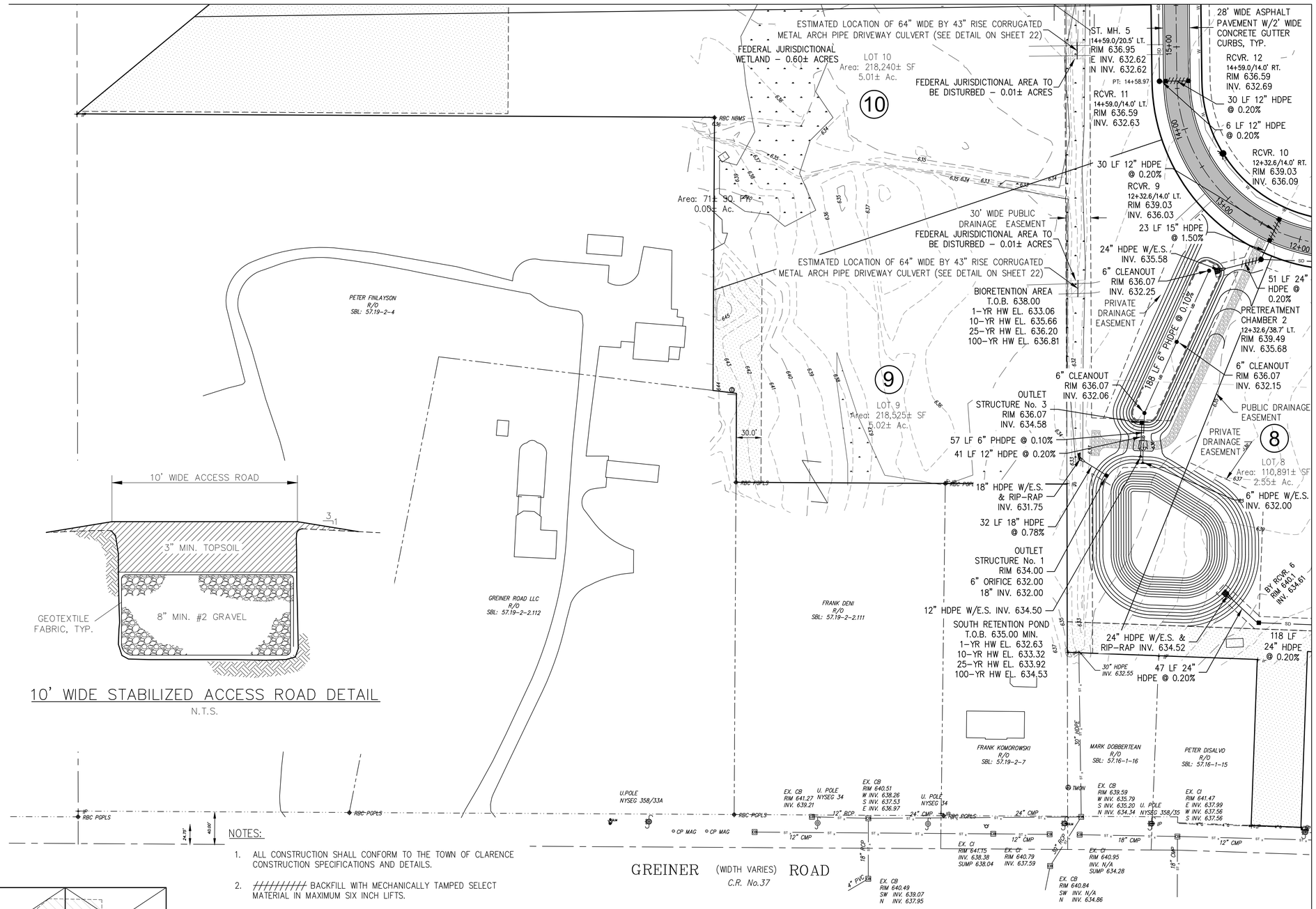
MATCH LINE – SEE DWG. NO. 12



MATCH LINE – SEE DWG. NO. 10

10' WIDE STABILIZED ACCESS ROAD DETAIL

N.T.S.

NOTES:

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3. HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SHALL MEET AASHTO M294 SPECIFICATIONS OR AN APPROVED EQUAL.
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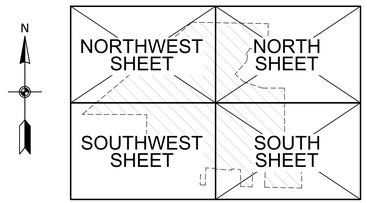
7. ALL COMMON AREA PRIVATE EASEMENTS TO BE OWNED AND MAINTAINED BY HOA.



SHEET LAYOUT SCHEMATIC

0 60' 120'
SCALE IN FEET

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STATE OF NEW YORK GREENMAN PEDERSEN, INC. LICENSED PROFESSIONAL ENGINEER

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September 2023

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DWV	TJW

PAVING & DRAINAGE PLAN-SOUTHWEST

SCALE: As Noted

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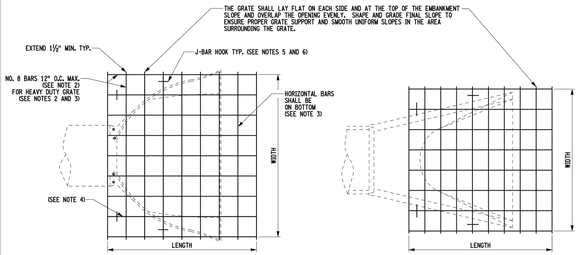
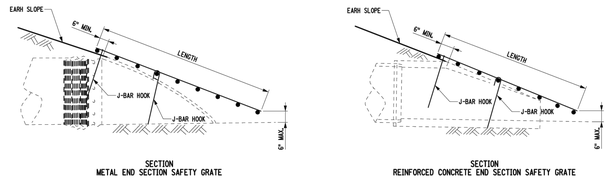




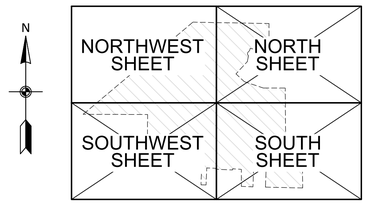
CULVERT-END SAFETY GRATE DIMENSIONS AND PAYMENT AREAS			
PIPE DIMENSION (DIA)	WIDTH (FT.)	LENGTH (FT.)	PAYMENT AREA (SQ. FT.)
REINFORCED CONCRETE PIPE			
18	4	4	16
24	5	6	30
30	6	8	48
36	7	9	63
42	8	11	88
48	9	12	108
CORRUGATED METAL PIPE (CORR. HDPE PIPE)			
18	5	4	20
24 (18)	6	5	30
30 (24)	8	5	40
36 (30)	9	6	54
42 (36)	10	7	70
48 (42)	11	8	88
(48)	12	9	108
CORRUGATED METAL PIPE ARCH			
2⅔ x ½	3 X 1 OR 5 X 1		
35 X 24	---	7	4	28
42 X 29	---	9	5	45
49 X 33	---	10	6	60
57 X 38	---	11	7	77
64 X 43	60 X 46	12	7	84
71 X 47	---	13	8	104

TYPICAL J-BAR HOOK

NOTES:

1. CORRUGATED POLYETHYLENE PIPES UTILIZE METAL END SECTIONS WHICH ARE ONE STANDARD PIPE DIAMETER LARGER THAN CORRUGATED STEEL PIPE. THEREFORE, A SAFETY GRATE FOR A 36 IN. DIA. CORRUGATED POLYETHYLENE PIPE WOULD HAVE DIMENSIONS OF 10 FT. X 7 FT.
2. BARS SHALL BE GRADE 60, FULL LENGTH, WITH NO SPLICES OR BUTT WELDS. VERTICAL BARS SHALL BE ON TOP.
3. THE HORIZONTAL BARS SHALL BE NO. 11 FOR THE HEAVY-DUTY GRATES.
4. BARS SHALL BE WELDED AT EACH INTERSECTION WITH 4 TACK WELDS OR A DOUBLE FLARE BEVEL GROOVE WELD AT THE CONTRACTOR'S OPTION. WELDING SHALL MEET THE REQUIREMENTS OF THE NYS STEEL CONSTRUCTION MANUAL, EXCEPT THAT RADIOGRAPHIC INSPECTION WILL NOT BE REQUIRED.
5. J-BAR HOOKS SHALL BE NO. 6 BAR, OR NO. 4 GALVANIZED IN ACCORDANCE WITH §719-01.
6. J-BAR HOOKS SHOWN INSTALLED PERPENDICULAR TO SLOPE. HOOKS MAY ALSO BE INSTALLED VERTICALLY. J-BAR SHALL BE WITH LONG LEGS ON THE DOWNHILL SIDE.
7. PAYMENT AREA OF SAFETY GRATES FOR PIPE DIMENSIONS OTHER THAN THOSE LISTED IN THE TABLE WILL BE BASED ON THE PRODUCT OF THE OVERALL LENGTH AND WIDTH.

SAFETY GRATE – NYSDOT 603-05
N.T.S.



SHEET LAYOUT SCHEMATIC

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2. ////////// BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAXIMUM SIX INCH LIFTS.
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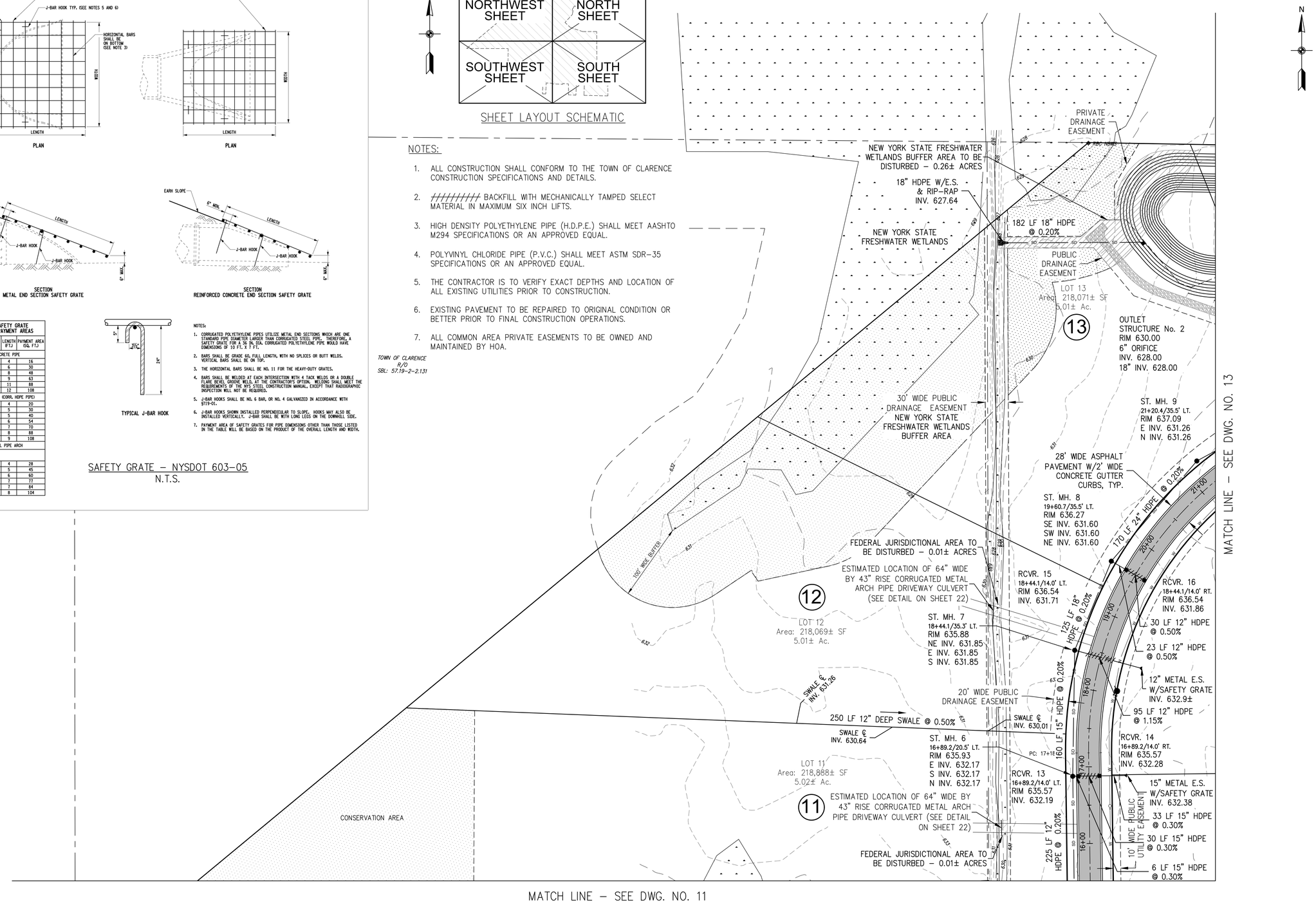
4. POLYVINYL CHLORIDE PIPE (P.V.C.) SHALL MEET ASTM SDR-35 SPECIFICATIONS OR AN APPROVED EQUAL.
5. THE CONTRACTOR IS TO VERIFY EXACT DEPTHS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. EXISTING PAVEMENT TO BE REPAIRED TO ORIGINAL CONDITION OR BETTER PRIOR TO FINAL CONSTRUCTION OPERATIONS.
7. ALL COMMON AREA PRIVATE EASEMENTS TO BE OWNED AND MAINTAINED BY HOA.

TOWN OF CLARENCE
R/O
SBL: 57.19-2-2.131



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Buffalo, NY, 14225

PREPARED FOR
Natale Builders Corp.
9159 Main Street
Clarence, New York

BROOKFIELD ESTATES

Greiner Road
Clarence, New York

STATE OF NEW YORK GREENMAN PEDERSEN, INC. TIMOTHY J. WHITE 131 LICENSED PROFESSIONAL ENGINEER

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REVISIONS			
NO.	REVISION	DATE	
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1	ECWA & Town Revisions	12/21/23	

September 2023

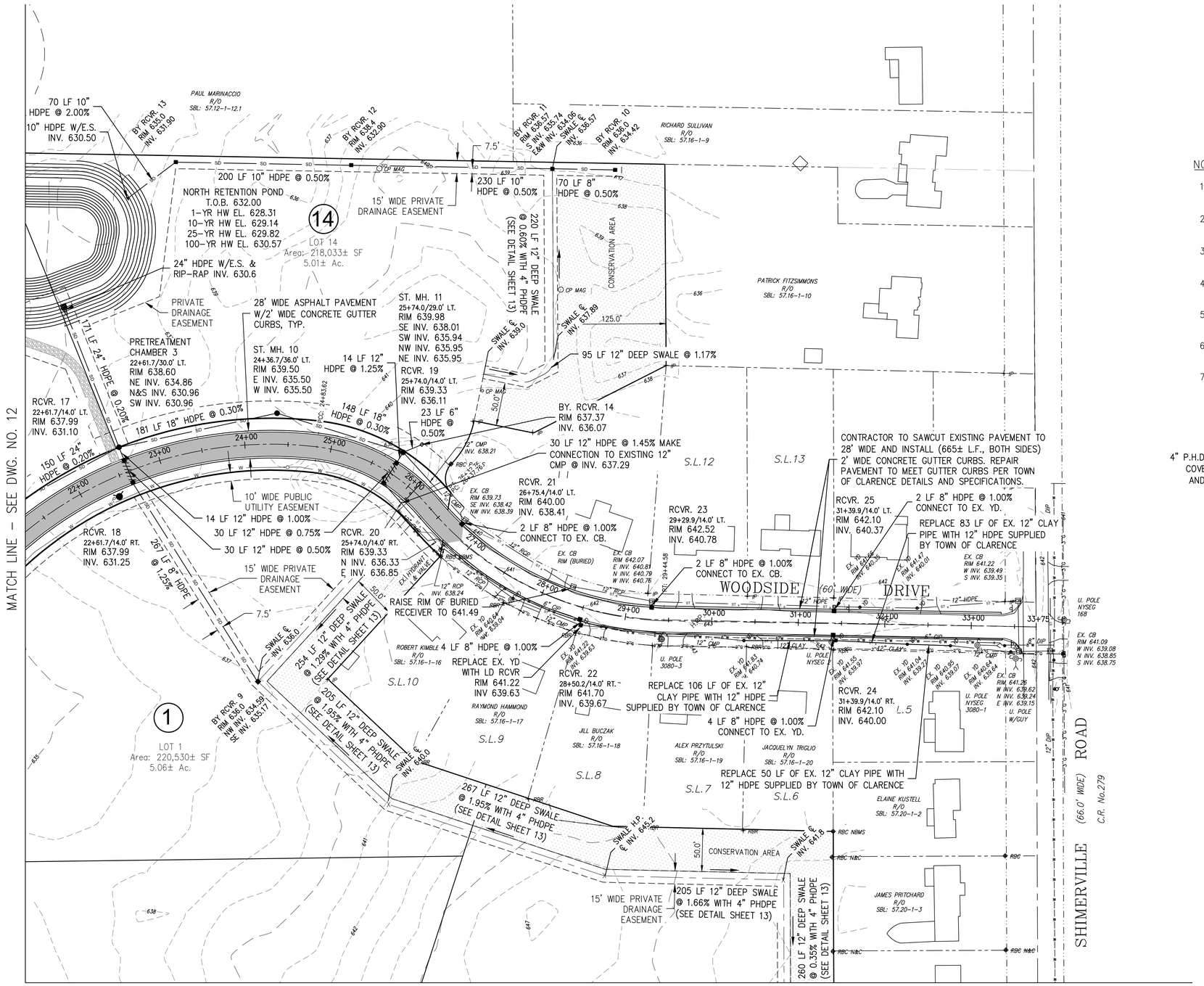
DRAWN/DESIGN BY	CHECKED BY
DWV	TJW

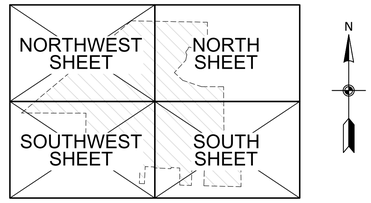
PAVING & DRAINAGE PLAN-NORTHWEST

SCALE: As Noted

BUF-2019070.00

12

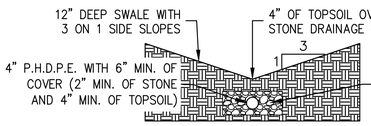




SHEET LAYOUT SCHEMATIC

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF CLARENCE CONSTRUCTION SPECIFICATIONS AND DETAILS.
2. ////////// BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAXIMUM SIX INCH LIFTS.
3. HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SHALL MEET AASHTO M294 SPECIFICATIONS OR AN APPROVED EQUAL.
4. POLYVINYL CHLORIDE PIPE (P.V.C.) SHALL MEET ASTM SDR-35 SPECIFICATIONS OR AN APPROVED EQUAL.
5. THE CONTRACTOR IS TO VERIFY EXACT DEPTHS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. EXISTING PAVEMENT TO BE REPAIRED TO ORIGINAL CONDITION OR BETTER PRIOR TO FINAL CONSTRUCTION OPERATIONS.
7. ALL COMMON AREA PRIVATE EASEMENTS TO BE OWNED AND MAINTAINED BY HOA.



REAR YARD SWALE DETAIL
(LOTS 1-4 & 14)
N.T.S.

0 60' 120'
SCALE IN FEET

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September 2023

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PAVING & DRAINAGE PLAN-NORTH

SCALE: As Noted

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13

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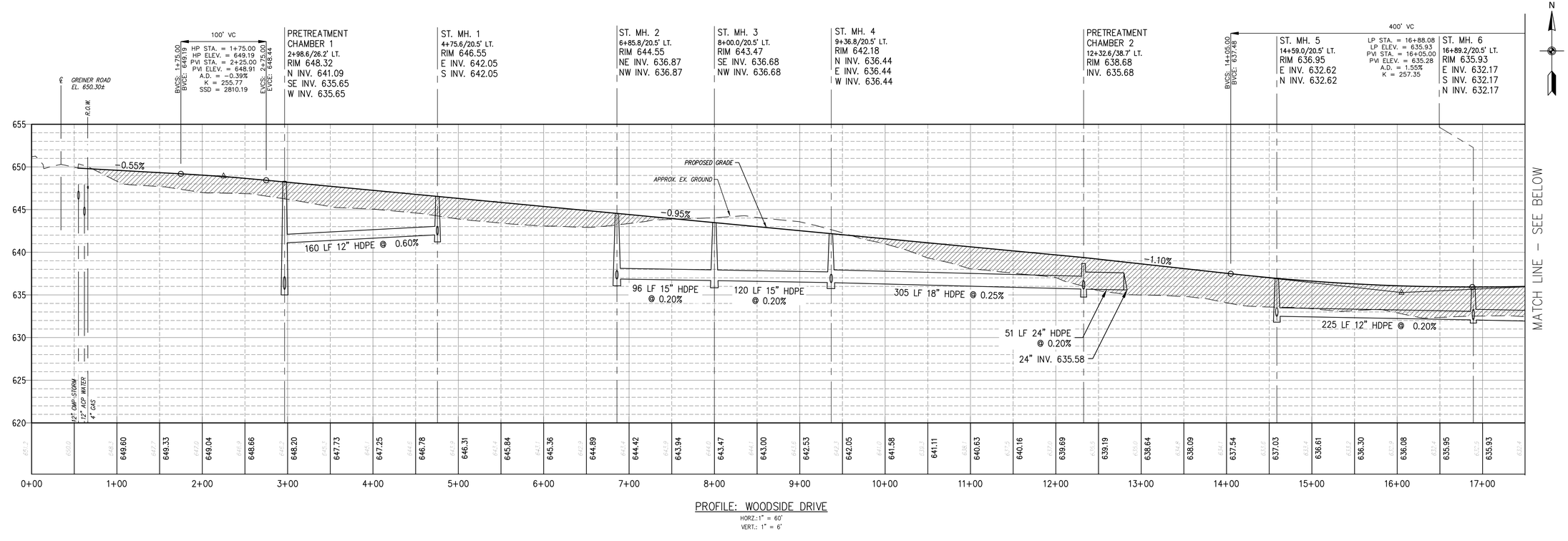
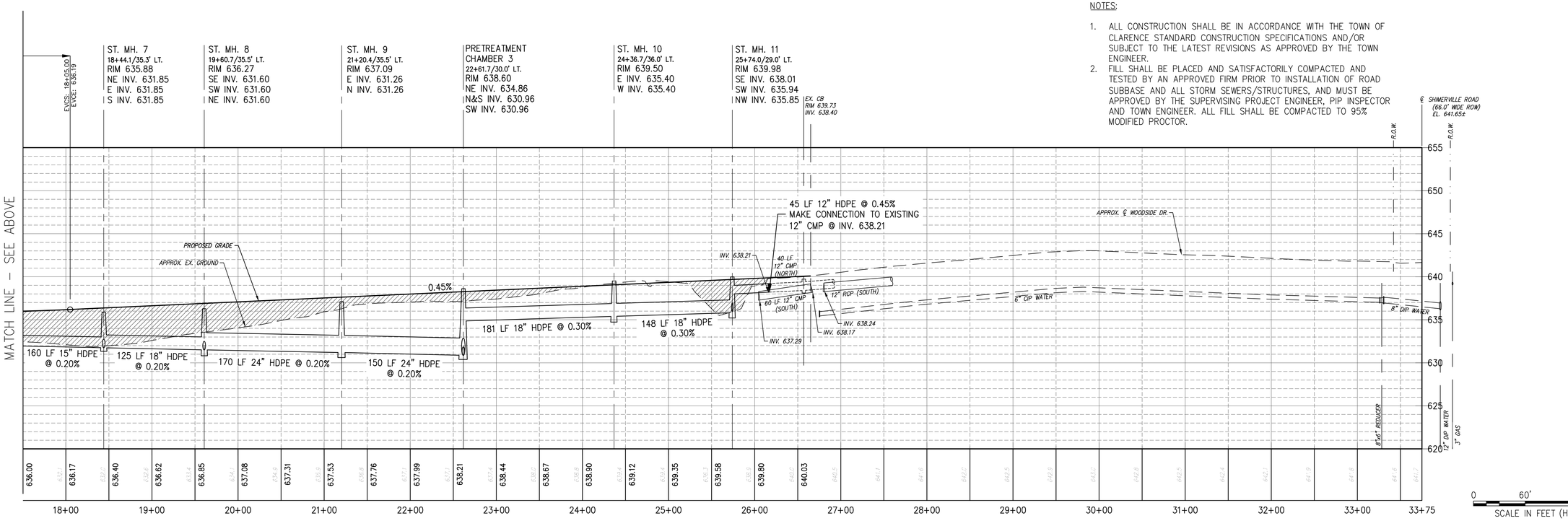


PROFILE: WOODSIDE DRIVE

HORZ.: 1" = 60'
VERT.: 1" = 6'



PROFILE: WOODSIDE DRIVE

HORZ.: 1" = 60'
VERT.: 1" = 6'

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLARENCE STANDARD CONSTRUCTION SPECIFICATIONS AND/OR SUBJECT TO THE LATEST REVISIONS AS APPROVED BY THE TOWN ENGINEER.
2. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED AND TESTED BY AN APPROVED FIRM PRIOR TO INSTALLATION OF ROAD SUBBASE AND ALL STORM SEWERS/STRUCTURES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER, PIP INSPECTOR AND TOWN ENGINEER. ALL FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.

0 60' 120'
SCALE IN FEET (HORZ.)

0 6' 12'
SCALE IN FEET (VERT.)

N:\2019\BUF-2019070.00 Woodside Dr Subdivision\CAD\Design Plans\14 DRAINAGE PROFILE.dwg Friday, 28 June 2024 3:04PM

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STATE OF NEW YORK
GREENMAN PEDERSEN, INC.
LICENSED PROFESSIONAL ENGINEER
No. 131

REVISIONS

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September 2023

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DRAINAGE PROFILE

SCALE: As Noted

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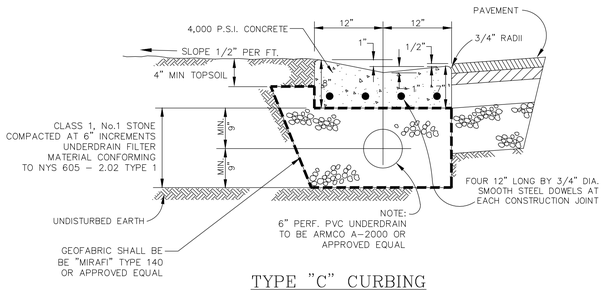
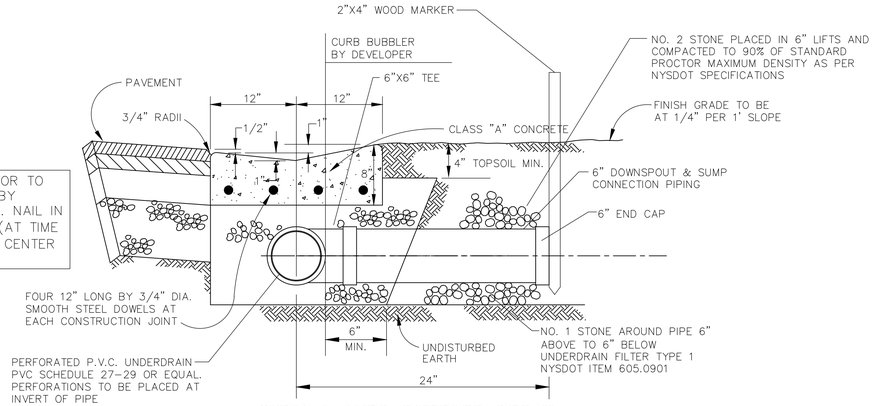
14

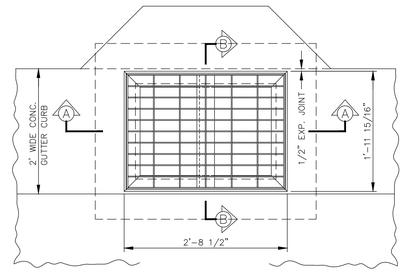


TYPE "C" CURBING
POURED IN PLACE
N.T.S.

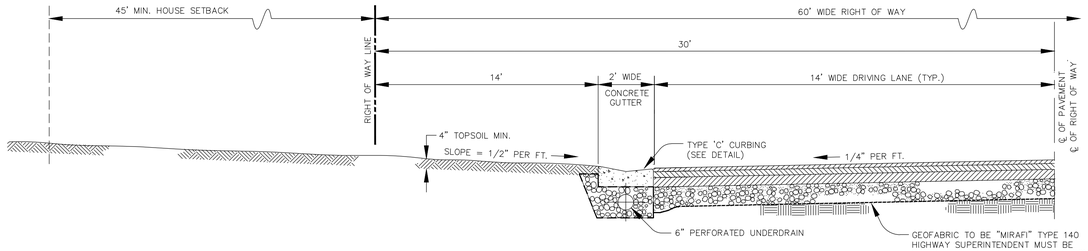
NOTE: CURB CONTRACTOR TO MARK STUB LOCATION BY PLACING A SURVEY P.K. NAIL IN THE FRESH CONCRETE (AT TIME OF THE POUR) AT THE CENTER OF THE LOT.



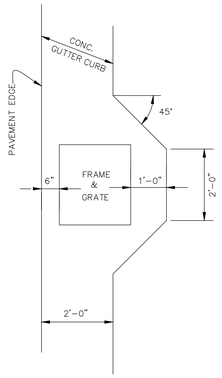
TYPICAL CURB BUBBLER DETAIL
N.T.S.



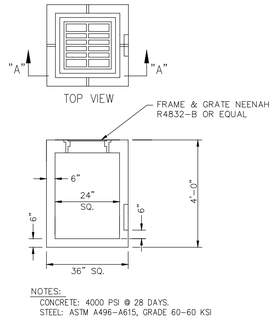
CURB INLET - PLAN VIEW



TYPICAL HALF ROAD SECTION
N.T.S.



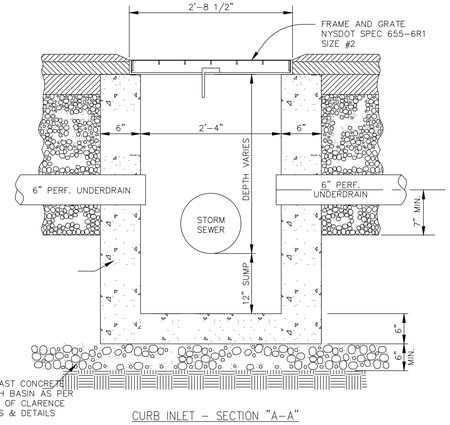
GUTTER FLARE DETAIL
N.T.S.



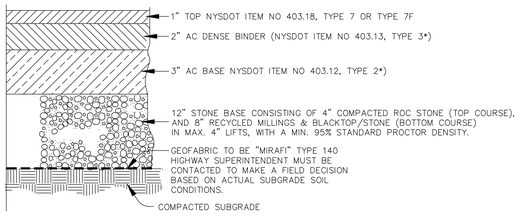
NOTES:
CONCRETE: 4000 PSI @ 28 DAYS.
STEEL: ASTM A496-A615, GRADE 60-60 KSI

SECTION "A"-A"

24" LAWN DRAIN DETAIL (TYP.)
N.T.S.

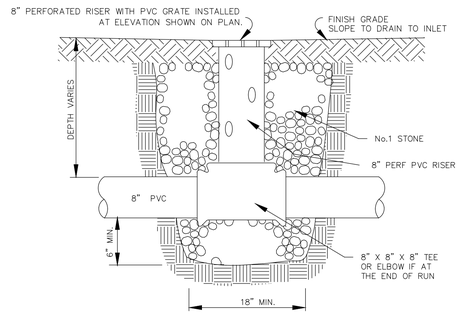


CURB INLET - SECTION "A-A"

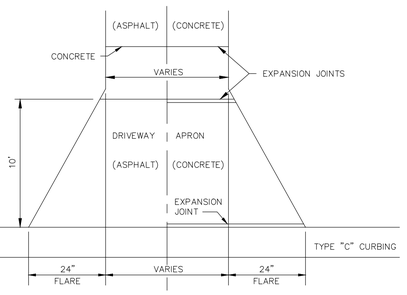


* NOTE: THE BINDER AND BASE COURSES MAY CONSIST OF RECYCLED ASPHALT MATERIAL ONLY WITH PRIOR REVIEW AND APPROVAL OF THE HIGHWAY SUPERINTENDENT.

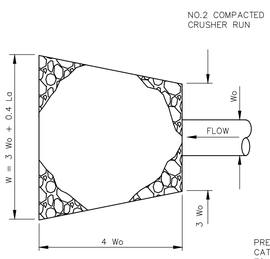
TYPICAL PAVEMENT SECTION
N.T.S.



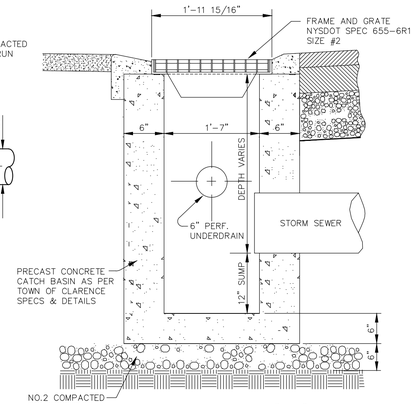
TYPICAL REAR YARD INLET DETAIL
N.T.S.



TYPICAL DRIVEWAY APRON



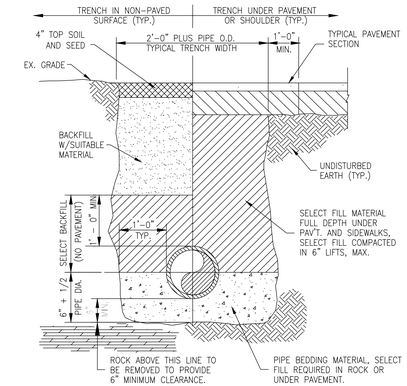
TYPICAL RIP-RAP SPILLWAY DETAIL
N.T.S.



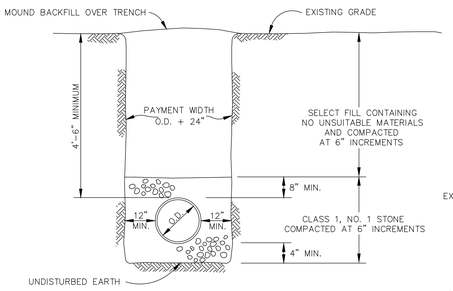
CURB INLET - SECTION "B-B"

NOTE:
PRECAST CONCRETE CATCH BASINS WILL BE THE ONLY ALLOWABLE STRUCTURE PER THE TOWN OF CLARENCE HIGHWAY SUPERINTENDENT AND SUBMITTAL OF APPROPRIATE SHOP DRAWINGS

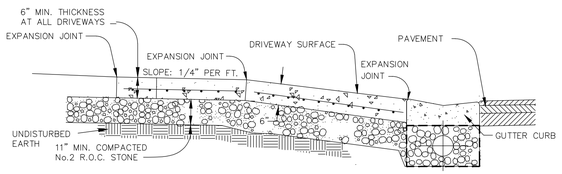
CURB INLET DETAIL
N.T.S.



TYPICAL TRENCH DETAIL
N.T.S.



P.V.C. OR H.D.P.E. PIPE
STORM SEWER TRENCH DETAILS
N.T.S.



STANDARD DRIVEWAY DETAIL
N.T.S.

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September 2023

DRAWN/DESIGN BY: DWV
CHECKED BY: TJW

PAVING & DRAINAGE DETAILS

SCALE: As Noted

BUF-2019070.00

15

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STORMWATER PRE-TREATMENT CHAMBER WORKSHEET
STRUCTURE NO. 1

DESIGN STORM HYDROLOGY

			C=runoff coefficient
return interval, yrs. 10	intensity, in/hr 2.31	A=area, acres 7.11	
		% impervious 3.3%	0.90
CA 1.59	peak runoff, cfs 3.66	% pervious 96.7%	0.20

REQUIRED TREATMENT BEFORE BYPASSING (RTBB)

Design Storm : 90% Rainfall Event
Rainfall 1.00 inches
Water Quality Volume (WQv) 0.1185 ac-ft
Runoff 0.20 inches
RTBB 0.84 cfs

INLET PIPE 1
pipe material HDPE
pipe dia., in. 18
pipe length, ft. 12
pipe slope, % 0.30

INLET PIPE 1 VELOCITY
area, sf 1.77
flow, cfs 4.49
velocity, fps 3.84

INLET PIPE 2
pipe material HDPE
pipe dia., in. 12
pipe length, ft. 160
pipe slope, % 0.60

INLET PIPE 2 VELOCITY
area, sf 0.79
flow, cfs 2.48
velocity, fps 4.26

UPSTREAM
RCVR 1
rim 647.85
outlet invert 635.68
outlet diam., in. 18

TREATMENT CHAMBER
PreTreat 1
rim 648.47
inlet invert 635.65
outlet invert 635.65

OUTLET PIPE 1
pipe material HDPE
pipe dia., in. 24
pipe length, ft. 224
pipe slope, % 0.20
downstream inv. 635.20

DOWNSTREAM
TOB 635.00
OUTLET TYPE MITERED END

WATER SURFACE ELEVATION (WSE)
interval, yrs. 10
WSE 632.00

STORMWATER PRE-TREATMENT CHAMBER WORKSHEET
STRUCTURE NO. 2

DESIGN STORM HYDROLOGY

			C=runoff coefficient
return interval, yrs. 10	intensity, in/hr 2.22	A=area, acres 5.45	
		% impervious 29.3%	0.90
CA 2.21	peak runoff, cfs 4.90	% pervious 70.7%	0.20

REQUIRED TREATMENT BEFORE BYPASSING (RTBB)

Design Storm : 90% Rainfall Event
Rainfall 1.00 inches
Water Quality Volume (WQv) 0.1425 ac-ft
Runoff 0.31 inches
RTBB 1.13 cfs

INLET PIPE 1
pipe material HDPE
pipe dia., in. 18
pipe length, ft. 305
pipe slope, % 0.25

INLET PIPE 1 VELOCITY
area, sf 1.77
flow, cfs 5.17
velocity, fps 3.65

INLET PIPE 2
pipe material HDPE
pipe dia., in. 15
pipe length, ft. 23
pipe slope, % 1.50

INLET PIPE 2 VELOCITY
area, sf 1.77
flow, cfs 4.17
velocity, fps 6.94

UPSTREAM
ST. MH. 4
rim 642.18
outlet invert 636.44
outlet diam., in. 18

TREATMENT CHAMBER
PreTreat 2
rim 638.68
inlet invert 635.68
outlet invert 635.68

OUTLET PIPE 1
pipe material HDPE
pipe dia., in. 24
pipe length, ft. 51
pipe slope, % 0.20
downstream inv. 635.58

DOWNSTREAM
TOB 638.00
OUTLET TYPE MITERED END

WATER SURFACE ELEVATION (WSE)
interval, yrs. 10
WSE N/A

STORMWATER PRE-TREATMENT CHAMBER WORKSHEET
STRUCTURE NO. 3

DESIGN STORM HYDROLOGY

			C=runoff coefficient
return interval, yrs. 10	intensity, in/hr 1.88	A=area, acres 16.93	
		% impervious 9.7%	0.90
CA 4.54	peak runoff, cfs 8.53	% pervious 90.3%	0.20

REQUIRED TREATMENT BEFORE BYPASSING (RTBB)

Design Storm : 90% Rainfall Event
Rainfall 1.00 inches
Water Quality Volume (WQv) 0.2822 ac-ft
Runoff 0.20 inches
RTBB 1.64 cfs

INLET PIPE 1
pipe material HDPE
pipe dia., in. 24
pipe length, ft. 150
pipe slope, % 0.20

INLET PIPE 1 VELOCITY
area, sf 3.14
flow, cfs 5.50
velocity, fps 3.49

INLET PIPE 2
pipe material HDPE
pipe dia., in. 12
pipe length, ft. 14
pipe slope, % 1.00

INLET PIPE 2 VELOCITY
area, sf 0.79
flow, cfs 3.17
velocity, fps 5.49

INLET PIPE 3
pipe material HDPE
pipe dia., in. 18
pipe length, ft. 181
pipe slope, % 0.30

INLET PIPE 3 VELOCITY
area, sf 1.77
flow, cfs 4.10
velocity, fps 3.77

UPSTREAM
ST. MH. 9
rim 637.09
outlet invert 631.26
outlet diam., in. 24

TREATMENT CHAMBER
PreTreat 3
rim 638.60
inlet invert 630.96
outlet invert 630.96

DOWNSTREAM
TOB 632.00
OUTLET TYPE MITERED END

WATER SURFACE ELEVATION (WSE)
interval, yrs. 10
WSE 628.00

OUTLET PIPE 1
pipe material HDPE
pipe dia., in. 24
pipe length, ft. 171
pipe slope, % 0.20
downstream inv. 630.62

UNISTORM ONLINE SYSTEM / ADAPT TO SITE LAYOUT

DATE: 1-25-08
DWG. NO.: Detail - Unistorm-R

UNISTORM SIZING TABLE

UNISTORM MODEL #	D (ft.)	MAX. S (ft.)	IMPERVIOUS AREA (acres)	INLET PIPE (in.)	TREATMENT FLOW (cfs)	PEAK FLOW (cfs)
5R	5	5.0±	0 - 3	12-15	0 - 2	6
6R	6	5.3±	3 - 4	18	2 - 3	7
7R	7	5.6±	4 - 6	21	3 - 5	9
8R	8	6.0±	6 - 10	24	5 - 7	16
10R	10	6.6±	10 - 12	30	7 - 10	25
12R	12	7.3±	12 - 15	36	10 - 13	35

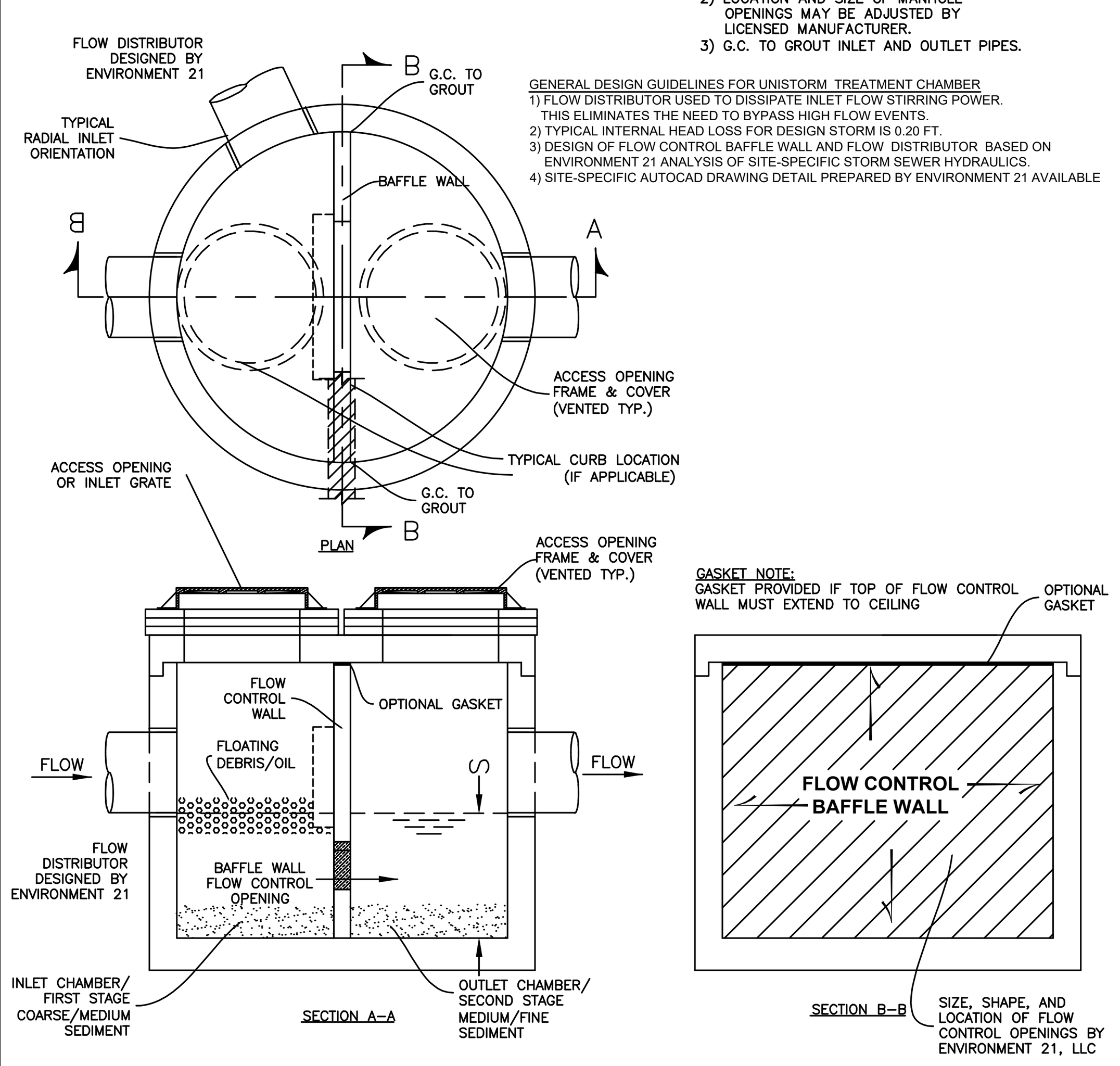
environment21 Global Stormwater Solutions
P.O. Box 55 | East Pembroke | NY 14056
Phone: 1-800-809-2801 | Fax: 1-585-815-4701
www.env21.com | enveng@env21.com

CALL: 1-800-809-2801

NOTES:
1) RAINFALL INTENSITY USED FOR TREATMENT FLOW = 0.80-1.0 IN/HR

MANUFACTURING NOTES:
1) DESIGN OF INTERNAL BAFFLE WALL PROVIDED TO LICENSED MANUFACTURER BY ENVIRONMENT 21, LLC.
2) LOCATION AND SIZE OF MANHOLE OPENINGS MAY BE ADJUSTED BY LICENSED MANUFACTURER.
3) G.C. TO GROUT INLET AND OUTLET PIPES.

GENERAL DESIGN GUIDELINES FOR UNISTORM TREATMENT CHAMBER
1) FLOW DISTRIBUTOR USED TO DISSIPATE INLET FLOW STIRRING POWER. THIS ELIMINATES THE NEED TO BYPASS HIGH FLOW EVENTS.
2) TYPICAL INTERNAL HEAD LOSS FOR DESIGN STORM IS 0.20 FT.
3) DESIGN OF FLOW CONTROL BAFFLE WALL AND FLOW DISTRIBUTOR BASED ON ENVIRONMENT 21 ANALYSIS OF SITE-SPECIFIC STORM SEWER HYDRAULICS.
4) SITE-SPECIFIC AUTOCAD DRAWING DETAIL PREPARED BY ENVIRONMENT 21 AVAILABLE



GENERAL NOTES:
MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
DESIGN LOADING: AASHTO HS20-44

The stormwater pre-treatment chamber shall be by Environment 21 or approved equal. The unit size shall be verified by the manufacturer and shall provide the following functions:

PRE-TREATMENT CHAMBER SPECIFICATIONS:

A. The unit shall be capable of removing 80% of a sample having an average partical size of between 50 microns and 240 icrons for flows up to the units rated treatment capacity.

B. The stormwater pre-treatment chamber shall be capable of treating the water quality flow rate specified before by-pass.

C. The stormwater pre-treatment chamber shall be capable of passing the 10 year storm design flow rate.

D. The stormwater pre-treatment chamber shall provide the capture of oil and floating debris.

E. The stormwater pre-treatment chamber shall not re-suspend trapped sediments nor allow for re-entrainment of floating containments at flow rates up to and including the specified design treatment capacity.

F. Stormwater pre-treatment chamber shall be fabricated in accordance with ASTM standards for H-20 loading and NYSDOT Standard specifications, Section 604 (Drainage Structures).

G. Stormwater treatment chamber frames and covers shall be standard cast iron for H-20 loading and must be compatible with NYSDOT Standard Specification Section 655 (Frames, Grates and Covers).

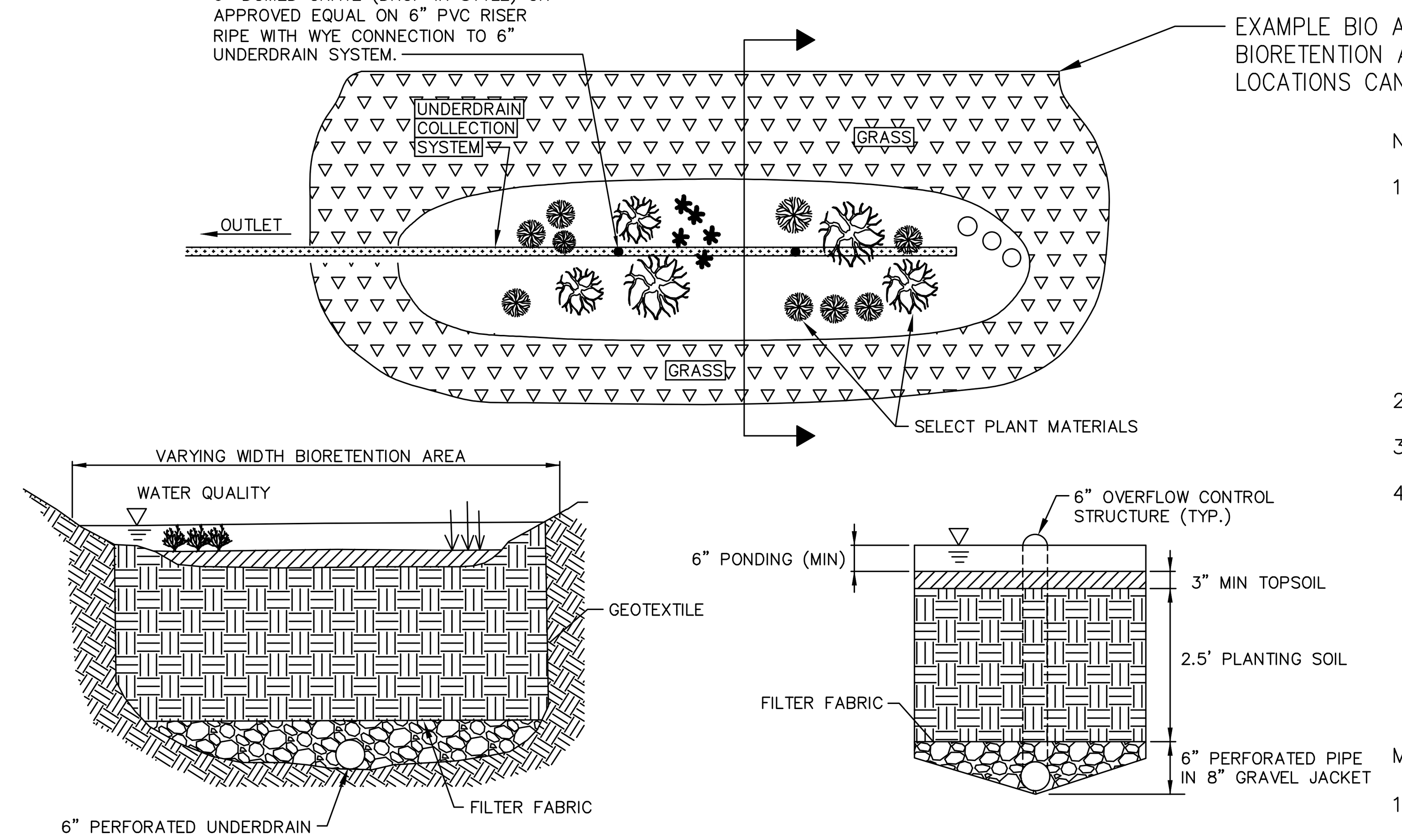
H. Manhole design specifications shall conform to ASTM C478 Specification for precast reinforced concrete manhole sections and NYSDOT Standard Specifications Section 604.

I. Shop drawings shall be submitted to the Engineer for review and approval.

PRE-TREATMENT CHAMBER MAINTENANCE:

1. The contractor shall check the chambers bi-weekly during construction and remove sediment and debris as needed, and thoroughly cleaned upon completion of construction.

2. Inspect semi-annually for the accumulation of sediment and debris, and clean in accordance with manufacturer's recommendation, but no longer than once every five years.



EXAMPLE BIO AREA SHOWN FOR REFERENCE ONLY. BIORETENTION AREA SIZE AND OVERFLOW STRUCTURE LOCATIONS CAN BE FOUND ON SHEET 11

BIORETENTION DETAIL AND CROSS SECTION

PLANTING NOTE:
CONTRACTOR SHALL SUBMIT CERTIFICATION TO DESIGN ENGINEER THAT MATERIAL SPECIFIED FOR THE BIORETENTION AREA COMPONENTS MEET NYSDEC AND DESIGN ENGINEER REQUIREMENTS.

NOTES:

1. CONSTRUCTION NOTE – CONSTRUCT BIORETENTION AREA, TOPSOIL AND PLANT AS SOON AS PRACTICAL. BIORETENTION BASIN SHOULD ONLY BE CONSTRUCTED BETWEEN THE MONTHS OF APRIL AND SEPTEMBER. ALL RUNOFF SHOULD BE DIVERTED FROM BIORETENTION AREA (AND INTO WET POND OR TEMPORARY SEDIMENT TRAP) UNTIL BIORETENTION PLANTINGS ARE FULLY ESTABLISHED AND THE CONTRIBUTING DRAINAGE AREA IS FULLY STABILIZED.
2. STONE RIP-RAP TO BE PLACED AT INLET.
3. BIORETENTION AREA IS TO BE TOPSOILED AND SEEDED
4. IN ACCORDANCE WITH THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, A SIGN OF NO LESS THAN 18"X24" MUST BE PLACED, AND REMAIN, IN THE IMMEDIATE VICINITY OF THE BIORETENTION AREA WITH THE FOLLOWING INFORMATION:

   STORMWATER MANAGEMENT PRACTICE (NAME OF PRACTICE)
   PROJECT IDENTIFICATION (SPDES PERMIT #____)
   MUST BE MAINTAINED IN ACCORDANCE WITH O&M PLAN
   DO NOT REMOVE OR ALTER

MAINTENANCE NOTES:

1. INSPECT PERIODICALLY AND REPAIR/REPLACE TREATMENT AREA COMPONENTS WHEN NECESSARY.
2. THE BIORETENTION AREA IS TO BE MAINTAINED BY THE OWNER. THE OUTLET STRUCTURE AND PIPES INLETTING AND OUTLETTING THE BIORETENTION AREA ARE ALSO TO BE MAINTAINED BY THE OWNER.
3. DEAD OR DISEASED PLANT MATERIAL SHALL BE REPLACED. GRASSED AREAS SHOULD BE MOWED A MINIMUM OF THREE (3) TIMES PER GROWING SEASON TO MAINTAIN MAXIMUM GRASS HEIGHT OF LESS THAN TWELVE (12) INCHES.
4. BIORETENTION AREA IS NOT TO BE ADVERSELY ALTERED OR REMOVED WITHOUT PRIOR AUTHORIZATION OF MS4.

GPI Engineering Design Planning Construction Management
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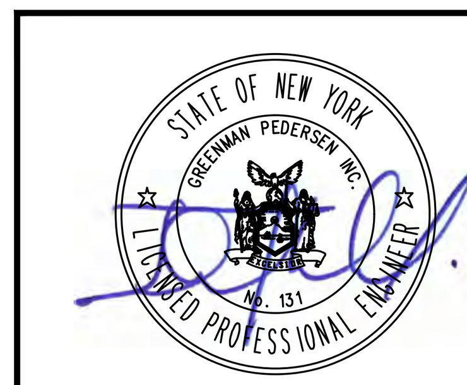
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Natale Builders Corp.
9159 Main Street
Clarence, New York

BROOKFIELD ESTATES
Greiner Road
Clarence, New York



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September 2023

DRAWN/DESIGN BY	CHECKED BY
DWV	TJW

PRETREATMENT AND BIORETENTION DETAILS

SCALE: As Noted

BUF-2019070.00

16

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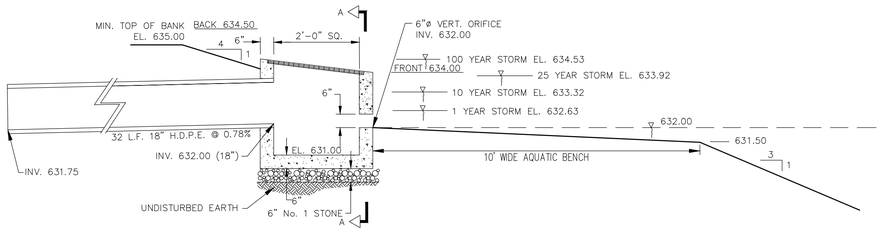

OUTLET STRUCTURE 1 (SOUTH POND)

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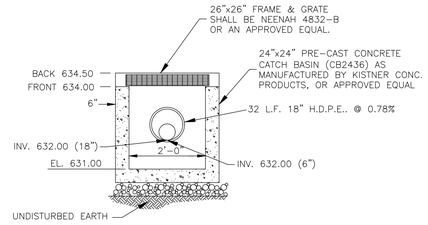
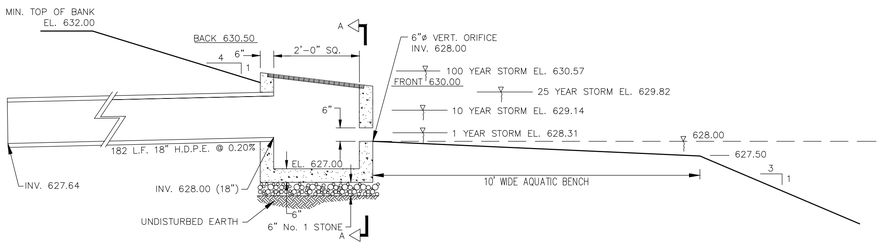


OUTLET STRUCTURE 1 SECTION A-A

N.T.S.

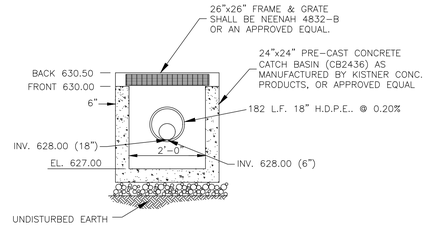
SPECIFICATIONS:

CONCRETE:	4,000 P.S.I. @ 28 DAYS
ENTRAINED AIR:	5% – 9%
STEEL:	A.S.T.M. A496-A615 GRADE 60-60 KSI
DESIGN LOADING:	A.A.S.H.T.O. HS-20-44 W/30% IMPACT & EQUIVALENT SOIL PRESSURE OF 130 (PSF). FLOATATION FORCES ARE NOT ACCOUNTED FOR.
WEIGHT:	SEE MANUFACTURER SPECS.



OUTLET STRUCTURE 2 (NORTH POND)

N.T.S.

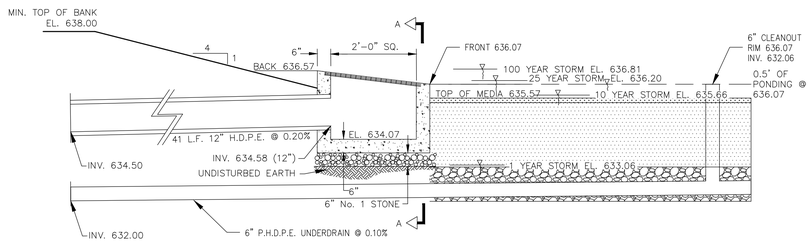


OUTLET STRUCTURE 2 SECTION A-A

N.T.S.

SPECIFICATIONS:

CONCRETE:	4,000 P.S.I. @ 28 DAYS
ENTRAINED AIR:	5% – 9%
STEEL:	A.S.T.M. A496-A615 GRADE 60-60 KSI
DESIGN LOADING:	A.A.S.H.T.O. HS-20-44 W/30% IMPACT & EQUIVALENT SOIL PRESSURE OF 130 (PSF). FLOATATION FORCES ARE NOT ACCOUNTED FOR.
WEIGHT:	SEE MANUFACTURER SPECS.



OUTLET STRUCTURE 3 (BIORETENTION)

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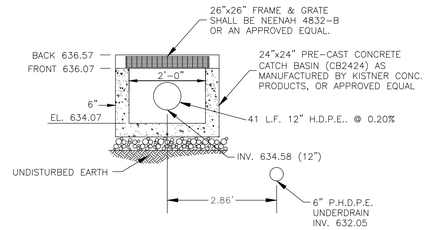

OUTLET STRUCTURE 3 SECTION A-A

N.T.S.

SPECIFICATIONS:

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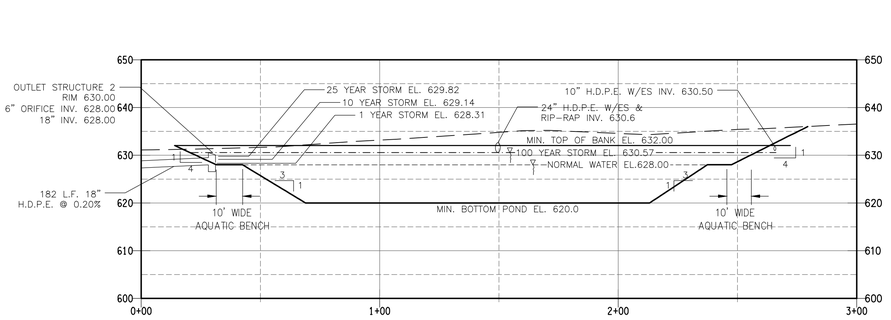
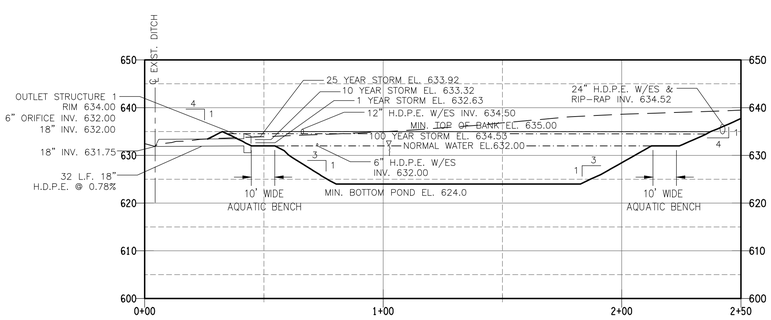
ENTRAINED AIR:	5% – 9%
STEEL:	A.S.T.M. A496-A615 GRADE 60-60 KSI
DESIGN LOADING:	A.A.S.H.T.O. HS-20-44 W/30% IMPACT & EQUIVALENT SOIL PRESSURE OF 130 (PSF). FLOATATION FORCES ARE NOT ACCOUNTED FOR.
WEIGHT:	SEE MANUFACTURER SPECS.



PROFILE: NORTH POND

HORZ.: 1" = 30'
VERT.: 1" = 30'



PROFILE: SOUTH POND

HORZ.: 1" = 30'
VERT.: 1" = 30'

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Clarence, New York

BROOKFIELD ESTATES

Greiner Road
Clarence, New York

STATE OF NEW YORK
GREENMAN PEDERSEN, INC.
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No. 131

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September 2023

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DWV	TJW

OUTLET STRUCTURE DETAILS

SCALE: As Noted

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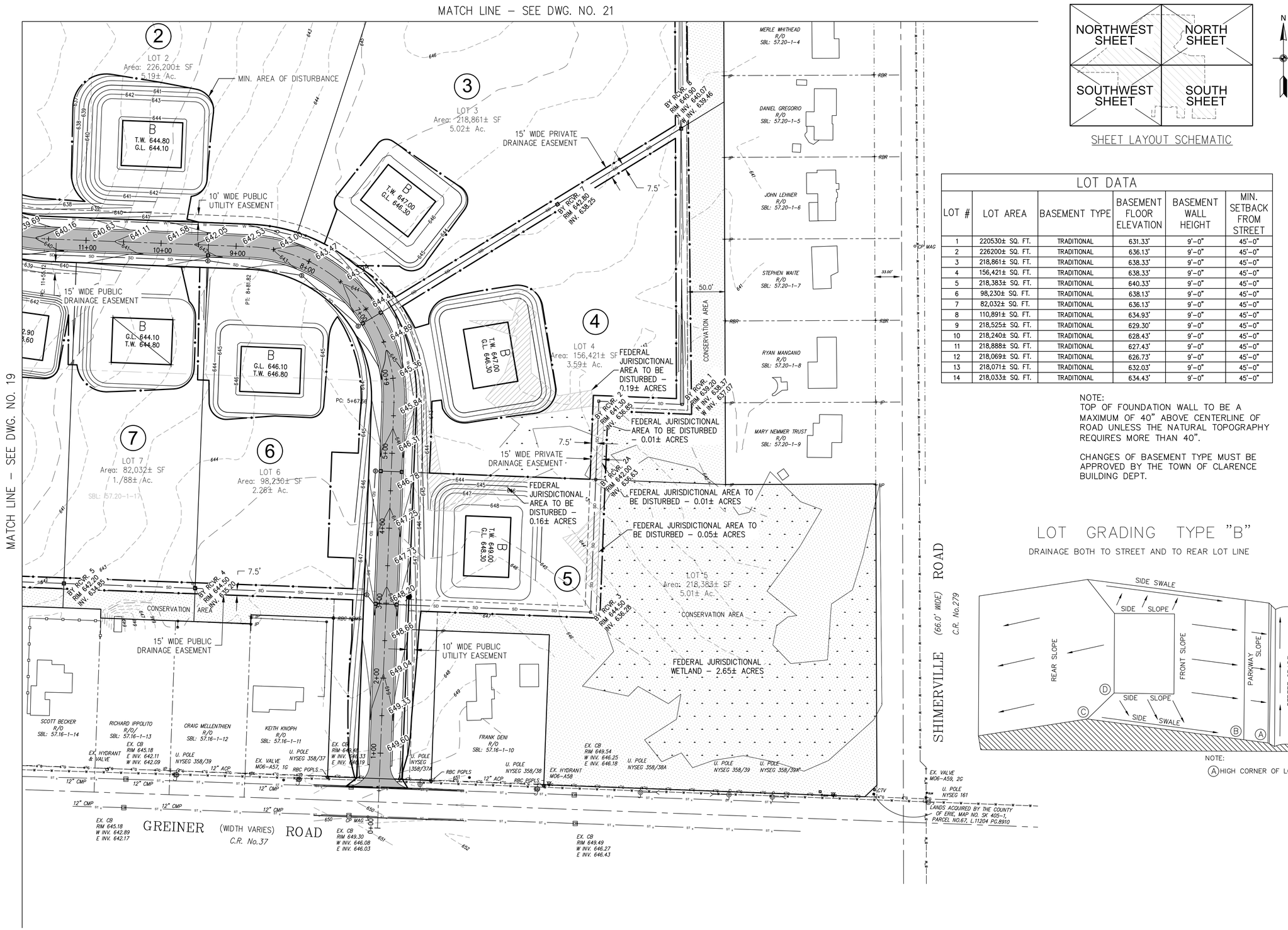
17

N:\2019\Buf-2019070.00 Woodside Dr Subdivision\CAD\Design Plans\17 OUTLET STRUCTURE DETAILS.dwg Friday, 28 June 2024 3:05PM



SHEET LAYOUT SCHEMATIC

LOT DATA

LOT #	LOT AREA	BASEMENT TYPE	BASEMENT FLOOR ELEVATION	BASEMENT WALL HEIGHT	MIN. SETBACK FROM STREET
1	220530± SQ. FT.	TRADITIONAL	631.33'	9'–0"	45'–0"
2	226200± SQ. FT.	TRADITIONAL	636.13'	9'–0"	45'–0"
3	218,861± SQ. FT.	TRADITIONAL	638.33'	9'–0"	45'–0"
4	156,421± SQ. FT.	TRADITIONAL	638.33'	9'–0"	45'–0"
5	218,383± SQ. FT.	TRADITIONAL	640.33'	9'–0"	45'–0"
6	98,230± SQ. FT.	TRADITIONAL	638.13'	9'–0"	45'–0"
7	82,032± SQ. FT.	TRADITIONAL	636.13'	9'–0"	45'–0"
8	110,891± SQ. FT.	TRADITIONAL	634.93'	9'–0"	45'–0"
9	218,525± SQ. FT.	TRADITIONAL	629.30'	9'–0"	45'–0"
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12	218,069± SQ. FT.	TRADITIONAL	626.73'	9'–0"	45'–0"
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14	218,033± SQ. FT.	TRADITIONAL	634.43'	9'–0"	45'–0"

NOTE:
TOP OF FOUNDATION WALL TO BE A MAXIMUM OF 40" ABOVE CENTERLINE OF ROAD UNLESS THE NATURAL TOPOGRAPHY REQUIRES MORE THAN 40".

CHANGES OF BASEMENT TYPE MUST BE APPROVED BY THE TOWN OF CLARENCE BUILDING DEPT.

LOT GRADING TYPE "B"

DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

NOTE:
(A) HIGH CORNER OF LOT

0 60' 120'
SCALE IN FEET

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September 2023

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DWV	TJW

GRADING PLAN-SOUTH

SCALE: As Noted

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18

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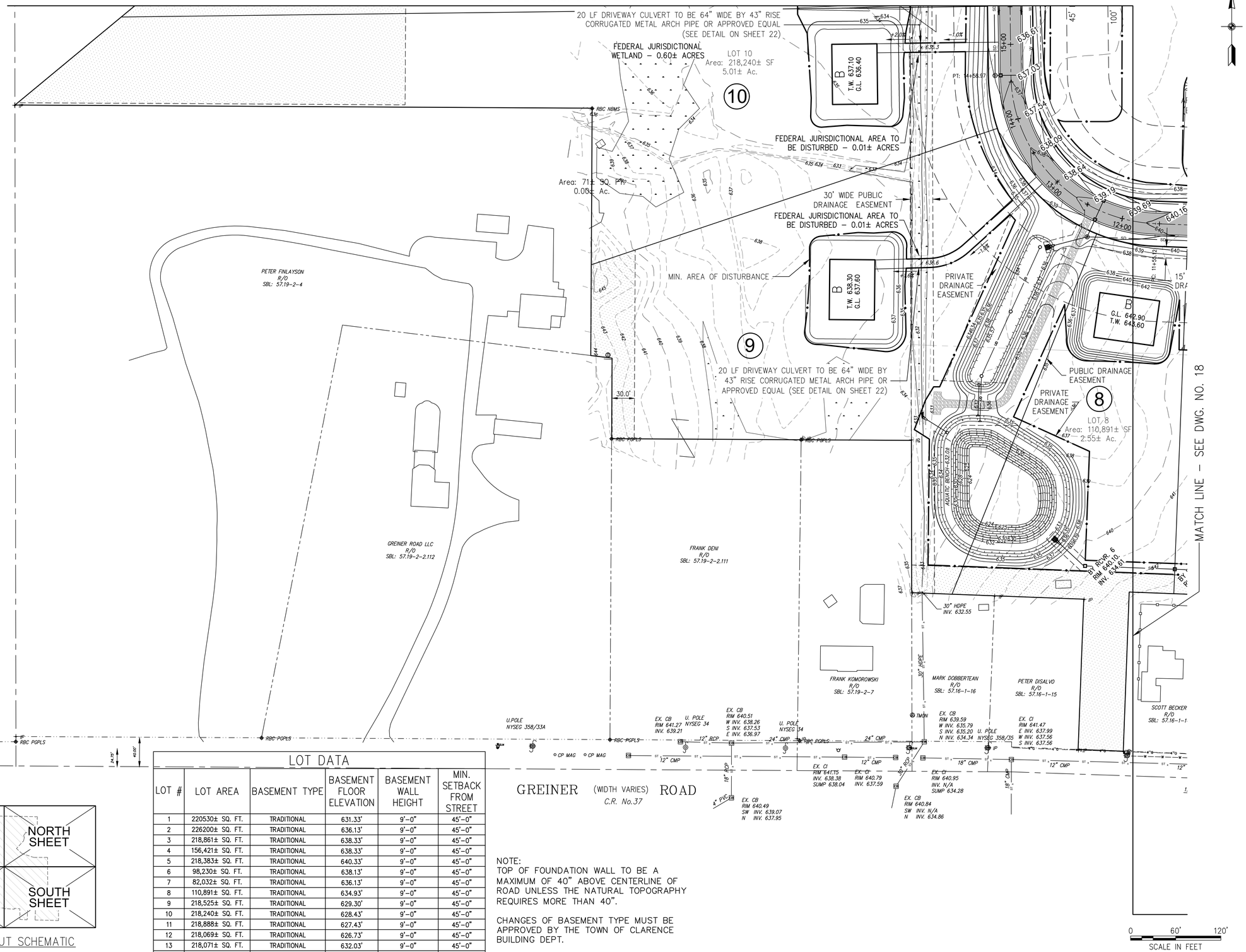
MATCH LINE – SEE DWG. NO. 20



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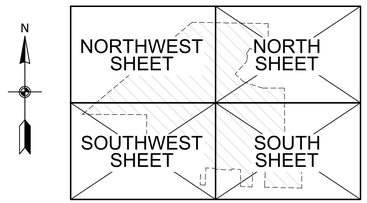

SHEET LAYOUT SCHEMATIC

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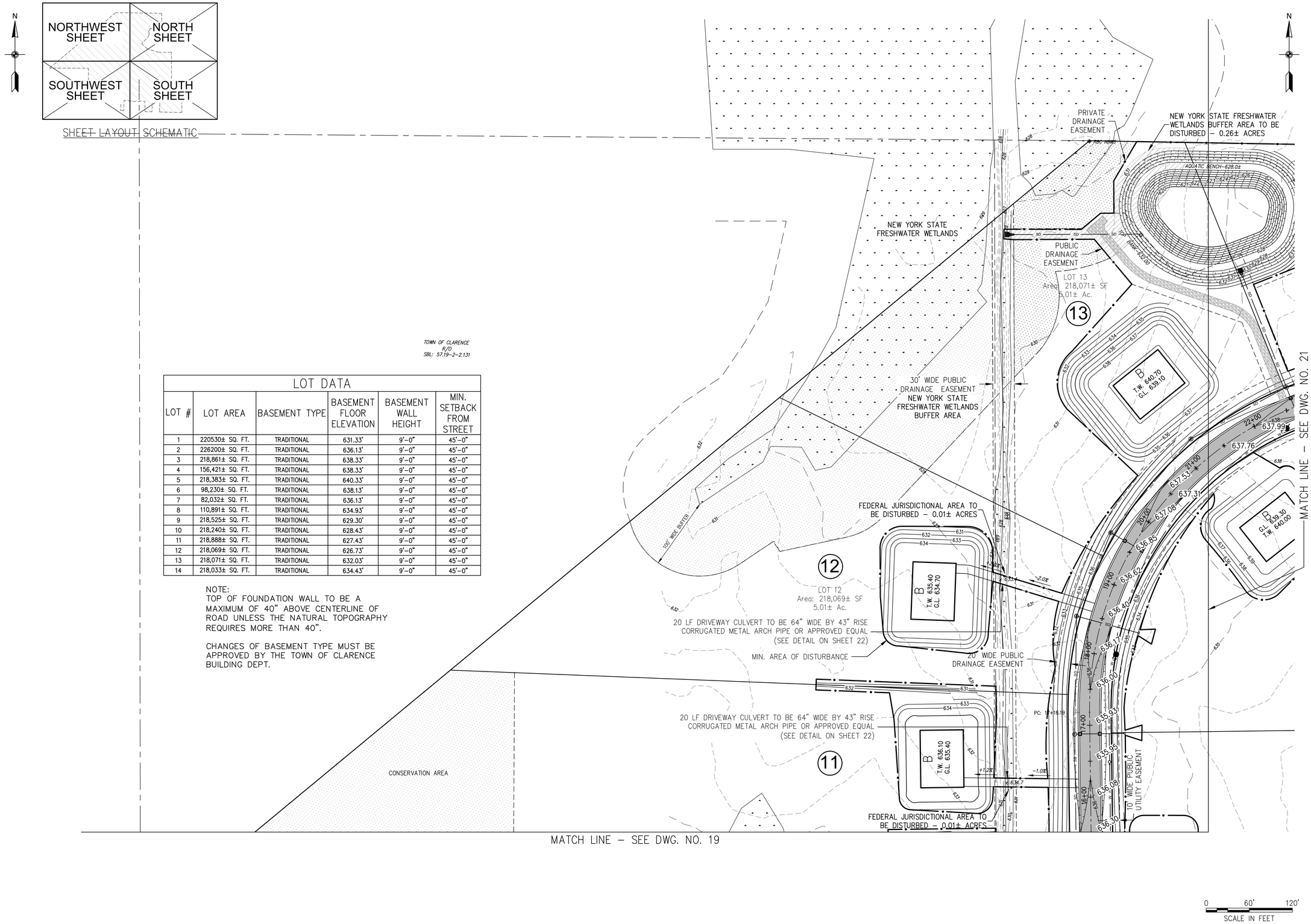
September 2023

DRAWN/DESIGN BY: DWV
CHECKED BY: TJW

GRADING PLAN-SOUTHWEST

SCALE: As Noted

BUF-2019070.00



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September 2023

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DWV	TJW

GRADING PLAN-NORTHWEST

SCALE: As Noted

BUF-2019070.00

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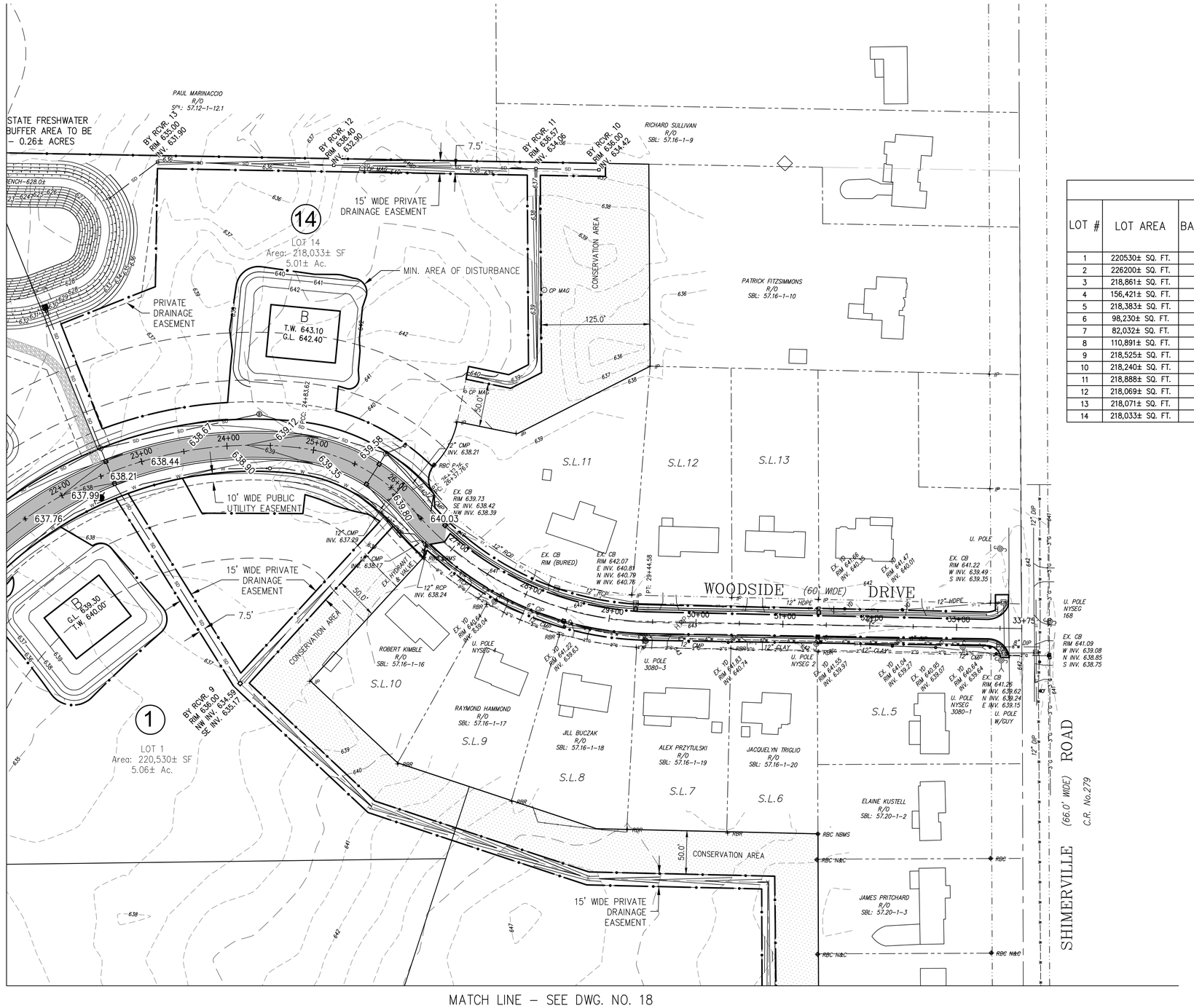

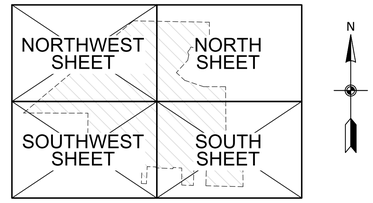

SHEET LAYOUT SCHEMATIC

LOT DATA

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0 60' 120'
SCALE IN FEET

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DWV	TJW

GRADING PLAN-NORTH

SCALE: As Noted

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21

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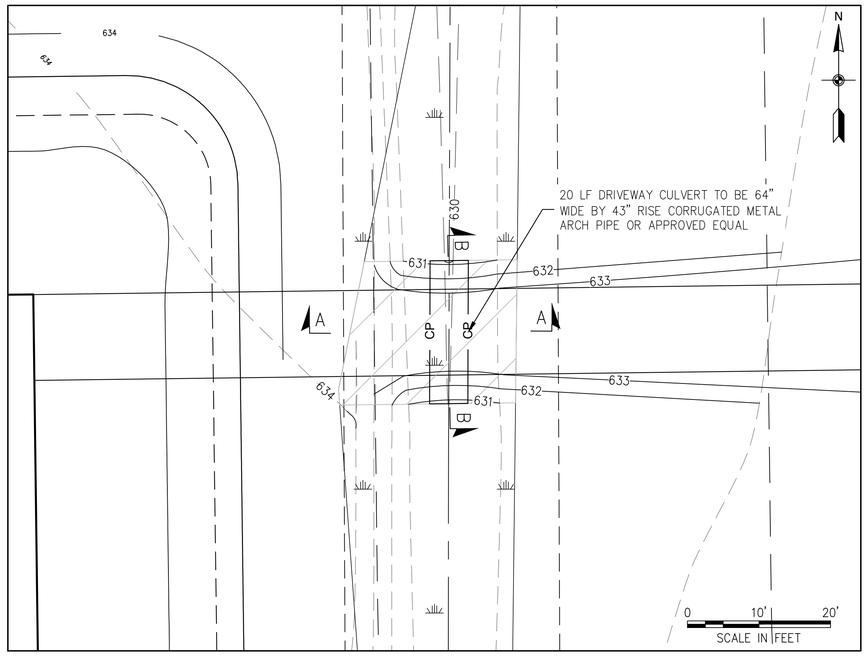
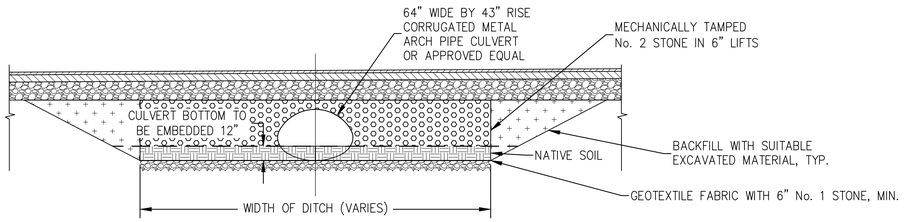
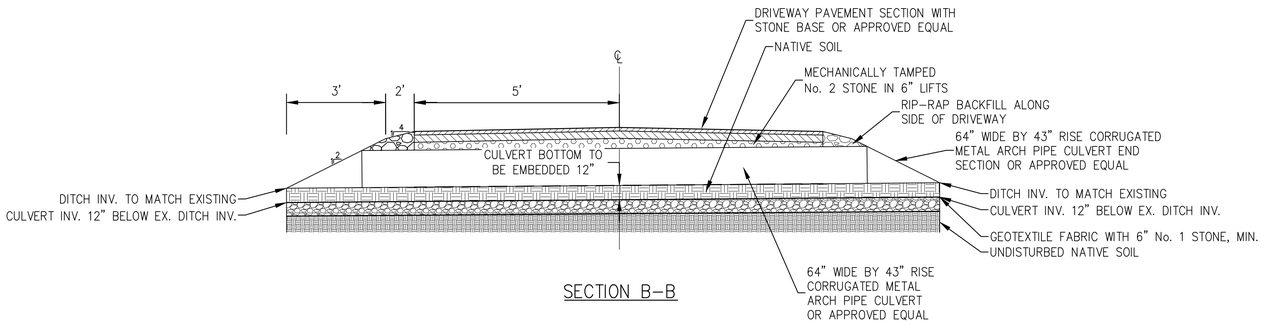


NOTE:

A MINIMUM OF 64" WIDE x 43" RISE CORRUGATED METAL ARCH PIPE IS REQUIRED FOR EACH DRIVEWAY CULVERT. ANY ALTERNATIVE DESIGN SHALL BE REVIEWED FOR APPROVAL BY THE ENGINEER AND THE TOWN OF CLARENCE.



SECTION A–A



SECTION B–B

TYPICAL DRIVEWAY DITCH CROSSING

N.T.S.

FOR OFFICIAL TOWN USE

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Natale Builders Corp.
9159 Main Street

BROOKFIELD ESTATES
Greiner Road
Clarence, NY

STATE OF NEW YORK GREENMAN PEDERSEN, INC. LICENSED PROFESSIONAL ENGINEER

REVISIONS

NO.	REVISION	DATE
5	Revised Northern Pond Layout	6/28/24
4	Revised Per Town Comments	5/30/24
3	Revised Per Town Comments	4/12/24
2	ECWA Revisions	2/23/24
1	ECWA & Town Revisions	12/21/23

September 2023

DRAWN/DESIGN BY	CHECKED BY
DWV	TJW

DRIVEWAY DITCH CROSSING DETAILS

SCALE: As Noted

BUF-2019070.00

22

N:\2019\BUF-2019070.00 Woodside Dr Subdivision\CADD\Design Plans\22 DRIVEWAY DITCH CROSSING DETAILS.dwg Friday, 28 June 2024 3:05PM

NOTE:
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

LEGEND

- CHECK DAM
- FILTER FABRIC/ FILTER BAG DROP INLET PROTECTION
- LAND GRADING
- SILT FENCE — SF
- ORANGE CONSTRUCTION FENCE
- TEMPORARY SEEDING (TS)
- STABILIZED CONSTRUCTION ENTRANCE
- PERMANENT SEEDING (PS)
- DUST CONTROL (DC)
- INLET/OUTLET PROTECTION
- TOPSOILING

INDICATES MIN. AREA TO BE STRIPPED, GRADED, & WHERE APPLICABLE, SEEDED DURING HOME CONSTRUCTION (TYP.) AREA OF DISTURBANCE = 387,324± s.f.

INDICATES MIN. AREA TO BE STRIPPED, GRADED, & WHERE APPLICABLE, EITHER SEEDED OR PAVED (TYP.) AREA OF DISTURBANCE = 469,810± s.f.

TOTAL AREA OF DISTURBANCE = 857,134± s.f. (19.68± Ac.)

CONSTRUCTION ACCESS TO THE SITE IS TO BE FROM GREINER ROAD ONLY

FILTER FABRIC DROP INLET PROTECTION TO BE INSTALLED ON ALL STORM INLETS

LOT IS TO BE TOPSOILED

PERMANENT SEEDING IS TO BE APPLIED (PS)

SILT FENCE IS TO BE INSTALLED ALONG THE SIDES OF ACTIVE LOTS ON A PER LOT BASIS DEPENDANT ON GRADES AND PROXIMITY TO STORMWATER FACILITIES

HOUSE TYP.

SILT FENCE IS TO BE INSTALLED AT THE FRONT AND REAR OF ALL ACTIVE LOTS AND AT THE BASE OF ALL SOIL STOCKPILES

STABILIZED ACCESS ROAD IS TO BE INSTALLED

TYPICAL HOME LOT EROSION AND SEDIMENT CONTROL PLAN

0 100' 200'
SCALE IN FEET

N

NEW YORK STATE FRESHWATER WETLANDS BUFFER AREA TO BE DISTURBED – 0.26± ACRES

NEW YORK STATE FRESHWATER WETLANDS

NEW YORK STATE FRESHWATER WETLANDS BUFFER AREA

FEDERAL JURISDICTIONAL AREA TO BE DISTURBED – 0.01± ACRES

FEDERAL JURISDICTIONAL AREA TO BE DISTURBED – 0.01± ACRES

FEDERAL JURISDICTIONAL WETLAND – 0.60± ACRES

FEDERAL JURISDICTIONAL AREA TO BE DISTURBED – 0.01± ACRES

FEDERAL JURISDICTIONAL AREA TO BE DISTURBED – 0.01± ACRES

FEDERAL JURISDICTIONAL AREA TO BE DISTURBED – 0.19± ACRES

FEDERAL JURISDICTIONAL AREA TO BE DISTURBED – 0.01± ACRES

FEDERAL JURISDICTIONAL AREA TO BE DISTURBED – 0.05± ACRES

FEDERAL JURISDICTIONAL WETLAND – 2.65± ACRES

(1) (DEVELOPABLE) 24,977± s.f. (0.57± Ac.)
(2) (DEVELOPABLE) 31,541± s.f. (0.72± Ac.)
(3) (DEVELOPABLE) 21,441± s.f. (0.49± Ac.)
(4) (DEVELOPABLE) 28,173± s.f. (0.65± Ac.)
(5) (DEVELOPABLE) 37,383± s.f. (0.86± Ac.)
(6) (DEVELOPABLE) 31,932± s.f. (0.73± Ac.)
(7) (DEVELOPABLE) 26,164± s.f. (0.60± Ac.)
(8) (DEVELOPABLE) 20,185± s.f. (0.46± Ac.)
(9) (DEVELOPABLE) 22,352± s.f. (0.51± Ac.)
(10) (DEVELOPABLE) 22,644± s.f. (0.52± Ac.)
(11) (DEVELOPABLE) 27,179± s.f. (0.62± Ac.)
(12) (DEVELOPABLE) 26,950± s.f. (0.62± Ac.)
(13) (DEVELOPABLE) 44,390± s.f. (1.02± Ac.)
(14) (DEVELOPABLE) 22,014± s.f. (0.51± Ac.)

STAGING/EQUIPMENT AREA (140'x50') 7,000 S.F.
STAGING/EQUIPMENT AREA (140'x50') 7,000 S.F.
TOPSOIL STOCKPILE 16,500 S.F.
CONCRETE WASHOUT (SEE DETAIL)
CONCRETE WASHOUT (SEE DETAIL)
(5) TEMPORARY TYPE III BARICADES (SEE DETAIL THIS PAGE)

TYPE III TEMPORARY BARRICADE DETAIL

WOODSIDE (60' WIDE) DRIVE
SHIMERVILLE (66.0' WIDE) ROAD C.R. No.279
GREINER (WIDTH VARIES) ROAD C.R. No.37

Area: 71± SQ.FT. 0.00± Ac.

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Natale Builders Corp.
9159 Main Street
Clarence, New York

BROOKFIELD ESTATES
Greiner Road
Clarence, New York

STATE OF NEW YORK GREENMAN PEDERSEN, INC. LICENSED PROFESSIONAL ENGINEER

NO.	REVISION	DATE
5	Revised Northern Pond Layout	6/20/24
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1	ECWA & Town Revisions	12/21/23

September 2023

DRAWN/DESIGN BY: DWV
CHECKED BY: TJW

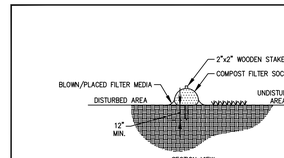
EROSION & SEDIMENT CONTROL PLAN

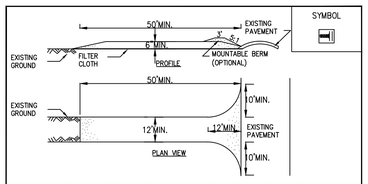
SCALE: As Noted

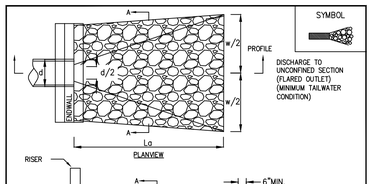
BUF-2019070.00

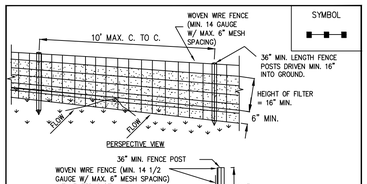
23

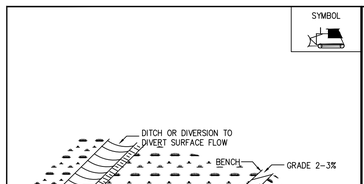
N:\2019\BUF-2019070.00 Woodside Dr Subdivision\CAD\Design Plans\23 EROSION & SEDIMENT CONTROL PLAN.dwg Friday, 28 June 2024 5:06PM

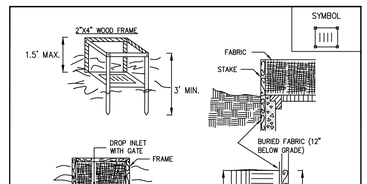


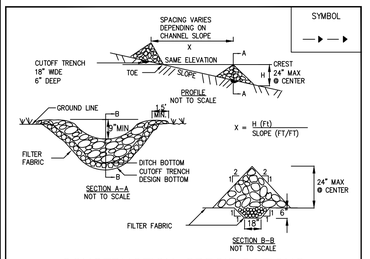












STANDARD AND SPECIFICATIONS FOR RECREATION AREA SEEDING

Definition & Scope

Establishing **permanent** grasses, legumes, vines, shrubs, trees, or other plants, or selectively reducing stand density and trimming woody plants, to improve an area for recreation. To increase the attractiveness and usefulness of recreation areas and to protect the soil and plant resources.

Conditions Where Practice Applies

On any area planned for recreation use, lawns, and areas that will be maintained in a closely mowed condition.

Specifications

ESTABLISHING GRASSES (Turfgrass)

The following applies for playgrounds, parks, athletic fields, camping areas, picnic areas, passive recreation areas such as lawns, and similar areas.

1. Time of Planting

Fall planting is preferred. Seed after August 15. In the spring, plant until May 15.

If seeding is done between May 15 and August 15, irrigation may be necessary to ensure a successful seeding.

2. Site Preparation
   - A. Install needed water and erosion control measures and bring area to be seeded to desired grades. A minimum of 4 in. topsoil is required.
   - B. Prepare seedbed by loosening soil to a depth of 4-6 inches and decompacting required areas per Soil Restoration Standard.
   - C. See Standard and Specification of Topsoiling.
   - D. Lime to a pH of 6.5. See Lime Application Standard.
   - E. **Fertilize as per soil test** or, if soil must be fertilized before results of a soil test can be obtained to determine fertilizer needs, apply commercial fertilizer at 850 pounds of 5-5-10 or equivalent per acre (20 lbs/1,000 sq. ft.). See Fertilizer Application Standard.
   - F. Incorporate lime and fertilizer in top 2-4 inches of topsoil.
   - G. Smooth. Remove sticks, foreign matter, and stones over 1 inch in diameter, from the surface. Firm the seedbed.

3. Planting

Use a cultipacker type seeder if possible. Seed to a depth of 1/8 to 1/4 inch. If seed is to be broadcast, cultipack or roll after seeding. If hyroseeded, lime and fertilizer may be applied through the seeder, and rolling is not practical.

4. Mulching

Mulch all seedings in accordance with Standard and Specifications for Mulching. Small grain straw is the best material.

5. Seed Mixtures

Select seed mixture for site conditions and intended use from Table 4.5.

6. Contact Cornell Cooperative Extension Turf Specialist for suitable varieties.

Turf-type tall fescues have replaced the old KY31 tall fescues. New varieties have finer leaves and are the most resistant grass to foot traffic. Do not mix it with fine textured grasses such as bluegrass and red fescue.

Common ryegrass and redtop, which are relatively short lived species, provide quick green cover. Improved lawn cultivars of perennial ryegrass provide excellent quality turf, but continue to lack winter hardiness.

Common white clover can be added to mixtures at the rate of 1-2 lbs/acre to help maintain green color during the dry summer period; however, they will not withstand heavy traffic. Avoid using around swimming areas as flowers attract bees which can be easily stepped on.

7. Fertilizing—First Year

Apply fertilizer as indicated by the soil test three to four weeks after germination (spring seedlings). If test results have not been obtained, apply 1 pound nitrogen/1,000 square feet using a complete fertilizer with a 2-1-1 or 4-1-3 ratio. Summer and early fall seedings, apply as above unless air temperatures are above 85ºF for an extended period. Wait for cooler temperatures to fertilize. Late fall/ winter seedings, fertilize in spring.

8. Restrict Use

New seedlings should be protected from use for one full year or a spring and fall growth cycle where possible to allow development of a dense sod with good root structure.

MAINTAINING GRASSES

1. Maintain a pH of 6.0 - 7.0.
2. Fertilize in late May to early June as follows with 5-5-10 analysis fertilizer at the rate of 5 lbs./1,000 sq. ft. and repeat in late August if sod density is not adequate. Avoid fertilizing when heat is greater than 85ºF. Top dress weak sod annually in the spring, but at least once every 2 to 3 years. **Fertilize in accordance with soil test analysis**, after determining adequate topsoil depth exists.
3. Aerate compacted or heavily used areas, like athletic fields, annually as soon as soil moisture conditions permit. Aerate area six to eight times using a spoon or hollow tine type aerator. Do not use solid spike equipment.
4. Reseed bare and thin areas annually with original seed mix.

Site - Use	Species (% by weight)	lbs/1.000 ft² (PLS)	lbs/acre (PLS)
Sunny Sites (well, moderately well, and somewhat poorly drained soils)	*Athletic fields and similar areas*		
	80% Hard fescue	2.4-3.2	105-138
	20% Perennial ryegrass	0.6-0.8	25-37
		3.0-4.0	130-175
	OR, for southern and eastern, NY 50% Hard fescue	1.5-2.0	65-88
	50% perennial ryegrass	1.5-2.0	65-87
		3.0-4.0	130-175
	OR, 100% Creeping Red Fescue	3.4-4.6	150-200
	General recreation areas and lawns (Medium to high maintenance)		
	65% Creeping red fescue	2.0-2.6	85-114
	20% Perennial ryegrass	0.6-0.8	26-35
	15% Fine fescue	0.4-0.6	19-26
		3.0-4.0	130-175
	OR, 100% Creeping red fescue	3.4-4.6	150-200
Sunny Droughty Sites (general recreation areas and lawns, low maintenance) (somewhat excessively to excessively drained soils, excluding Long Island)	65% Fine fescue	2.6-3.3	114-143
	15% Perennial ryegrass	0.6-0.7	26-33
	20% Creeping red fescue	0.8-1.0	35-44
		4.0-5.0	175-220
	OR, 100% Creeping red fescue	3.4-4.6	150-200
Shady Dry Sites (well to somewhat poorly drained soils)	65% fine fescue	2.6-3.3	114-143
	15% perennial ryegrass	0.6-0.7	26-33
	20% Creeping red fescue	0.8-1.0	35-44
	OR	4.0-5.0	174-220
	80% blend of shade-tolerant Ceral rye	2.4-3.2	105-138
	20% perennial ryegrass	0.6-0.8	25-37
	OR	3.0-4.0	130-175
	100% Creeping red fescue	3.4-4.6	150-200
Shady Wet Sites (somewhat poor to poorly drained soils)	70% Creeping red fescue	1.4-2.1	60-91
	30% blend of shade-tolerant Hard fescue	0.6-0.9	25-39
	OR	2.0-3.0	85-130
	100% Chewings fescue	3.4-4.6	150-200

For varieties suitable for specific locations, contact Cornell Cooperative Extension Turf Specialist.
Reference: Thurn, M.C., N.W. Hummel, and A.M. Petrovic. Cornell Extension Pub. Info. Bulletin 185 Revised. HomeLawns Establishment and Maintenance. 1994.

STANDARD AND SPECIFICATIONS FOR COMPOST FILTER SOCK

Definition & Scope

A **temporary** sediment control practice composed of a degradable geotextile mesh tube filled with compost filter media to filter sediment and other pollutants associated with construction activity to prevent their migration offsite.

Condition Where Practice Applies

Compost filter socks can be used in many construction site applications where erosion will occur in the form of sheet erosion and there is no concentration of water flowing to the sock. In areas with steep slopes and/or rocky terrain, soil conditions must be such that good continuous contact between the sock and the soil is maintained throughout its length. For use on impervious surfaces such as road pavement or parking areas, proper anchorage must be provided to prevent shifting of the sock or separation of the contact between the sock and the pavement. Compost filter socks are utilized both at the site perimeter as well as within the construction areas. These socks may be filled after placement by blowing compost into the tube pneumatically, or filled at a staging location and moved into its designed location.

Design Criteria

1. Compost filter socks will be placed on the contour with both terminal ends of the sock extended 8 feet upslope at a 45 degree angle to prevent bypass flow.
2. Diameters designed for use shall be 12" – 32" except that 8" diameter socks may be used for residential lots to control areas less than 0.25 acres.
3. The flat dimension of the sock shall be at least 1.5 times the nominal diameter.
4. The **Maximum Slope Length** (in feet) above a compost filter sock shall not exceed the following limits:

Dia. (in.)	Slope %						
	2	5	10	20	25	33	50
8	225*	200	100	50	20	—	—
12	250	225	125	65	50	40	25
18	275	250	150	70	55	45	30
24	350	275	200	130	100	60	35
32	450	325	275	150	120	75	50

* Length in feet

5. The compost infill shall be well decomposed (matured at least 3 months), weed-free, organic matter. It shall be aerobically composted, possess no objectionable odors, and contain less than 1%, by dry weight, of man-made foreign matter. The physical parameters of the compost shall meet the standards listed in Table 5.2 - Compost Standards Table. **Note: All biosolids compost produced in New York State (or approved for importation) must meet NYS DEC's 6 NYCRR Part 360 (Solid Waste Management Facilities) requirements. The Part 360 requirements are equal to or more stringent than 40 CFR Part 503 which ensure safe standards for pathogen reduction and heavy metals content. When using compost filter socks adjacent to surface water, the compost should have a low nutrient value.**
6. The compost filter sock fabric material shall meet the
7. Compost filter socks shall be anchored in earth with 2" x 2" wooden stakes driven 12" into the soil on 10 foot centers on the centerline of the sock. On uneven terrain, effective ground contact can be enhanced by the placement of a fillet of filter media on the disturbed area side of the compost sock.
8. All specific construction details and material specifications shall appear on the erosion and sediment control constructions drawings when compost filter socks are included in the plan.

Maintenance

1. Traffic shall not be permitted to cross filter socks.
2. Accumulated sediment shall be removed when it reaches half the above ground height of the sock and disposed of in accordance with the plan.
3. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired in the manner required by the manufacturer or replaced within 24 hours of inspection notification.
4. Biodegradable filter socks shall be replaced after 6 months; photodegradable filter socks after 1 year. Polypropylene socks shall be replaced according to the manufacturer's recommendations.
5. Upon stabilization of the area contributory to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed in accordance with the stabilization plan. For removal the mesh can be cut and the compost spread as an additional mulch to act as a soil supplement.

Table 5.1 - Compost Sock Fabric Minimum Specifications Table

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photodegradable	Photodegradable	Biodegradable	Photodegradable	Photodegradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Table 5.2 - Compost Standards Table

Organic matter content	25% - 100% (dry weight)
Organic portion	Fibrous and elongated
pH	6.0 – 8.0
Moisture content	30% - 60%
Particle size	100% passing a 1" screen and 10 - 50% passing a 3/8" screen
Soluble salt concentration	5.0 dS/m (mmhos/cm) maximum

ADAPTED FROM DETAILS PROVIDED BY: FILTREXX | COMPOST FILTER SOCK

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ACCESS

NOTE: APRON @ ZERO GRADE
SIDE SLOPE 2:1

NOTE:
SEE RIPRAP STANDARDS AND SPECIFICATIONS
MINIMUM TAILWATER CONDITIONS

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

RIPRAP OUTLET PROTECTION EXAMPLE

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

X	Y(MAX)
2	20'
3	30'
4	40'

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

LANDGRADING DETAIL

CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

LANDGRADING SPECIFICATIONS

CONSTRUCTION SPECIFICATIONS

1. FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

FABRIC DROP INLET PROTECTION

CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES.

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STONE CHECK DAM

STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT

Definition & Scope

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

Conditions Where Practice Applies

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and screeds. Under no circumstances will wash water from these operations be allowed to infiltrate into the soil or enter surface waters.

Design Criteria

Capacity: The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the evaporation of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

Liner: All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

Maintenance

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
- Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
- Dispose of the hardened material off-site in a construction/demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

STANDARD AND SPECIFICATIONS FOR DUST CONTROL

Definition & Scope

The control of dust resulting from land-disturbing activities, to prevent surface and air movement of dust from disturbed soil surfaces that may cause off-site damage, health hazards, and traffic safety problems.

Conditions Where Practice Applies

On construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing where off-site damage may occur if dust is not controlled.

Design Criteria

Construction operations should be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation should be left where practical. Temporary or permanent stabilization measures shall be installed. No specific design criteria is given; see construction specifications below for common methods of dust control.

Water quality must be considered when materials are selected for dust control. Where there is a potential for the material to wash off to a stream, ingredient information must be provided to the NYSDEC.

No polymer application shall take place without written approval from the NYSDEC.

Construction Specifications

A. **Non-driving Areas** – These areas use products and materials applied or placed on soil surfaces to prevent airborne migration of soil particles.

Vegetative Cover – For disturbed areas not subject to traffic, vegetation provides the most practical method of dust control (see Section 3).

Mulch (including gravel mulch) – Mulch offers a fast effective means of controlling dust. This can also include rolled erosion control blankets.

Spray adhesives – These are products generally composed of polymers in a liquid or solid form that are mixed with water to form an emulsion that is sprayed on the soil surface with typical hydroseeding equipment. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations for the specific soils on the site. In no case should the application of these adhesives be made on wet soils or if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators and others working with the material.

B. **Driving Areas** – These areas utilize water, polymer emulsions, and barriers to prevent dust movement from the traffic surface into the air.

Sprinkling – The site may be sprayed with water until the surface is wet. This is especially effective on haul roads and access route to provide short term limited dust control.

Polymer Additives – These polymers are mixed with water and applied to the driving surface by a water truck with a gravity feed drip bar, spray bar or automated distributor truck. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations. Incorporation of the emulsion into the soil will be done to the appropriate depth based on expected traffic. Compaction after incorporation will be by vibratory roller to a minimum of 95%. The prepared surface shall be moist and no application of the polymer will be made if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators working with the material.

Barriers – Woven geo-textiles can be placed on the driving surface to effectively reduce dust throw and particle migration on haul roads. Stone can also be used for construction roads for effective dust control.

Windbreak – A silt fence or similar barrier can control air currents at intervals equal to ten times the barrier height. Preserve existing wind barrier vegetation as much as practical.

Maintenance

Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

STANDARD AND SPECIFICATIONS FOR GEOTEXTILE FILTER BAG

Definition & Scope

A **temporary** portable device through which sediment laden water is pumped to trap and retain sediment prior to its discharge to drainageways or off-site.

Condition Where Practice Applies

On sites where space is limited such as urban construction or linear projects (e.g. roads and utility work) where rights-of-way are limited and larger de-silting practices are impractical.

Design Criteria

1. Location - The portable filter bag should be located to minimize interference with construction activities and pedestrian traffic. It should also be placed in a location that is vegetated, relatively level, and provides for ease of access by heavy equipment, cleanout, disposal of trapped sediment, and proper release of filtered water.

   The filter bag shall also be placed at least 50 feet from all wetlands, streams or other surface waters.
2. Size - Geotextile filter bag shall be sized in accordance with the manufacturers recommendations based on the pump discharge rate.

Materials and Installation

1. The geotextile material will have the following attributes:

Minimum Grab Tensile Strength	200 lbs.
Minimum Grab Tensile Elongation	50 %
Minimum Trapezoid Tear Strength	80 lbs.
Mullen Burst Strength	380 psi
Minimum Puncture Strength	130 lbs
Apparent Opening Size	40 - 80 US sieve
Minimum UV Resistance	70%
Minimum Flow Thru Rate	70 gpm/sq ft

2. The bag shall be sewn with a double needle machine using high strength thread, double stitched "Joe" type capable of minimum roll strength of 100 lbs/inch (ASTM D4884).
3. The geotextile filter bag shall have an opening large enough to accommodate a 4 inch diameter discharge hose with an attached strap to tie off the bag to the hose to prevent back flow.
4. The geotextile shall be placed on a gravel bed 2 inches thick, a straw mat 4 inches thick, or a vegetated filter strip to allow water to flow out of the bag in all directions.

Maintenance

1. The geotextile filter bag is considered full when remaining bag flow area has been reduced by 75%. At this point, it should be replaced with a new bag.
2. Disposal may be accomplished by removing the bag to an appropriate designated upland area, cut open, remove the geotextile for disposal, and spread sediment contents and seeded and mulched according to the vegetative plan.

NOTE:

ALL TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CURRENT NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

REGULAR FLOW DANDY SACK™ (BLACK)

NOTE: THE DANDY SACK™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5506 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$1/min/m^2$ ($gal/min/ft^2$)	2852 (70)
Permittivity	ASTM D 4491	Sec^{-1}	0.90

HI-FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$1/min/m^2$ ($gal/min/ft^2$)	5907 (145)
Permittivity	ASTM D 4491	Sec^{-1}	2.1

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows

FILTER BAG INLET PROTECTION DETAIL

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Natale Builders Corp.
9159 Main Street
Clarence, New York

BROOKFIELD ESTATES

Greiner Road
Clarence, New York

No. 131

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

REVISIONS

NO.	REVISION	DATE
5	Revised Northern Pond Layout	6/28/24
4	Revised Per Town Comments	5/30/24
3	Revised Per Town Comments	4/12/24
2	ECWA Revisions	2/23/24
1	ECWA & Town Revisions	12/21/23

September 2023

DRAWN/DESIGN BY: DWV
CHECKED BY: TJW

EROSION & SEDIMENT CONTROL DETAILS

SCALE: As Noted

BUF-2019070.00

POLLUTION PREVENTION

1. THE FOLLOWING GENERAL NOTES PROVIDE A DESCRIPTION OF POLLUTION PREVENTION MEASURES UTILIZED TO CONTROL LITTER, CONSTRUCTION CHEMICALS, CONSTRUCTION DEBRIS, AND STORAGE PRACTICES FROM BECOMING A POLLUTANT SOURCE TO STORMWATER DISCHARGES, AS WELL AS SPILL PREVENTION AND RESPONSE MEASURES.

2. MATERIAL DELIVERY AND STORAGE:

   A. LOCATE MATERIAL STORAGE AND DELIVERY AREAS AT A MINIMUM DISTANCE OF 100 FEET AWAY FROM ANY DRAIN INLET AND SURFACE WATER BODIES.

   B. KEEP INVENTORY LOW.

   C. STORE DRY CHEMICALS AND BAGGED MATERIALS ON PALLETS.

   D. STORE ALL FLAMMABLE PRODUCTS AWAY FROM ANY HEAT AND/OR IGNITION SOURCE.

   E. PROVIDE SECONDARY CONTAINMENT FOR LIQUIDS.

   F. KEEP DESIGNATED STORAGE AREAS CLEAN AND WELL ORGANIZED. CONDUCT WEEKLY INSPECTIONS TO CHECK FOR DAMAGED CONTAINERS, LEAKS, ETC.

   G. COMPLY WITH STATE AND LOCAL REQUIREMENTS FOR STORAGE OF HAZARDOUS WASTE.

   H. DURING THE WET SEASON, COVER CHEMICALS, DRUMS, AND BAGGED MATERIALS TO PREVENT CONTACT WITH RAINWATER (E.G. TARPS, BINS, STRUCTURES).

   I. DURING THE WET SEASON, COVER SECONDARY CONTAINMENT AREAS TO PREVENT ACCUMULATION OF WATER.

   J. KEEP CHEMICALS LABELED AND IN ORIGINAL CONTAINERS.

   K. TRAIN EMPLOYEES AND CONTRACTORS ON THE PROPER USE OF STORAGE AREA.

3. SPILL PREVENTION AND CONTROL:

   A. NOTIFY ALL CONSTRUCTION WORKERS OF THE LOCATION OF MATERIALS UTILIZED FOR CLEANING UP SPILLS.

   B. STORE SPILL CLEANUP MATERIALS ON SITE AND NEAR POTENTIAL SPILL AREAS.

   C. KEEP COMMERCIALLY AVAILABLE SPILL KITS FOR CONSTRUCTION EQUIPMENT ON SITE.

   D. KEEP DRUMS, BARRELS, TEMPORARY STORAGE BAGS, OR EQUIVALENT MATERIALS FOR CONTAINMENT AND TRANSPORTATION ON SITE.

   E. KEEP ABSORBENT PADS, OIL BOOMS, MAT, OR EQUIVALENT MATERIALS ON SITE.

   F. KEEP WASHABLE, REUSABLE RAGS FOR CLEANING UP SMALL LUBRICANT LEAKS ON SITE.

   G. TRAIN EMPLOYEES AND SUBCONTRACTORS ON PROPER SPILL PREVENTION AND CONTROL METHODS.

   H. NEVER HOSE DOWN OR BURY DRY MATERIAL SPILLS. CLEANUP AS MUCH AS POSSIBLE AND DISPOSE OF PROPERLY.

   I. IN THE EVENT OF A SPILL OCCURRENCE, THE FOLLOWING ACTIONS ARE TO BE TAKEN:

      1. DOCUMENT THE SPILL AND REPORT TO THE PROJECT CONSTRUCTION MANAGER AND ENVIRONMENTAL MONITOR.

      2. FOR SPILLS LESS THAN 5 GALLONS ON AN IMPERVIOUS SURFACE, ATTEMPT TO CONFINE AND CLEAN THE SPILL.

      3. FOR SPILLS GREATER THAN 5 GALLONS, ATTEMPT TO CONFINE THE SPILL AND CALL A REMEDIATION CONTRACTOR IF ASSISTANCE IS REQUIRED WITH PRODUCT RECOVERY AND CONTAINMENT.

      4. FOR SPILLS GREATER THAN 5 GALLONS, REPORT TO NYSDEC REGION 9 SPILL PREVENTION AND RESPONSE (716–851–7220) WITHIN TWO HOURS OF DISCOVERY.

      5. PROVIDE WRITTEN DOCUMENTATION OF THE SPILL.

      6. DISPOSAL OF RECOVERED MATERIALS MUST BE CONDUCTED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

4. SOLID WASTE MANAGEMENT:

   A. PROVIDE AS MANY WASTE BINS AS NEEDED TO KEEP SITE CLEAN OF LITTER AND WASTE.

   B. DURING THE WET SEASON, WASTE BINS MUST BE COVERED TO PREVENT RUNOFF FROM TRASH.

   C. COLLECT TRASH ON A DAILY BASIS.

   D. ARRANGE FOR REGULAR WASTE COLLECTION BY A LICENSED TRASH HAULER.

   E. SEGREGATE AND RECYCLE WASTE MATERIALS (E.G. PAINTS, SOLVENTS, OIL, ETC.)

   F. PROVIDE COVERED WASTE BINS FOR DISPOSAL OF ALL EMPTY PRODUCTS (E.G. PAINTS, SOLVENTS, GLUES, PESTICIDES, ETC.)

   G. LOCATE WASTE CONTAINER STORAGE AREA(S) AT A MINIMUM DISTANCE OF 100 FEET AWAY FROM ANY DRAIN INLET AND SURFACE WATER BODIES.

   H. PROVIDE SECONDARY CONTAINMENT FOR HAZARDOUS WASTE CONTAINERS.

   9. COMPLY WITH ALL LOCAL AND STATE SOLID WASTE DISPOSAL AND NUISANCE REQUIREMENTS.

   I. DO NOT HOSE OUT WASTE CONTAINERS ON SITE.

   J. TRAIN EMPLOYEES AND SUBCONTRACTORS TO USE PROPER SOLID WASTE MANAGEMENT.

5. VEHICLE/EQUIPMENT MAINTENANCE:

   A. DO NOT DISCHARGE VEHICLE/MACHINERY WASH WATERS OR SOLVENTS TO STORM DRAINS OR TO SURFACE WATER BODIES.

   B. LOCATE AREAS FOR FUELING AND MAINTENANCE AT A MINIMUM DISTANCE OF 100–FEET AWAY FROM ANY DRAIN INLET AND SURFACE WATER BODIES.

   C. ANY EQUIPMENT WHICH MUST BE REFUELED IN THE FIELD WILL BE REFUELED FROM TANKS CARRIED TO THE WORK SITE BY TRUCK.

   D. PREVENT SPILLS AND LEAKS DURING FUELING AND MAINTENANCE OPERATIONS.

   E. INSPECT AND MAINTAIN VEHICLES REGULARLY TO MINIMIZE LEAKS AND DRIPS; PLACE DRIP PANS OR ABSORBENT MATERIALS UNDER LEAK–PRONE MACHINERY WHEN IDLE.

   F. COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR FUEL STORAGE TANKS.

6. LANDSCAPING OPERATIONS:

   A. CAREFULLY FOLLOW RECOMMENDED USAGE INSTRUCTIONS FOR THE APPLICATION OF ALL FERTILIZER. DISPOSAL OF TREES, BRUSH, OR OTHER DEBRIS IN ANY STREAM CORRIDOR, WETLAND, OR SURFACE WATER IS PROHIBITED. AVOID APPLICATIONS OF FERTILIZERS PRIOR TO STORM EVENTS. APPLY FERTILIZERS IN MULTIPLE SMALLER APPLICATIONS, AS OPPOSED TO ONE LARGE APPLICATION. TRAIN EMPLOYEES AND SUBCONTRACTORS IN THE PROPER USE OF LANDSCAPE MATERIALS AND CHEMICALS.

7. CONCRETE WASTE MANAGEMENT:

   A. AVOID MIXING EXCESS AMOUNTS OF CONCRETE OR FRESH CEMENT ON SITE.

   B. STORE CONCRETE, GROUT, AND MORTAR UNDER COVER AND AWAY FROM DRAINAGE AREAS.

   C. DESIGNATE A WASH OUT AREA ON SITE AND INSURE THAT MATERIAL CAN NOT FLOW TO STORM DRAINS, OPEN DITCHES, STREETS, OR SURFACE WATER BODIES BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA.

   D. CONCRETE FROM WASHOUT AREA SHOULD BE ALLOWED TO SET. UPON COMPLETION OF THE CONCRETE WORK, THE CONTRACTOR SHALL BREAK UP, REMOVE, AND HAUL AWAY SOLID CONCRETE THAT HAS ACCUMULATED IN THE WASHOUT.

   E. TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

8. SANITARY/SEPTIC WASTE MANAGEMENT:

   A. LOCATE SANITARY FACILITIES FOR CONVENIENT ACCESS AND AT A MINIMUM OF 100 FEET AWAY FROM DRAIN INLETS AND SURFACE WATER BODIES.

   B. UNTREATED RAW WASTEWATER MAY NOT BE DISCHARGED TO LAND, THE STORM DRAIN SYSTEM, OR TO SURFACE WATER BODIES.

   C. SANITARY/SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE.

   D. ARRANGE REGULAR WASTE COLLECTION BY A LICENSED HAULER BEFORE FACILITIES OVERFLOW.

   E. IF WASHING OUT OF INTERIOR OR PORTABLE TOILETS IS NEEDED, INSURE THAT WASH WATER IS DISCHARGED TO LAND AND DOES NOT FLOW INTO STREET, THE STORM DRAIN SYSTEM, OR SURFACE WATER BODIES.

GENERAL ENVIRONMENTAL NOTES AND RESTRICTIONS

GENERAL NOTES:

1. THE CONTRACTOR SHALL HAVE KNOWLEDGE OF, AND WORK IN COMPLIANCE WITH THE TERMS AND CONDITIONS STATED IN THE PERMITS ISSUED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC), AND IS SUBJECT TO THE SANCTIONS FOR VIOLATIONS OF SUCH PERMITS.

2. ALL ACTIVITIES AUTHORIZED UNDER THE PERMITS ISSUED BY THE NYSDEC MUST BE IN STRICT CONFORMANCE WITH THE DETAILS DEPICTED ON THE EROSION AND SEDIMENT CONTROL PLANS.

3. NONE OF THE ISSUED PERMITS ALLOW FOR THE RIGHT TO TRESPASS UPON THE LANDS OR INTERFERE WITH THE PROPERTY AND/OR RIPARIAN RIGHTS OF LANDOWNERS THAT ARE NOT PARTICIPANTS OF THE PROJECT.

4. THE CONTRACTOR SHALL NOTE THE CONDITION OF ANY EXISTING FENCE THAT MAY BE IMPACTED BY PROJECT CONSTRUCTION. FENCES THAT MUST BE REMOVED AND/OR CUT WILL HAVE A TEMPORARY GATE INSTALLED. UPON COMPLETION OF CONSTRUCTION, THE TEMPORARY GATE WILL BE REMOVED AND THE FENCE WILL BE REBUILT TO LIKE–NEW CONDITION AS DIRECTED BY THE LANDOWNER.

5. LOCAL FIRE DEPARTMENTS AND EMERGENCY MANAGEMENT TEAMS SHALL BE MADE AWARE OF HAZARDOUS CHEMICALS AND WASTE ON–SITE.

6. REPRESENTATIVES FROM THE NYSDEC SHALL BE PERMITTED TO INSPECT THE SITE AT ANY TIME DEEMED NECESSARY, TO ENSURE THAT ALL ACTIVITIES ARE IN ACCORDANCE WITH THE TERMS AND CONDITIONS SPECIFIED IN THE ISSUED PERMITS.

7. CROSSING OF EXISTING GAS TRANSMISSION PIPELINES OR ANY OTHER EXISTING UNDERGROUND UTILITY BY HEAVY EQUIPMENT SHALL BE RESTRICTED TO IMPROVED GRAVEL ACCESS ROAD CROSSINGS.

8. ALL CONSTRUCTION ACTIVITY, INCLUDING OPERATION OF MACHINERY, EXCAVATION, FILLING, GRADING, CLEARING OF VEGETATION, DISPOSAL OF WASTE, AND STOCKPILING OF MATERIAL MUST TAKE PLACE WITHIN THE APPROVED WORK AREA AS DEPICTED ON THE EROSION AND SEDIMENT CONTROL PLANS.

9. FUGITIVE DUST RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY IMPLEMENTING APPROPRIATE CONTROL MEASURES. THESE MEASURES MAY INCLUDE THE APPLICATION OF MULCH, WATER, STONE, OR APPROVED CHEMICAL AGENTS ON ACCESS ROADS, EXPOSED SOILS, STOCKPILED SOILS, OR UNPAVED PUBLIC ROADS WHEN DRY AND WINDY CONDITIONS EXIST. A WATERING VEHICLE SHALL BE AVAILABLE FOR THE DURATION OF PROJECT ACTIVITIES, INCLUDING THROUGHOUT RESTORATION.

10. BLASTING IS NOT PERMITTED WITHOUT PRIOR TOWN APPROVAL AND ACQUISITION OF ALL REQUIRED PERMITS.

11. NOISE IMPACTS SHALL BE MINIMIZED AND MITIGATED TO THE EXTENT PRACTICABLE. CONTRACTOR SHALL MAINTAIN ALL EQUIPMENT IN GOOD OPERATING CONDITIONS AND ALL MOTORS AND ENGINES WILL BE MUFFLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND WILL COMPLY WITH STATE ENVIRONMENTAL LAW, SUBCHAPTER E, PART 450 (NOISE FROM HEAVY MOTOR VEHICLES). ANY FAULTY NOISE SUPPRESSOR WILL BE REPAIRED OR REPLACED, EQUIPMENT WILL NOT BE LEFT RUNNING UNNECESSARILY, AND EXISTING TALL GROWING VEGETATION WILL BE MAINTAINED, TO THE MAXIMUM EXTENT PRACTICABLE, TO SERVE AS A NOISE BUFFER.

12. CONSTRUCTION ACTIVITY WILL ONLY OCCUR BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH SATURDAY. AT THE DISCRETION OF THE TOWN OF LANCASTER, WORK HOURS MAY BE EXPANDED.

13. WITHIN 100 FEET OF STATE–REGULATED WETLANDS AND 50 FEET OF OTHER WATER BODIES, REMOVE ONLY THE MINIMUM VEGETATION NECESSARY TO ALLOW CONSTRUCTION AND OPERATION OF THE FACILITY.

14. THE DISPOSAL OF TREES, BRUSH, OR OTHER DEBRIS IN ANY STREAM CORRIDOR, WETLAND, OR SURFACE WATER IS PROHIBITED.

15. CULVERTS SHALL BE SUFFICIENT SIZE AND CAPACITY TO PREVENT ALTERATION OF THE NATURAL FLOW. REFER TO CONSTRUCTION DRAWINGS FOR CULVERT SIZES.

16. THE USE OF EQUIPMENT IN ANY STREAM OR WETLAND AREA, UNLESS PERMITTED, IS STRICTLY PROHIBITED.

17. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PRECLUDE CONTAMINATION OF ANY WETLAND OR WATERWAY BY SUSPENDED SOLIDS, SEDIMENTS, FUELS, SOLVENTS, LUBRICANTS, EPOXY COATINGS, PAINTS, CONCRETE, LEACHATE, OR ANY OTHER ENVIRONMENTALLY DELETERIOUS MATERIALS ASSOCIATED WITH THE PROJECT. THESE MATERIALS SHALL BE STORED A MINIMUM OF 100 FEET FROM ANY WETLAND, STREAM, DITCH, WATERCOURSE, OR DRAINAGE. NO EQUIPMENT RE–FUELING SHALL OCCUR WITHIN THE SAME 100–FOOT AREA.

18. STREAMS AND WETLANDS WILL BE PROTECTED FROM INDIRECT IMPACTS DURING CONSTRUCTION BY UTILIZING VARIOUS EROSION AND SEDIMENT CONTROL MEASURES INDICATED IN THE EROSION AND SEDIMENT CONTROL DETAILS, INCLUDING SILT FENCES PLACED BETWEEN WATER RESOURCE BOUNDARIES AND CONSTRUCTION AREAS. EXPOSED SOIL WILL BE SEEDED AND/OR MULCHED, AS SOON AS PRACTICABLE, TO ASSURE THAT EROSION AND SILTATION IS KEPT TO A MINIMUM ALONG STREAM AND WETLANDS BOUNDARIES.

19. TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND APPROPRIATE, AS INDICATED IN THE EROSION AND SEDIMENT CONTROL PLANS. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OR FILLING OPERATIONS AND INSTALLATIONS OF PROPOSED STRUCTURES OR UTILITIES. THEY SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED AND/OR RE–VEGETATED. ADDITIONALLY, NO SITE PREPARATION WORK SHALL BE UNDERTAKEN UNTIL ALL REQUIRED EROSION CONTROL MEASURE HAVE BEEN INSTALLED.

20. SILTATION PREVENTION MEASURES, SUCH AS SILT FENCING AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, TO PREVENT MOVEMENT OF SILT AND TURBID WATERS FROM THE PROJECT SITE AND INTO ANY WATERCOURSE, STREAM, WATER BODY, OR WETLAND. THESE MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND THE AREA IS STABILIZED AND/OR RE–VEGETATED.

21. ALL DISTURBED AREAS WHERE SOIL WILL BE TEMPORARILY EXPOSED OR STOCKPILED FOR LONGER THAN ONE WEEK SHALL BE CONTAINED BY A CONTINUOUS LINE OF SILT FENCE PLACED ON THE DOWN SLOPE SIDE BETWEEN THE FILL AND WETLAND OR STATE–REGULATED 100–FOOT ADJACENT AREA. TARPS ARE AUTHORIZED TO SUPPLEMENT THESE APPROVED METHODS.

22. ALL AREAS OF SOIL DISTURBANCE RESULTING FROM THIS PROJECT SHALL BE STABILIZED IMMEDIATELY FOLLOWING PROJECT COMPLETION OR PRIOR TO NYSDEC PERMIT EXPIRATION, WHICHEVER COMES FIRST. THE NYSDEC APPROVED METHODOLOGIES AREA AS FOLLOWS:

    A. STABILIZATION OF THE ENTIRE DISTURBED AREA WITH APPROPRIATE VEGETATION (GRASSES, ETC.)
    B. TEMPORARILY STABILIZATION WITH STRAW MULCH OR JUTE MATTING OR OTHER SIMILAR NATURAL FIBER MATTING WITHIN ONE WEEK OF FINAL GRADING. TEMPORARY STABILIZATION SHALL BE MAINTAINED UNTIL A MATURE VEGETATIVE COVER IS ESTABLISHED

23. VISIBLE TURBID DISCHARGES FROM LAND CLEARING, GRADING OR EXCAVATING ACTIVITIES, OR DE–WATERING OPERATIONS SHALL NOT ENTER A STREAM, NAVIGABLE WATER, OR WETLAND. PRIOR TO ENTRY IN A STREAM, NAVIGABLE WATER, OR WETLAND, ANY SUCH DISCHARGE SHALL BE:

    A. RETAINED IN AN APPROPRIATELY MAINTAINED UPLAND SETTLING BASIN
    B. FILTERED THROUGH CRUSHED STONE, SAND, STRAW BALES, SILT SCREENING (MAXIMUM OPENING SIZE OF U.S. SIEVE NUMBER 20), ETC, OR;
    C. DIRECTED TO A GRASSY UPLAND AREA SUFFICIENT DISTANCE FROM THE STREAM TO PREVENT CHANGE IN TURBIDITY OF THE RECEIVING WATER.

24. IN THE EVENT THAT ARCHAEOLOGICAL MATERIALS, HUMAN REMAINS, OR EVIDENCE OF HUMAN BURIALS ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IN THE VICINITY OF THE FIND SHALL BE IMMEDIATELY HALTED, THE FIND PROTECTED FROM FURTHER DAMAGE, AND THE CONSTRUCTION MANAGER AND ENVIRONMENTAL MONITOR ADVISED. THE PERMITEE IS REQUIRED TO NOTIFY THE LOCAL POLICE AND THE STATE HISTORIC PRESERVATION OFFICE IMMEDIATELY FOLLOWING SUCH A DISCOVERY.

INSPECTIONS

THE OWNER AND SITE CONTRACTOR SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND TO CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS DESCRIBED IN THE SWPPP AND REQUIRED BY THE SPDES GENERAL PERMIT GP–0–15–002 HAVE BEEN ADEQUATELY INSTALLED OR IMPLEMENTED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION. AFTER COMMENCEMENT OF CONSTRUCTION, THE OWNER OR OPERATOR SHALL ENSURE THAT AT LEAST ONE TRAINED CONTRACTOR IS ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED. FURTHER, THE OWNER SHALL HAVE A QUALIFIED PROFESSIONAL PERFORM SITE INSPECTIONS WEEKLY FOR SITES WITH DISTURBANCE AREAS OF LESS THAN FIVE (5) ACRES AND TWICE WEEKLY FOR SITES WITH DISTURBANCE AREAS OF GREATER THAN FIVE (5) ACRES. PRIOR TO FILING A NOTICE OF TERMINATION (NOT) FORM WITH NYSDEC FOR EACH PROJECT SITE OR AT THE END OF THE PERMIT TERM, THE OWNER SHALL HAVE THE QUALIFIED PROFESSIONAL PERFORM A FINAL SITE INSPECTION.

SPILL PREVENTION, CONTAINMENT, & COUNTER–MEASURES NOTES

1. GENERAL: PERSONNEL RESPONSIBLE FOR THE OVERSIGHT OF THE PETROLEUM PRODUCTS AND HAZARDOUS OR CONTROLLED SUBSTANCES INCLUDE:

   A. CONSTRUCTION MANAGER
   B. JOB–SITE COORDINATORS DESIGNATED BY THE CONSTRUCTION MANAGER

2. SPILLS SHALL BE IMMEDIATELY REPORTED TO THE OWNER BY THE CONTRACTOR. THE CONTRACTOR WILL KEEP AN UP–TO–DATE LIST OF QUALIFIED EMERGENCY RESPONSE CONTRACTORS WITH THE CAPABILITY OF REACHING THE PROJECT SITE QUICKLY. IN THE EVENT THAT A SPILL OCCURS ON THE SITE, THE FOLLOWING NOTIFICATION PROCEDURE WILL BE FOLLOWED.

   A. CONSTRUCTION TEAM LEADER NOTIFIES THE CONSTRUCTION MANAGER.
   B. CONSTRUCTION MANAGER NOTIFIES THE INSPECTOR DESIGNATED BY THE TOWN OF AMHERST.
   C. CONSTRUCTION MANAGER NOTIFIES THE OWNER AT (716–688–5597).
   D. THE OWNER NOTIFIES NYSDEC REGION 9 SPILL PREVENTION AND RESPONSE (716–851–7220).

PETROLEUM PRODUCTS & HAZARDOUS / CONTROLLED SUBSTANCES

1. PETROLEUM PRODUCTS AND HAZARDOUS OR CONTROLLED SUBSTANCES SHALL BE STORED AT THE TEMPORARY STORAGE AND STAGING AREA. IT IS ANTICIPATED THAT THE FOLLOWING HAZARDOUS OR CONTROLLED SUBSTANCES AND PETROLEUM PRODUCTS MAY BE STORED ON SITE IN REGULATORY APPROVED STORAGE CONTAINERS.

   A. GASOLINE
   B. DIESEL FUEL
   C. EQUIPMENT OILS AND LUBRICANTS
   D. COMMERCIAL FERTILIZER

EROSION AND SEDIMENT CONTROL PRACTICES

1. ALL SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MEASURES TO CONFORM TO THE LATEST EDITION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. SELECT THE APPROPRIATE SESC MEASURES TO BEST CONTROL SOIL EROSION AND SEDIMENTATION, SHOULD SITE CONDITIONS WARRANT.

2. PROVIDE AND MAINTAIN SESC MEASURES IN ACCORDANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND SESC DRAWINGS TO EFFECTIVELY CONTAIN ALL SOIL MATERIAL WITHIN THE SITE CONSTRUCTION AREA WHEN RAINFALL IS IMMINENT.

   A. THE PLAN AND DETAILS SHOWN ARE INTENDED TO BE USED AS A GUIDE. ANY REVISIONS DEEMED NECESSARY SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

3. THE CONTROL MEASURES THAT CAN BE UTILIZED UTILIZED DURING THE PROJECT ARE SUMMARIZED BELOW:

   A. SILT FENCE: FENCE SHALL BE INSTALLED AROUND SOIL STOCKPILES, WHERE ROADWAY CUT/FILL SLOPES ARE LOCATED WITHIN 100 FEET OF WATERCOURSES, AT THE LOCATION OF UTILITY LINE STREAM CROSSINGS, AND BETWEEN WETLAND BOUNDARIES AND CONSTRUCTION AREAS.

   B. STABILIZED CONSTRUCTION ENTRANCE: STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED WHERE ALL ACCESS ROADS INTERSECT LOCAL, COUNTY OR STATE ROADS.

   C. TEMPORARY SWALE: A TEMPORARY SWALE IS TO BE CONSTRUCTED TO PREVENT RUNOFF FROM ENTERING DISTURBED AREAS BY INTERCEPTING AND DIVERTING IT TO A STABILIZED OUTLET OR TO INTERCEPT SEDIMENT LADEN WATER AND DIVERT IT TO A SEDIMENT TRAPPING DEVICE.

   D. EARTH DIKE: EARTH DIKES CAN ALSO BE INSTALLED FOR DIVERTING CLEAN WATER AWAY FROM DISTURBED AREAS AND/OR INTERCEPT AND DIRECT SEDIMENT LADEN WATER TO A SEDIMENT TRAPPING DEVICE.

   E. SEDIMENT TRAP: SEDIMENT TRAPS ARE INSTALLED IN DRAINAGE WAYS, NATURAL OR TEMPORARY, BY EXCAVATION AND/OR EMBANKMENT TO INTERCEPT SEDIMENT LADEN RUNOFF AND RETAIN THE SEDIMENT.

   F. SEDIMENT FILTER BAG: SEDIMENT FILTER BAGS SHALL BE USED TO FILTER WATER PUMPED FROM OPEN EXCAVATIONS. SEDIMENT FILTER BAGS SHALL BE USED DURING CULVERT INSTALLATIONS AND AT INTERCONNECT STREAM CROSSINGS.

   G. WATERING VEHICLE: THE WATERING VEHICLE SHALL BE USED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF–SITE DAMAGE, HEALTH HAZARDS, AND TRAFFIC SAFETY PROBLEMS. WATER WILL BE USED TO SPRAY THE SURFACE ON CONSTRUCTION ROADS, ACCESS POINTS, AND OTHER DISTURBED AREAS WHERE OFF–SITE DAMAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

CONSTRUCTION SCHEDULE:

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. HOLD PRE–CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.
3. FLAG CLEARING LIMITS, WETLANDS, CONSERVATION AREA AND/OR OTHER SENSITIVE AREAS FOR PROTECTION IN ACCORDANCE WITH EROSION CONTROL PLAN.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCE WHERE SHOWN ON EROSION AND SEDIMENT CONTROL PLAN.
5. INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES AS DESIGNED ON PLANS.
6. CLEAR AND STRIP BIORETENTION AREA AND POND AREA.
7. EXCAVATE WET POND AND BIORETENTION AREA. CONSTRUCT OUTLET STRUCTURE(S) AND INLET/OUTLET PROTECTION.
8. PLACE EXCAVATED MATERIAL IN AREAS REQUIRING FILL. FILL PLACED IN THE FUTURE ROADWAY IS TO BE COMPACTED. TOPSOIL TO BE STOCKPILED WHERE SHOWN ON EROSION AND SEDIMENT CONTROL PLAN OR IN AN AREA APPROVED BY ENGINEER. STOCKPILED MATERIAL TO BE ENCLOSED BY SILT FENCE. STOCKPILES SHALL UNDERGO TEMPORARY STABILIZATION METHODS WITHIN 14 DAYS OF INACTIVITY OR 7 DAYS IF DISTURBING MORE THAN 5 ACRES.
9. INSTALL SITE UTILITIES, SANITARY SEWERS, STORM SEWERS, AND WATERLINES.
10. GRADE, TOPSOIL AND SEED AS SOON AS PRACTICAL UPON COMPLETION OF UTILITIES INSTALLATION.
11. ONCE ALL DISTURBED AREAS ARE VEGETATED, ALL TEMPORARY SEDIMENT CONTROL MEASURES CAN BE REMOVED. SITE CONTRACTOR MUST HAVE THE ENTIRE SITE STABILIZED PRIOR TO WITHDRAWING FROM SITE.
12. IF TOPSOIL OR FILL PILES ARE TO BE LEFT ONSITE, THE PILES ARE TO BE STABILIZED AND SURROUNDED BY SILT FENCE BY THE SITE CONTRACTOR.

CONSTRUCTION SPECIFICATIONS

GENERAL SPECIFICATIONS FOR THE INSTALLATION OF THE EROSION AND CONTROL PRACTICES ARE SUMMARIZED BELOW.

1. SILT FENCE: FILTER FABRIC SHOULD BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION SHOULD BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO ALLOW FOR POOLING OF WATER. A 6 INCH DEEP TRENCH SHOULD BE EXCAVATED, MINIMIZING THE DISTURBANCE ON THE DOWNSIDE SLOPE. THE BOTTOM OF THE TRENCH SHOULD BE AT LEVEL GRADE. MAXIMUM DEVIATION FROM LEVEL GRADE SHOULD BE 1% AND NOT EXTEND MORE THAN 25 FEET. THE BOTTOM OF THE FENCE SHOULD BE ANCHORED BY PLACING FABRIC IN THE BOTTOM OF THE TRENCH, AND BACKFILLING AND COMPACTING THE FILL MATERIAL IN THE TRENCH. SUPPORT STAKES SHOULD BE DRIVEN 18 INCHES BELOW THE EXISTING GROUND SURFACE AT 8 FEET (MAX) INTERVALS. FILTER FABRIC SHOULD BE STRETCHED AND FASTENED TO THE UPSLOPE SIDE OF THE SUPPORT STAKES. AT FABRIC ENDS, BOTH ENDS SHOULD BE WRAPPED AROUND THE SUPPORT STAKE AND STAPLED. IF THE FABRIC COMES ALREADY ATTACHED TO THE STAKES, THE END STAKES SHOULD BE HELD TOGETHER WHILE THE FABRIC IS WRAPPED AROUND THE STAKES AT LEAST ONE REVOLUTION PRIOR TO DRIVING THE STAKES.

2. STABILIZED CONSTRUCTION ENTRANCE: CLEAR THE ENTRANCE/EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. PLACE GEOTEXTILE FABRIC OVERLAYED WITH STONE TO THE DIMENSIONS, GRADES, AND ELEVATION SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS.

3. TEMPORARY SWALE:

   ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.

   DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.

   DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON–EROSIVE VELOCITY.

   ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE

   THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.

   FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.

   ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.

   STABILIZATION SHALL BE AS PER THE FLOW CHANNEL STABILIZATION CHART BELOW:

TYPE OF TREATMENT	CHANNEL GRADE	A(5 AC. OR LESS)	B(5 AC -10AC)
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR, SOD	LINED WITH 4-8' RIP-RAP OR RECYCLED CONCRETE EQUIVALENT
4	8.1-20.%	LINED WITH 4-8' RIP-RAP	ENGINEERED DESIGN

MAINTENANCE PLAN

ALL EROSION AND SEDIMENT POLLUTION CONTROL DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. THE CONTROL DEVICES WILL BE INSPECTED AND MAINTAINED AS PRESCRIBED BELOW.

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF–PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY REPAIRS NEEDED WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT ACCUMULATIONS AT THE SILT FENCE SHALL BE REMOVED WHEN THE DEPTH OF THE SEDIMENT AT THE FENCE REACHES 0.5–FEET. REPAIRS WILL BE MADE TO THE FENCE TO MAINTAIN ITS BARRIER.

3. THE STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC AND PRIVATE RIGHT–OF–WAYS OR STREETS. PERIODICALLY, THE ENTRANCE WILL BE TOP DRESSED WITH ADDITIONAL AGGREGATE TO MAINTAIN THE 6–INCH THICKNESS. ANY SEDIMENT WHICH IS SPILLED, DROPPED OR WASHED ONTO PUBLIC AND PRIVATE RIGHT–OF–WAYS SHALL BE REMOVED IMMEDIATELY.

4. SEDIMENT FILTER BAGS SHALL BE INSPECTED DAILY DURING USE. IF A PROBLEM IS DETECTED, PUMPING SHOULD CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. FILTER BAGS WILL BE REPLACED WHEN THEY BECOME ½ FULL. SPARE BAGS SHOULD BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR FILLED.

5. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

6. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

Mulch Material	Quality Standards	per 1000 Sq. Ft.	per Acre	Depth of Application	Remarks
Wood chips or shavings	Air-dried. Free of objectionable coarse material	500-900 lbs.	10-20 tons	2-7"	Used primarily around shrub and tree plantings and recreation trails to inhibit weed competition. Resistant to wind blowing. Decomposes slowly.
Wood fiber cellulose (partly digested wood fibers)	Made from natural wood usually with green dye and dispersing agent	50 lbs.	2,000 lbs.	—	Apply with hydromulcher. No tie down required. Less erosion control provided than 2 tons of hay or straw.
Gravel, Crushed Stone or Slag	Washed; Size 2B or 3A—1 1/2"	9 cu. yds.	405 cu. yds.	3"	Excellent mulch for short slopes and around plants and ornamentals. Use 2B where subject to traffic. (Approximately 2,000 lbs./cu. yd.). Frequently used over filter fabric for better weed control.
Hay or Straw	Air-dried; free of undesirable seeds & coarse materials	90-100 lbs. 2-3 bales	2 tons (100-120 bales)	cover about 90% surface	Use small grain straw where mulch is maintained for more than three months. Subject to wind blowing unless anchored. Most commonly used mulching material. Provides the best micro-environment for germinating seeds.
Jute twisted yarn	Undyed, unbleached plain weave. Warp 78 ends/yd., Weft 41 ends/yd. 60-90 lbs./roll	48" x 50 yds. or 48" x 75 yds.	—	—	Use without additional mulch. Tie down as per manufacturers specifications. Good for center line of concentrated water flow.
Excelsior wood fiber mats	Interlocking web of excelsior fibers with photodegradable plastic netting	4' x 112.5' or 8' x 112.5'.	—	—	Use without additional mulch. Excellent for seeding establishment. Anchor as per manufacturers specifications. Approximately 72 lbs./roll for excelsior with plastic on both sides. Use two sided plastic for centerline of waterways.
Straw or coconut fiber, or combination	Photodegradable plastic net on one or two sides	Most are 6.5 ft. x 3.5 ft.	81 rolls	—	Designed to tolerate higher velocity water flow, centerlines of waterways, 60 sq. yds. per roll.

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Natale Builders Corp.
9159 Main Street
Clarence, New York

BROOKFIELD ESTATES

Greiner Road
Clarence, New York

GREENMAN PEDERSEN INC.
No. 131

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

REVISIONS

NO.	REVISION	DATE
5	Revised Northern Pond Layout	6/28/24
4	Revised Per Town Comments	5/30/24
3	Revised Per Town Comments	4/12/24
2	ECWA Revisions	2/23/24
1	ECWA & Town Revisions	12/21/23

September 2023

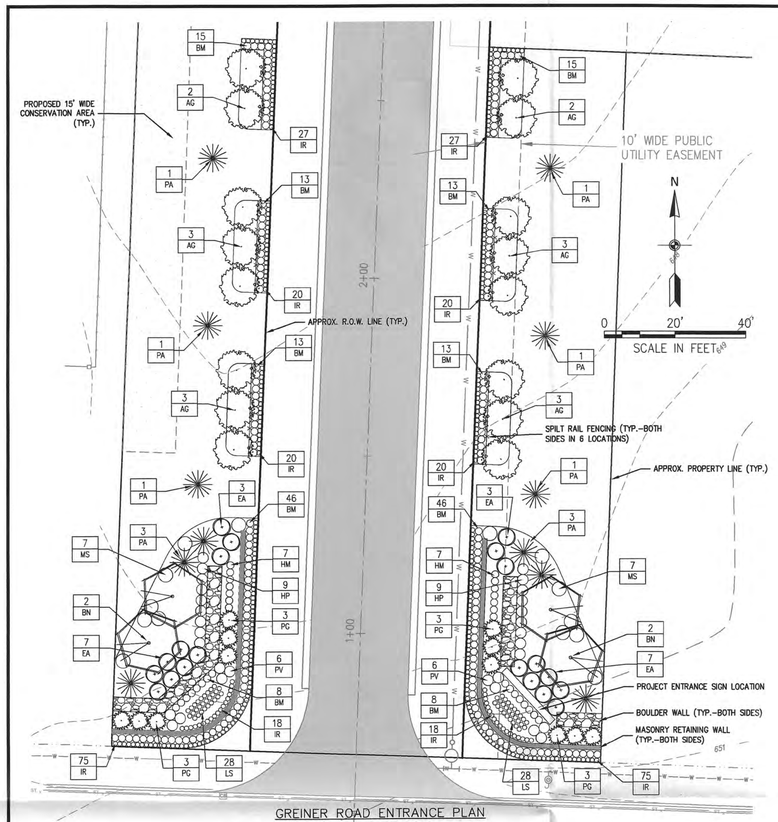
DRAWN/DESIGN BY	CHECKED BY
DWV	TJW

EROSION & SEDIMENT CONTROL NOTES

SCALE: As Noted

BUF-2019070.00

N:\2019\BUF–2019070.00 Woodside Dr Subdivision\CADD\Design Plans\25 EROSION & SEDIMENT CONTROL NOTES.dwg Friday, 28 June 2024 3:06PM



GREINER ROAD ENTRANCE PLAN

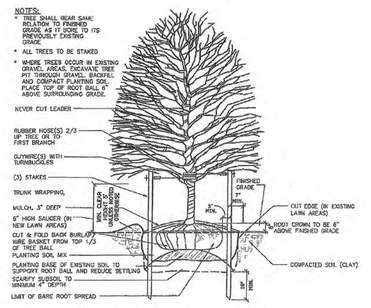
Brookfield Estates - Entrance Plan Plant List - November 2024

Key	No.	Botanical Name	Common Name	Min. Size	Remarks
TREES					
AG	16	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal.	B&B
BN	4	Betula nigra	River Birch	2.5" cal.	B&B
PA	12	Picea abies	Norway Spruce	5' ht.	B&B
SHRUBS					
BM	190	Buxus microphylla 'Franklins Gem'	Franklins Gem Boxwood	#3 cont.	24" o.c.
EA	20	Euonymus alata 'Compacta'	Dwarf Burningbush	#5 cont.	5' o.c.
HM	14	Hydrangea macrophylla 'Summer Crush'	Summer Crush Hydrangea	#3 cont.	24" o.c.
HP	18	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#3 cont.	36" o.c.
PG	12	Picea glauca 'Conica'	Dwarf Alberta Spruce	4' ht.	B&B; 5' o.c.
ANNUALS, PERENNIALS & GRASSES					
IR	320	Impatiens 'Infinity Red'	Infinity Red Impatiens	#1 cont.	annual; 12" o.c.
LS	56	Leucanthemum superbum 'Snowcap'	Snowcap Shasta Daisy	#1 cont.	12" o.c.
MS	14	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#5 cont.	48" o.c.
PV	12	Perovskia atriplicifolia	Russian Sage	#1 cont.	36" o.c.

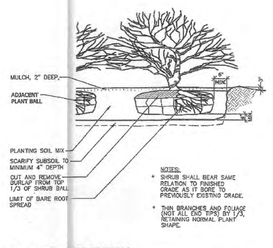
Brookfield Estates - Street Tree Plant List - November2024

Key	No.	Botanical Name	Common Name	Min. Size	Remarks
TREES					
AF	8	Acer freemanii 'Celebration'	Celebration Maple	2.5" cal.	B&B
GT	10	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5" cal.	B&B
ZS	10	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" cal.	B&B

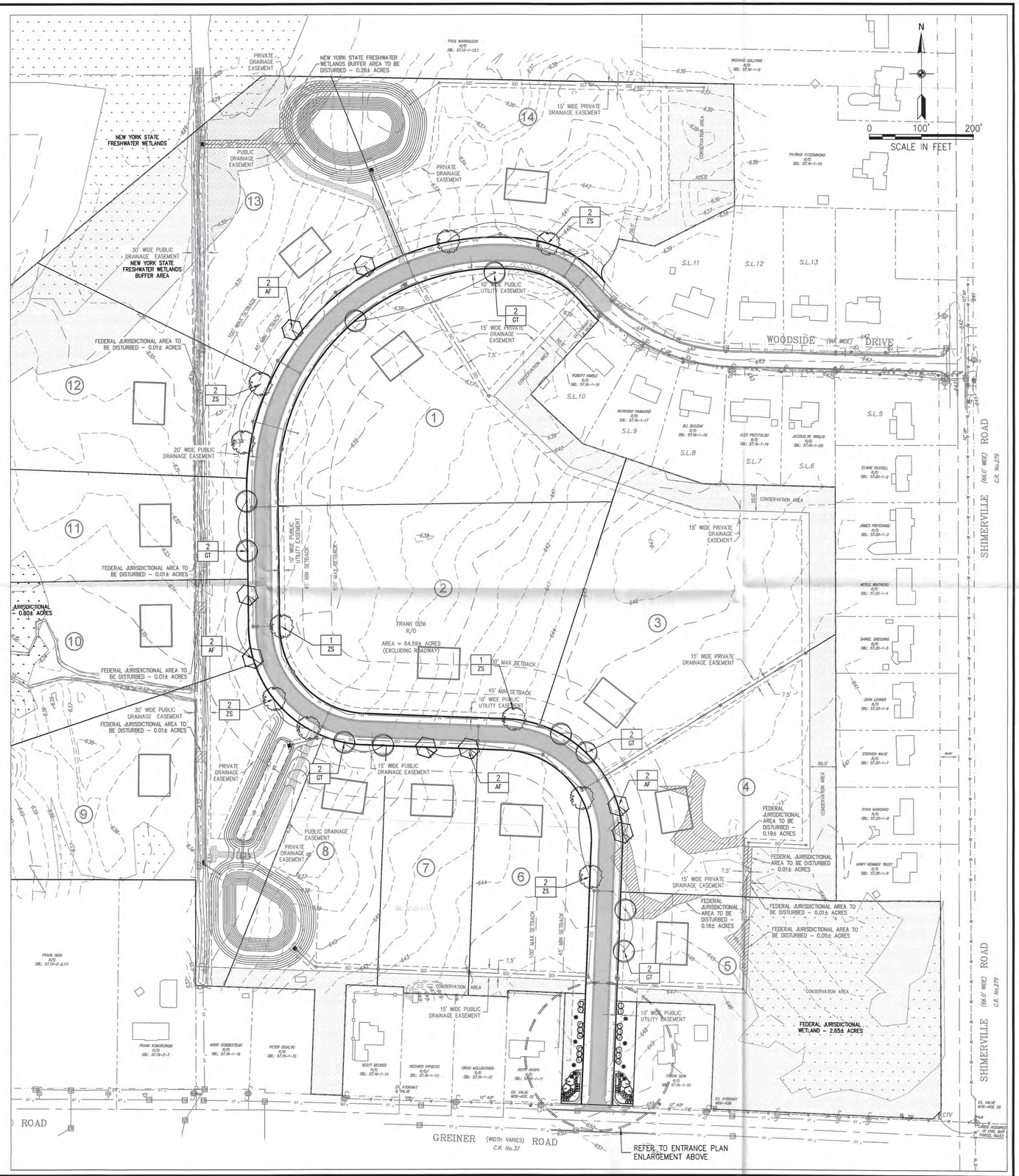
NUMBER OF STREET TREES REQUIRED = 28 (14 LOTS PROPOSED x 2 EA.)



DECIDUOUS TREE PLANTING W/ STAKES
NTS



SHRUB PLANTING
N.T.S.



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PREPARED FOR
Natale Builders Corp.
9159 Main Street
Clarence, New York

CONDITIONALLY APPROVED BY TOWN OF CLARENCE LANDSCAPE COMMITTEE
DATE 12/5/2024
BY Rec 11/12/24 LNC Appvl

RECEIVED
DEC 13 2024
ZONING OFFICE

BROOKFIELD ESTATES
Greiner Road
Clarence, New York

REGISTERED LANDSCAPE ARCHITECT ROBERT J. RUDD No. 001544 STATE OF NEW YORK

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

REVISIONS

NO.	REVISION	DATE
8	Revised Per LS Cmts; Comments Updated with Entrance Plan	12/05/24
7	Revised Per LS Cmts Comments	11/26/24
6	Revised Northern Pond Layout	11/18/24
5	Revised Per Town Comments	6/28/24
4	Revised Per Town Comments	5/30/24
3	Revised Per Town Comments	4/12/24
2	ECWA Revisions	2/23/24
1	ECWA & Town Revisions	12/21/23

September 2023

DRAWN/DESIGN BY: DWW
CHECKED BY: TJW

LANDSCAPE PLAN

SCALE: As Noted

BUF-2019070.00

LA-1

N:\2019\BUF-2019070.00 Woodside Dr Subdivision\CAD\Design Plans\LA-1 LANDSCAPE PLAN.dwg Friday, 13 December 2024 3:47PM

TOWN OF CLARENCE

ENGINEERING and BUILDING DEPARTMENTS
6221 Goodrich Road
Clarence Center, NY 14032
716-741-8952
FAX: 716-407-8915

Timothy M. Lavocat, P.E., CFM
Town Engineer

January 10, 2025

Kenneth C. Zollitsch, Project Manager
Greenman-Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, New York 14225

Re: ***Brookfield Estates***
Development Plan Review #5

Dear Mr. Zollitsch:

The Town of Clarence Engineering Department has reviewed the development plan information for the above referenced project dated revised June 28, 2024 and received by this Department July 12, 2024. **The Development Plan meets the technical requirements of the Engineering Department and is subject to the conditions below. Additional Town Committee/Board approvals are required for final Development Plan approval.**

1. Public Improvement Permits (PIP's) are required for pavement and curbing, storm drainage and grading prior to any site work.
2. All sheets of the PIP plans are to be wet stamped and signed. Four (4) sets of plans are required to be submitted with the PIP applications.
3. All conditions of approval by the Engineering Department and the Planning Board Resolution for Development Plan approval shall be clearly presented on the cover sheet of the PIP Plans.
4. Only approved plan sets bearing the signature of the Town Engineer shall be considered valid plans to be used on site. All sheets of PIP plans to be clearly labeled "ISSUED FOR CONSTRUCTION".
5. Provide a PDF copy of the PIP plans and SWPPP/Engineer's Report to the Engineering Department.
6. As-Builts must be provided for all centerline of pavement and storm drainage prior to issuance of final plat acceptance.
7. Full compliance with and all signatory requirements of GP-0-20-001 are required.
8. The Owner/Operator, qualified inspector and contractor certifications, as part of the SWPPP must be signed prior to issuance of PIP's.
9. Please be advised that SWPPP site inspections are required under permit GP-0-20-001 and are the responsibility of the owner/operator to ensure continued maintenance of the stormwater management system. The maintenance agreement required under permit GP-0-20-001 is required prior to terminating the Stormwater Permit.
10. A preconstruction meeting is required prior to issuance of PIP's.

11. A street lighting design plan must be submitted, reviewed and approved by the Engineering Department. All streetlights must be installed and be operational within one (1) year of final plat approval.

Should you have any questions or require further clarification regarding the review of the above referenced project please feel free to contact me.

Very truly yours,

Joseph Lancellotti
Asst. Municipal Engineer

Cc: Timothy Lavocat, P.E., Town Engineer
Jonathan Bleuer, Director of Community Development
James Dussing, Highway Superintendent
Paul Gross, Senior Code Enforcement Officer
Angelo Natale, Natale Builders, 9159 Main Street Suite 3, Clarence, NY 14031
File

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Single Family Subdivision		
Project Location (describe, and attach a general location map): 5774 Salt Road		
Brief Description of Proposed Action (include purpose or need): The Owner is proposing development of a single family residential subdivision on a 112.8+/- acre parcel located at 5774 Salt Road in the Town of Clarence. The parcel presently includes an existing house and barn along a portion of the property frontage. The site is zoned A-RR, Agricultural Rural Residential. Aside from the existing residence and barn, the remaining project area is vacant with the south side consisting of a mix of trees and brush. The remaining north side of the property is farmland. The south side the site includes 44.6+/- acres of federally regulated wetland. Minimal wetland disturbance may be necessary, if expansion of the existing on-site pond (wetland W1) is required for stormwater management purposes. Each lot will be equipped with a private wastewater septic system. The proposed access road is a single cul-de-sac, connecting to Salt RD.		
Name of Applicant/Sponsor: 5774 Salt Road, LLC , Bryan Schaefer and Randy Schaefer	Telephone: 716-432-5793 E-Mail: wmsbryans@msn.com	
Address:		
City/PO: PO Box 471, Clarence	State: NY	Zip Code: 14032
Project Contact (if not same as sponsor; give name and title/role): Same as Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Applicant	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, ☑Yes☐No or Village Board of Trustees	Town Board - Subdivision Referral	TBD
b. City, Town or Village ☑Yes☐No Planning Board or Commission	Planning Board - Subdivision Approval	TBD
c. City, Town or ☐Yes☑No Village Zoning Board of Appeals		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	ECDPW - Highway Permit, ECHD - septic System/Water, ECWA - water	TBD
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDEC - Water Quality Certification	TBD
h. Federal agencies ☑Yes☐No	USACOE Wetland/Water Quality Certification	TBD

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas:West Erie Canal Corridor

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Site is zoned A RR, Agricultural Rural Residential

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.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 and NYS Police

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

d. What parks serve the project site?
Memorial Park, Town Park

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)? Single family residential lots

b. a. Total acreage of the site of the proposed action? 112.9+/- acres
b. Total acreage to be physically disturbed? 18.0+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 112.9+/- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 12
iv. Minimum and maximum proposed lot sizes? Minimum 2.08 acres Maximum 9.41 acres

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 2
- Anticipated commencement date of phase 1 (including demolition) March month 2025 year
- Anticipated completion date of final phase Sept month 2028 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	6			
At completion of all phases	12			

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

If Yes,

i. Total number of structures _____

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

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

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

If Yes,

i. Purpose of the impoundment: Stormwater Management Pond

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

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: 1.1+/- ac 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):
Native soil excavated to enlarge existing pond on site for increased stormwater detention

D.2. Project Operations

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

If Yes:

i. What is the purpose of the excavation or dredging? excavation of stormwater pond, road, installation of water/storm sewer lines

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.
Excavated material to be re-used on site where fill is needed for construction of roads and future residential homes and driveways

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): The site includes a federally regulated wetland. Steps will be taken to avoid any wetland impact. Minor wetland impact may be needed at the area of the existing pond, (W1) and outfall stream, to provide proper stormwater management on site. A Joint Application for permit will be submitted if deemed necessary

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:
If disturbance of federally regulated wetland area is involved in the future site development, excavated material from the wetland area and stream will be removed and placed outside of the wetland boundary, to be used for future grading purposes.

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:
Any proposed wetland or stream disturbance is expected to be authorized thru issuance of a Joint Application for Permit.

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: est. avg daily demand = 5,500 gpd 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 direct service area
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

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

- Describe extensions or capacity expansions proposed to serve this project:
  Extension of private 8-inch PVC waterline thru the site, including associated valves and hydrants
- Source(s) of supply for the district: existing 8-inch public watermain along the west side of Salt Road

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: avg daily = 5500 gpd 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):
domestic 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:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

If Yes:

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

Each proposed residential lot within the development will install their own privately owned and maintained septic system to treat domestic wastewater

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 3.0+/- acres (impervious surface)

_____ Square feet or 112.8 acres (parcel size)

ii. Describe types of new point sources. Proposed site development includes a private road /w curbs, single family residences with driveways, and associated catch basin/stormwater collection system directing collected runoff to an on-site detention area.

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)?

Collected stormwater runoff will be directed to an on-site detention pond with a controlled discharge to an existing culvert crossing Salt Rd. Runoff directed to Salt Rd flows in an easterly and then north/northwesterly direction

- If to surface waters, identify receiving water bodies or wetlands: Beeman Creek
- 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)

Temporarily during construction with heavy equipment and delivery vehicles

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Temporarily during construction using portable generators

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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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:

Proposed road extension, with access off of Salt Road (County Rte 560)

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

N/A

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.

i. During Construction:

- Monday - Friday: 7 am - 5 pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

During construction operation hours, project site will generate noise levels above ambient due to operation of heavy equipment

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Existing site tree lines will be maintained along the west and south areas of the property

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:

Road will be equipped with street lights, installed in accordance with Town requirements

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: Existing tree lines to be maintained along west and south areas of property.

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:

During construction, operation of heavy equipment will generate exhaust fumes

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 N/A

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: N/A

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.6+/-	5.6+/-	3.0+/-
• Forested	44.6	44.6	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.0	0.0	0.0
• Agricultural (includes active orchards, field, greenhouse etc.)	65.0	24.8	40.2
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.3	1.1	0.8
• Wetlands (freshwater or tidal)	44.6	44.6	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: green space	0.0	36.4+/-	36.4+/-

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:

_____

_____

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? > 7 ft 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:

Ovid Silt Loam	40 %
Lakemont silt loam	40 %
Churchville	20 %

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:	20 % of site
☑ Poorly Drained	80 % 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 837-50 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size 44.6+/-
- 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: _____
Name - Pollutants - Uses:Ransom Creek, Upper, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life, Name - Pollut...

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
deer, fox, coyote, rabbit, squirrels
bird species

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑Yes ☐No
If Yes, provide county plus district name/number: ERIE014

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: Eligible property:The Light House 1844 Local Landmark, Eligible property:J.H. Magoffin House and Farm

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

A 2.6+/- acre area is being preserved around the structures referenced above. This 2.6 acre area is not part of the proposed development area

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

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

If Yes:

i. Describe possible resource(s): A Phase 1a/1b and Phase 2 archaeological study have been completed on the project site, with a letter

ii. Basis for identification: issued by the NYS OPRHP stating that project site is not eligible for inclusion in the NYS register of historic places

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name 5774 Salt Rd LLC (Bryan and Randy Schaefer) Date 8/22/24

Signature Pat Butler Agent for Owners Title Owners

PRINT FORM

Agency Use Only [If applicable]

Project : 5774 Salt Road Demolition

Date : 01-29-2025

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

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

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

Tips for completing Part 2:

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

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

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

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

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

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

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

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	□	□
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	□	□
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	□	□
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	□	□
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	□	□
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	□	□
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	□	□
h. Other impacts: _____ _____		□	□

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

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

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

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

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☑	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____		☑	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

(See Part 1. C.2, C.3, D.2, E.3)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: _____		☐	☐

PRINT FULL FORM

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

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

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

Reasons Supporting This Determination:
To complete this section:

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

See attached part 3b, and supporting documents, including but not limited to, all content found within the Town's publicly accessible project file located in the Planning and Zoning Office for 5774 Salt Road, such as Town meeting minutes and building reports and studies. This SEQRA Determination is for the demolition of structures only. The SEQRA review for the overall major subdivision is still under review and will have its own SEQRA Determination.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

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

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

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

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

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

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

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

Name of Action: 5774 Salt Road Demolition

Name of Lead Agency: Town of Clarence Planning Board

Name of Responsible Officer in Lead Agency: Robert Sackett

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency: Date: 01-29-2025

Signature of Preparer (if different from Responsible Officer) Date: 01-29-2025

For Further Information:

Contact Person: Jonathan Bleuer

Address: 1 Town Place, Clarence, NY 14031

Telephone Number: 716-741-8933

E-mail: jbleuer@clarence.ny.us

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

FEAF Part 3b Reasons Supporting this Determination:

5774 Salt Road Demolition

01-29-2024

1. Impact on Land:

The Project Site is located at 5774 Salt Road and consists of +/- 112 acres of land in the Town of Clarence. The Proposed Action involves the demolition of a vacant 3,743 sq.ft. principal structure, a 29,402 sq.ft. barn, two sheds, and an agricultural silo ("Proposed Action"). All of the aforementioned structures were constructed prior to 1950. The Proposed Action will result in physical ground disturbance and vegetation removal; however, this potential impact represents a small impact since project activities will need to comply with required applicable erosion and sediment control measures. Such erosion and sediment control measures will be specified in the Town of Clarence Building Department demolition permit. The Project Site is not located within a designated Coastal Erosion hazard area. The Proposed Action is anticipated to occur in one (1) phase and will occur for a period of less than one year. Demolition activities in furtherance of the Proposed Action will be intermittent and represent a temporary and unavoidable adverse impact that is not potentially significant.

2. Impact Geological Features:

There are no unique or unusual land forms on the Project Site.

3. Impact on Surface Water:

The Proposed Action does not involve any alterations or impacts to on site or adjacent waterbodies. Any regulatory permitting associated with work being conducted around a waterbody shall be completed, if required. There are regulated freshwater wetlands subject to the jurisdiction of the United States Army Corp of Engineers on the Project Site; however, the Proposed Action does not involve the disturbance of the aforementioned wetlands. There are no wetlands subject to the jurisdiction of the New York State Department of Environmental Conservation on the Project Site.

4. Impact on Groundwater:

There will be no additional ground water introduced as a result of the Proposed Action. The existing structures connect to the existing water services and will require review and approval by the Erie County Water Authority for any disconnection. Any proposed alteration to the existing sanitary septic system shall be reviewed by the Town of Clarence Building Department, the Erie County Health Department, and any other applicable agencies.

5. Impact on Flooding:

The Project Site does not fall within a 100-year floodplain nor a 500-year floodplain. The Project Site is not located within a designated floodway. The Proposed Action will not require modification of existing drainage patterns.

6. Impacts on Air:

The Proposed Action does not involve a State regulated air emission source. If required, documentation of any asbestos abatement projects conducted for the existing structures shall be submitted to the Town. Any asbestos abatement projects shall be in accordance with local, state, and federal requirements.

7. Impact on Plants and Animals:

The Proposed Action will result in minimal clearing of existing vegetation on the Project Site. There was no documented presence of protected, threatened or endangered species on the Project Site.

8. Impact on Agricultural Resources:

The Project Site falls within the Erie 014 Agricultural District. The Proposed Action does not result in the reduction of farmland, nor does it prevent agricultural operations from occurring on the Project Site. The Project Site is adjacent to existing agricultural operations. The Proposed Action does not prevent said adjacent agricultural operations from occurring.

9. Impact on Aesthetic Resources:

The Project Site is located on Salt Road, which is under the jurisdictional control of Erie County. The Proposed Action will not create a land use that is in sharp contrast to the nearby land use patterns. Surrounding land use patterns include residential, agricultural operations, and wooded tracts of land. The existing structures are not visible from an officially designated federal or state scenic or aesthetic resource, and the Proposed Action does not reflect a moderate to large impact to the aesthetic resources of any locally designated historic landmarks. The Project Site is located adjacent to several Town owned properties that were purchased through the Town's Greenprint Program with the intention of protecting viable agricultural land and scenic vistas; however, the Proposed Action does not result in the obstruction, elimination, or significant screening of the aforementioned properties.

10. Impact on Historic and Archeological Resources:

The Project Site is located in an area designated as sensitive by the New York State Historic Preservation Office ("SHPO") archeological site inventory. There will be no deep excavation as a result of this Proposed Action. In April of 2022, the Town's Historic Preservation Commission ("Town's HPC") conducted initial research of the property/structures, and mailed the owner/applicant a letter detailing the history of the property/structures and the benefits of Local Landmark Designation. According to the Town's HPC, the existing principal structure located on

the Project Site is a Greek Revival styled residence that has three main blocks. Additionally, the Town HPC identified the principal structure was once the residence of the Magoffin family. The owner/applicant did not provide a response to the aforementioned letter.

Concurrently, the owner/applicant faced Clarence Building Department New York State Code violations for the structures. These violations have led to Clarence Justice Court review, spurring the owner/applicant to seek additional mitigating measures. The owner/applicant submitted a structural analysis report and other related documentation. In April of 2024, the owner/applicant applied to the Town to demolish the structures, which were built prior to 1950. In May of 2024, the Town's HPC recommended a negative declaration under the SEQRA with the following recommendations:

- The Commission recommends some items of historical significance should be salvaged from the site (i.e. foundation stones).

Due to the state of disrepair of the existing structures, many of the historic exterior elements subject to the consideration of the Historic Preservation Commission through the local landmark status are absent. Additionally, due to the numerous alleged and outstanding Building Code violations before the Clarence Justice Court, as outlined in the project file and meeting minutes, any jurisdictional governmental actions to prohibit such demolition may place the Town of Clarence at risk of being party to any health and safety matters that could otherwise arise to the general public should the owner/applicant not be permitted to take corrective actions in order to remedy alleged Code violations.

In a letter dated September 18, 2024 from Derek Rohde of SHPO, it was stated that SHPO:

- understands that there are some serious structural issues that preclude all buildings at the Magoffin Farm from being rehabilitated;
- understands that demolition is proposed due to safety concerns associated with the structural issues identified in the 3/28/2024 report; and
- notes the diminished historic integrity of all the farm buildings and loss of the historic interior of the home.

The aforementioned letter also states that based upon SHPO's review, it is the opinion of SHPO that Proposed Action will have no adverse impact on historic or archaeological resources, provided the following conditions can be met:

- The photographic and historical documentation of Magoffin Farm must be completed following the attached State Documentation Guidelines. A digital copy of the final documentation report must be submitted through the existing project (21PR06137) in CRIS, prior to demolition.
- As recommended by the Clarence Historic Preservation Commission, possible original or historic architectural elements associated with the farm should be salvaged for reuse or incorporation into the site plans. A list of salvaged material

and where it will be located should be provided through the existing project (21PR06137) in CRIS.

In a subsequent letter dated November 8, 2024 from Derek Rohde of SHPO, it was stated that Condition 1 of the September 18, 2024 letter has been met and that the owner/applicant shall continue to work with the appropriate agencies to satisfy Condition 2.

The Proposed Action does not reflect a moderate to large impact due to the loss of distinguishing characteristics of the structures that would be considered contributing to the overall community character. Due to the diminishing integrity of the structures, the interior conditions being compromised due to collapsing foundations, and the construction age related deficiencies, the Clarence Planning Board has rendered the determination that the Proposed Action will have no significant adverse impacts on existing or potential historic resources, provided the following conditions be met:

- Where possible, original or historic architectural elements associated with the structures should be salvaged for re-use. This is hereby left to the discretion of the applicant/owner to make such a determination during the demolition process, if a safe and feasible opportunity arises.

11. Impact on Open Space and Recreation:

The Proposed Action that would occur on privately owned property will not result in a loss of recreational opportunities or a reduction of protected open space as designated in any adopted municipal open space plan.

12. Impact on Critical Environmental Areas:

The Project Site is not located within or adjacent to a designated Critical Environmental Area.

13. Impact on Transportation:

The Proposed Action will not have a significant adverse impact on the existing transportation system. There are no trip generations as a result of this Proposed Action, post demolition.

14. Impact on Energy:

There will be no impact on energy as a result of the Proposed Action. The existing structures connect to the existing electrical services in the area, and will require review and approval by the appropriate agencies for any disconnection.

15. Impact on Noise, Odor, and Light:

There are no proposed noise, odor, or light emitting sources as a result of the Proposed Action. There will be a temporary and unavoidable impact to noise, odor and lighting during demolition, but this does not pose a potentially significant adverse environmental impact.

16. Impact on Human Health:

The Project Site does not include a known source of regulated hazardous materials detrimental to human health. If regulated hazardous materials exceeding the applicable NYSDEC thresholds are unexpectedly encountered during the Proposed Action, clean-up activities compliant with Federal, State and Local standards will be completed.

17. Consistency with Community Plans:

Clarence 2030, the Town's adopted Comprehensive Plan, speaks to the Town's desire to maintain the character and history of Clarence. In the "Community Character & History" section of *Clarence 2030*, several action items are recommended to encourage the protection of the character and history of Clarence. The Town, in collaboration with local involved and interested agencies encouraged the applicant/owner to consider the action items listed in an effort to preserve the historic nature of the existing structures on the Project Site. This includes, but is not limited to, informing the property owner of the benefits associated with historic designation, informing the property owner of the history of the property, enforcing building and property management codes, discussing the feasibility of purchasing the structures, and conceptualizing ideas to incorporate the structures into the proposed subdivision.

Throughout the review process, the owner/applicant described the efforts to consider all options for the existing structures on the Project Site, as outlined in the project file and meeting minutes. Such options considered, but were not limited to, the adaptive re-use of the structures, donation of the structures, movement of the structures, sale of the structures, and outside funding exploration for repair of the structures.

In the absence of any successful alternatives determined by the owner/applicant, the Town's guiding documents and code encourage and require that properties are managed in a safe, well-kept, and unblighted condition. The Proposed Action will hereby authorize the removal of an alleged code non-compliant structure that is currently blighting an area, and will facilitate the removal of this vacant structure that is not in keeping with the vision and intent of the Town's guiding documents and code.

18. Consistency with Community Character:

Salt Road is under the jurisdictional control of Erie County and is made up of numerous existing land-uses, including residential, agricultural operations, and wooded tracts of land. The Proposed Action does not reflect a moderate to large impact, as a vacant structures inconsistent with the existing community character of the area. Furthermore, prior loss of distinguishing exterior characteristics of the existing structures that may have contributed to the overall community character have left the structures compromised, and inconsistent with the intended community character of the area.

LOCATION MAP

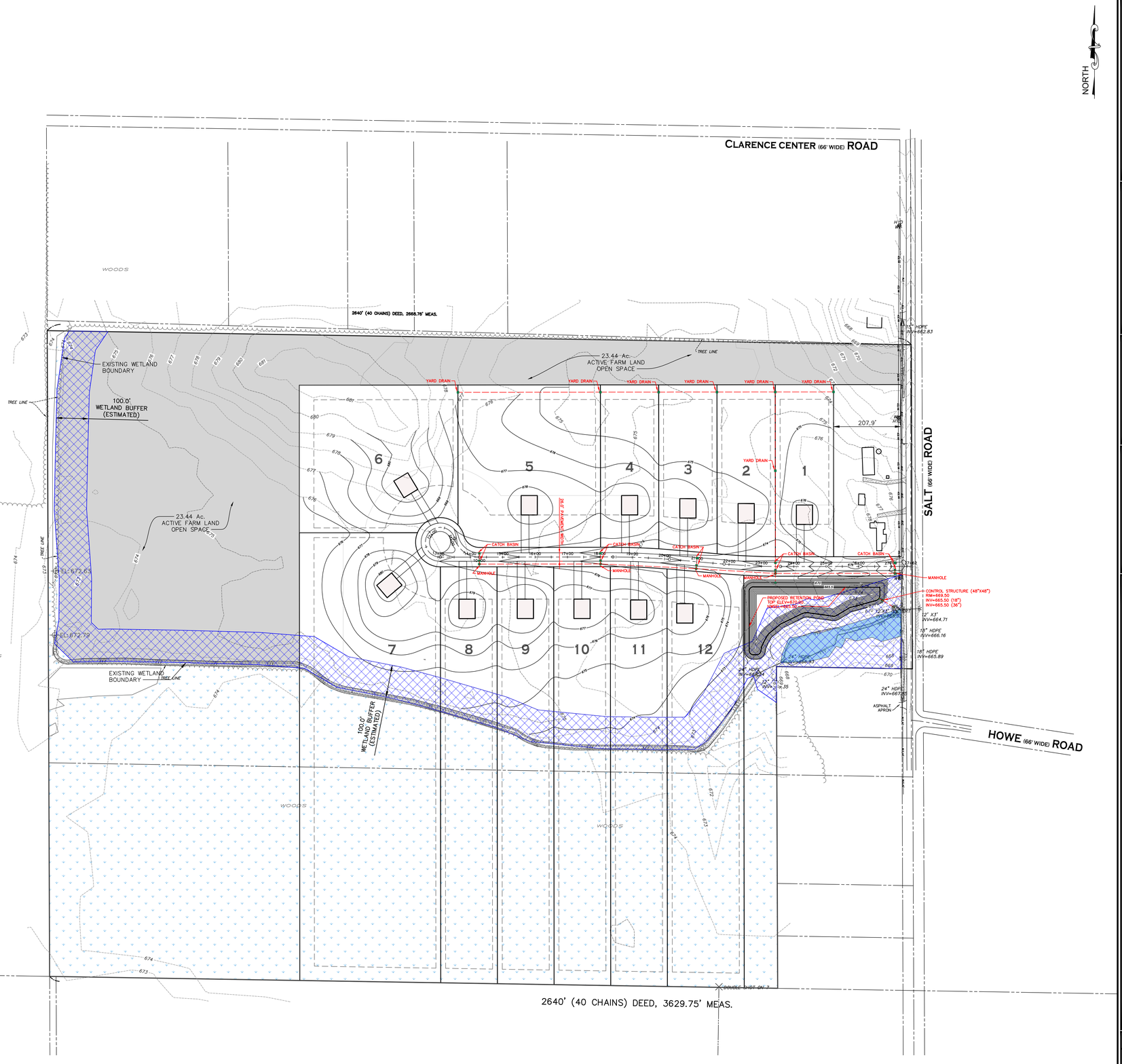
N.T.S.

DETAILS OF DEVELOPMENT		
ZONING	A–RR AGRICULTURAL RURAL RESIDENTIAL	
	MIN./MAX.	PROVIDED
LOT WIDTH	150–FT MIN.	150–FT
LOT WIDTH (CORNER)	200–FT MIN.	425–FT
FRONT YARD SETBACK	45–FT MIN.	100–FT
SIDE YARD SETBACK	15–FT MIN.	15–FT
REAR YARD SETBACK	45–FT MIN.	45–FT

Stormwater Management Facility Summary

Design Storm Event	(97.7 Ac.) Pre-Dev Flow (cfs)	Pond 1 Post-Dev Inflow (cfs)	(34.8 Ac.) Pond 1 Post-Dev Outflow (cfs)	(62.9 Ac.) Post- Dev Bypass	Total Post Development Discharge	Pond 1 High Water Elevation
1 YR / 24 HR	23.22	8.47	2.45	10.00	12.45	666.39
10 YR / 24 HR	57.91	25.59	8.14	27.84	35.98	667.49
25 YR / 24 HR	77.60	35.92	11.66	38.36	50.02	668.13
90%	5.62	1.16	0.38	1.91	2.29	665.83
100 YR / 24 HR	117.14	57.25	15.13	60.13	75.26	669.41

HOUSE ELEVATIONS		
LOT NUMBER	FINISHED GRADE	TOP OF WALL
1	676.28	677.78
2	675.73	677.23
3	676.46	677.96
4	677.17	678.67
5	678.41	679.91
6	680.17	681.67
7	680.05	681.55
8	679.26	680.76
9	678.46	679.96
10	677.76	679.26
11	677.06	678.56
12	676.48	677.98



DRAWING REVISIONS

ITEM	DATE	DESCRIPTION

DESIGNED BY: DSL
DRAWN BY: DSL
CHECKED BY: WES
DATE: APRIL 2024

STATE OF NEW YORK · WILLIAM E. SCHUTT · 058840 · LICENSED PROFESSIONAL ENGINEER

WM SCHUTT & ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

5774 SALT ROAD LLC

SALT ROAD

TOWN OF CLARENCE - ERIE COUNTY - NEW YORK

PRELIMINARY DRAINAGE / GRADING PLAN

THIS SHEET ISSUED JANUARY 14, 2025

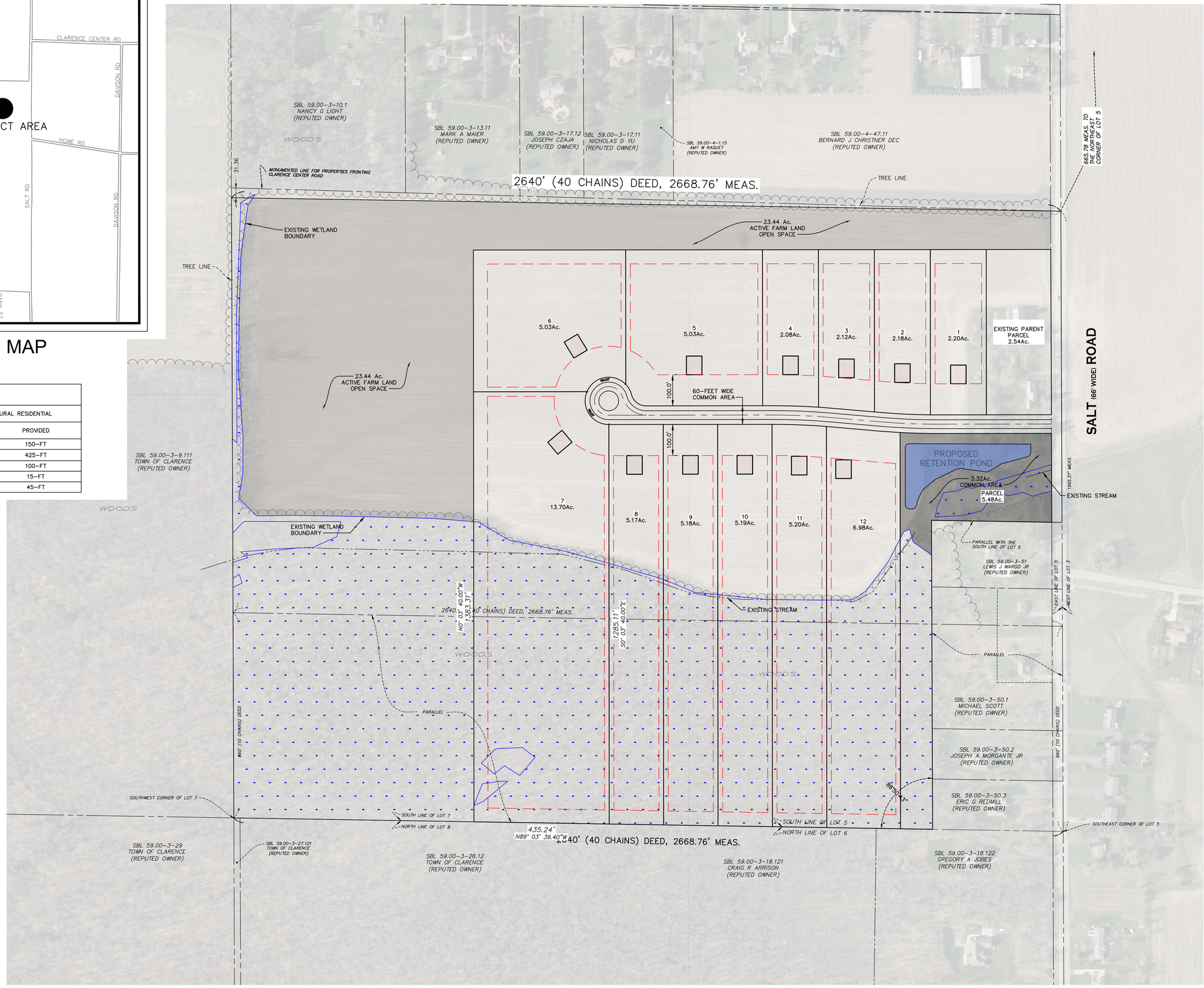
GP1

DRAWING SCALE: 1"=150'

WSA PROJECT NO. 20205

LOCATION MAP
N.T.S.

DETAILS OF DEVELOPMENT		
ZONING	A–RR AGRICULTURAL RURAL RESIDENTIAL	
	MIN./MAX.	PROVIDED
LOT WIDTH	150–FT MIN.	150–FT
LOT WIDTH (CORNER)	200–FT MIN.	425–FT
FRONT YARD SETBACK	45–FT MIN.	100–FT
SIDE YARD SETBACK	15–FT MIN.	15–FT
REAR YARD SETBACK	45–FT MIN.	45–FT



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ITEM	DATE	DESCRIPTION	

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DATE: APRIL 2024

STATE OF NEW YORK
WILLIAM E. SCHUTT
LICENSED PROFESSIONAL ENGINEER
058840

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5774 SALT ROAD LLC
SALT ROAD
TOWN OF CLARENCE - ERIE COUNTY - NEW YORK

SKETCH PLAN

THIS SHEET ISSUED JANUARY 14, 2025

CP14

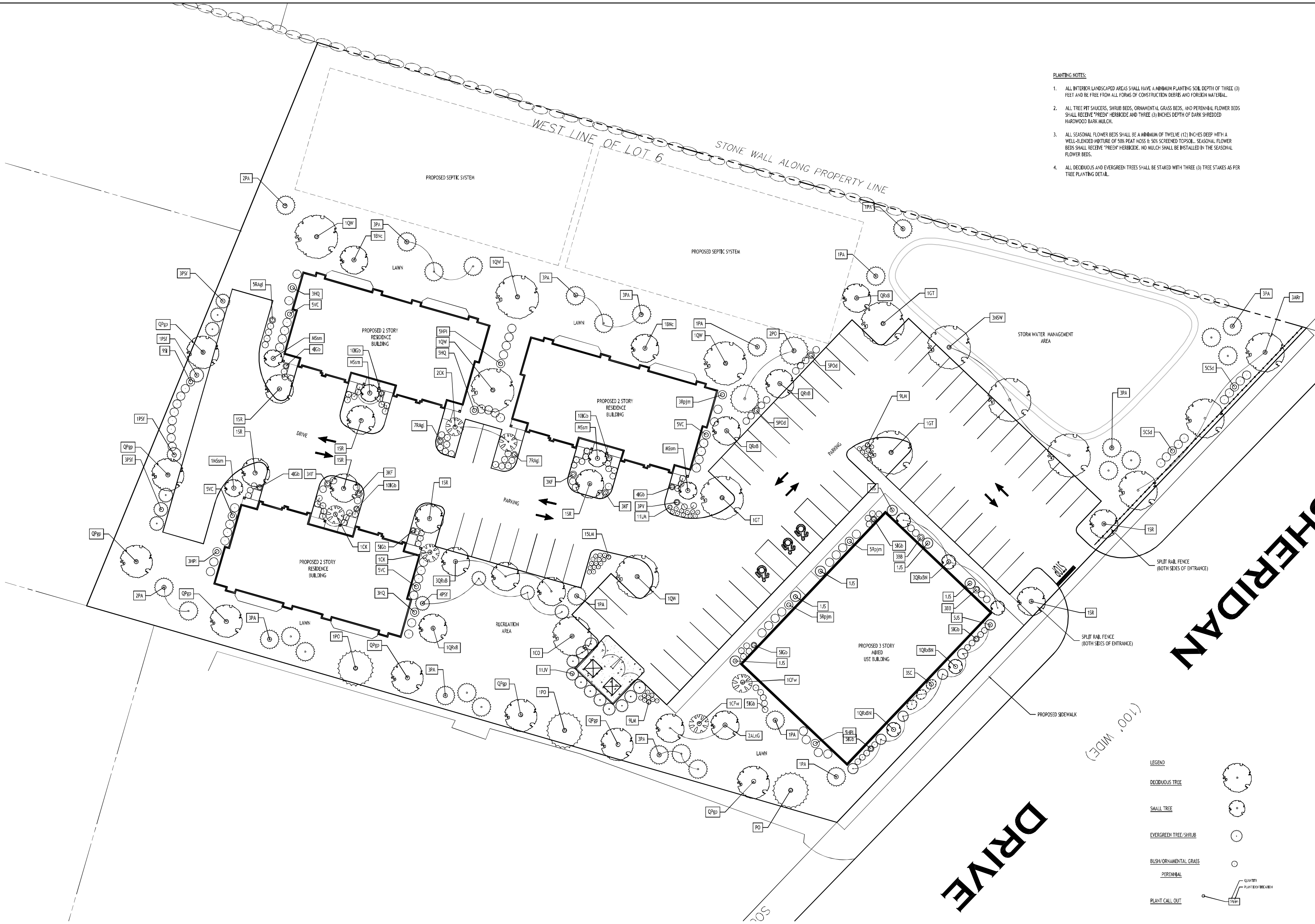
DRAWING SCALE: 1"=150'

WSA PROJECT NO. 20205


Sheridan Coffee Shop


rence Botique Store


Clarence Botiqu
dan Coffee Shop



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

Landscape Plan

SCALE: 1"=20'

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.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Landscape Plan

Date: 09.16.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
L-100

Project No: 24-4106

Recommended Plant List

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ARr	3	Acer rubrum 'Redpointe'	Autumn Flame Maple	2½"-3"Cal.	B&B; Grows to 40 ft, high, 35 ft. wide
BN	2	Betula nigra 'Cully'	Heritage River Birch	12 ft. high min	B&B; Multi-stem, min. 3 major stems
GT	3	Gleditsia triacanthos inermis 'Skycole''	Skyline Honeylocust	2½"-3"Cal.	B&B; Grows to 45 ft, high, 35 ft. wide
NSW	3	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2½"-3"Cal.	B&B; Grows to 30-40 ft. high and wide
QW	5	Quercus warei	Regal Prince Oak	2½"-3"Cal.	B&B; Grows to 75 ft, high, 60 ft. wide
CO	1	Celtis occidentalis	Hackberry	2½"-3"Cal.	B&B; Grows to 65 ft, high, 45 ft. wide
QPgp	8	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2½"-3"Cal.	B&B; Grows to 35 ft, high, 35 ft. wide
SMALL/ORNAMENTAL TREES					
SR	8	Syringa reticulata	Ivory Silk Japanese Lilac Tree	8' High Min.	B&B; Height to 20 ft., width to 20 ft.
QRxB	7	Quercus robur x bicolor	Regal Prince Oak	8' High Min.	B&B; Height to 20 ft., width to 20 ft.
CK	4	Cornus kousa	Kousa Dogwood	8' High Min.	B&B; Height to 18 ft., width to 20 ft.
QRxBn	5	Quercus robur x bicolor 'Nadler pp17604'	Kindred Spirit Oak	8' High Min.	B&B; Height to 18 ft., width to 20 ft.
MSsm	5	Magnolia stellata	Star Magnolia	8' High Min.	B&B; Height to 20 ft., width to 20 ft.
CFw	2	Cornus florida 'White Cloud'	White Dogwood	8' High Min.	B&B; Height to 20 ft., width to 20 ft.
ALxG	2	Amelanchier x grandifolia	Autumn Brilliance Service Berry	8' High Min.	B&B; Height to 20 ft., width to 20 ft.
EVERGREEN TREES					
PA	30	Picea abies 'Hillside'	Norway Spruce - upright	6' High min.*	B&B; Full to Ground
PSf	12	Pinus strobus 'Fastigiata'	White Pine 'Fastigiate'	6' High min.*	B&B; Full to Ground
PO	5	Picea omorika	Serbian Spruce	6' High min.*	B&B; Full to Ground
SHRUBS				*Measured from bottom of leader	
CSd	10	Cornus sericea	Red Twig Dogwood	36" High Min.	No. 7 Cont.; Grows 6-9 ft. h,7-10 ft. w
IGb	72	Ilex glabra 'chamzin'	Nordic Inkberry	24" High Min.	Grows to 4 ft. high and wide
JS	12	Juniperus scopolorum	Skyrocket juniper	4' High Min.	B&B: Grows to 15 ft. tall, 6 ft. wide.
JV	11	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	4' High Min.	B&B: Grows to 15 ft. tall, 6 ft. wide.
Rpjm	13	Rhododendron pjm	Rhododendron	24" High Min.	B&B: Grows to 6 ft. tall, 7 ft. wide.
SC	3	Sambucus nigra	Black Lace Eldeberry	4' High Min.	B&B: Grows to 20 ft. tall, 20 ft. wide.
HPl	13	Hydrangea paniculata 'Limelight'	Panicle Hydrangea	24" High Min.	B&B: Grows to 20 ft. tall, 20 ft. wide.
HQ	11	Hydrangea quercifolia	Oakleaf Hydrangea	24" High Min.	B&B: Grows to 8 ft. tall, 8 ft. wide.
CAd	76	Cotoneaster divaricatus	Peking contoneaster	24" High Min.	No. 5 Cont.; grows 4-6 ft. high and wide
VC	20	Viburnum carlesii	Korean Spice Viburnum	36" High Min.	No. 7 Cont.; Grows 6-9 ft. h,7-10 ft. w
SI	9	Salix integra 'Hakuro-Nishiki'	Dappled Willow	24" High Min.	B&B: Grows to 8 ft. tall, 8 ft. wide.
POd	10	Physocarpus apulifolius	Ninebark	36" High Min.	No. 5 Cont.; grows 4-6 ft. high and wide
ORNAMENTAL GRASS/GROUND COVER					
RAgl	19	Rhus aromatica 'Gro-low'	Gro-Low Sumac	12" H. Min.	No. 3 Cont.; Grows 2 ft high and 6'w
KF	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 3 Cont.	Grows 2-5 ft. high, 2-3 ft. wide
PV	3	Panicum virgatum	Switch Grass	No. 3 Cont.	Grows 2-5 ft. high, 2-3 ft. wide
BB	6	Andropogon Gerardii	Big Blue Stem Grass	No. 3 Cont.	Grows 2-5 ft. high, 2-3 ft. wide
LM	44	Liriope muscari	Lily Turf	No. 3 Cont.	Grows 1-1.5 ft.high,2-3ft. wide

NOTE: All planting beds and trees 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 NURSERYMEN, ANSI 260.1

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 ACTUALL 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, ⅓ PART MILORGANITE.

7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.

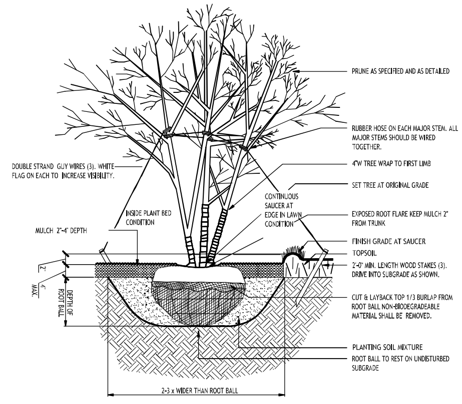
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH WITH "PREEN".

9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED.

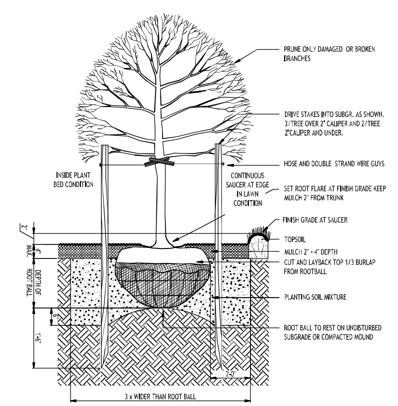
10. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.

11. ALL SEEDED AREAS SHALL BE HYDROSEEDED 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.

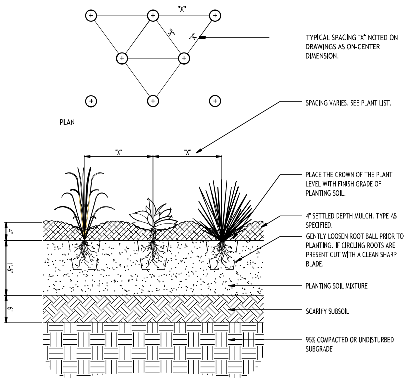
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.



STD. MULTI STEM DECIDUOUS TREE PLANTING
NO TO SCALE



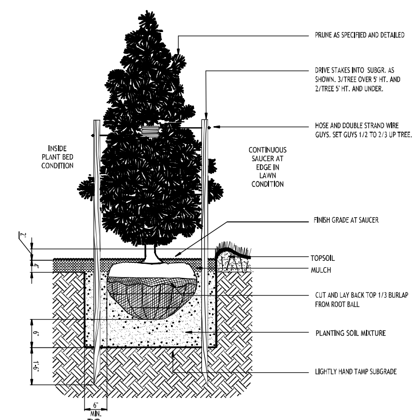
STD. DECIDUOUS TREET PLANTING
NO TO SCALE



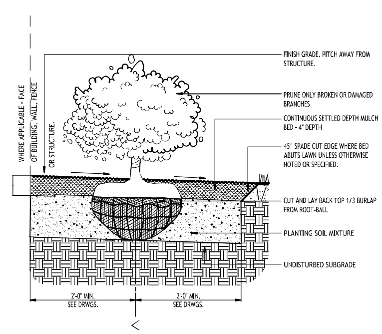
SECTION

NOTE: PLANT BULBS IN TRENCHES AND BOUQUET PLANTING GROUPS.

GROUND COVER PLANT SPACING
NO TO SCALE



STD. EVERGREEN PLANTING
NO TO SCALE



STD. SHRUB PLANTING
NO TO SCALE

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development
9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date

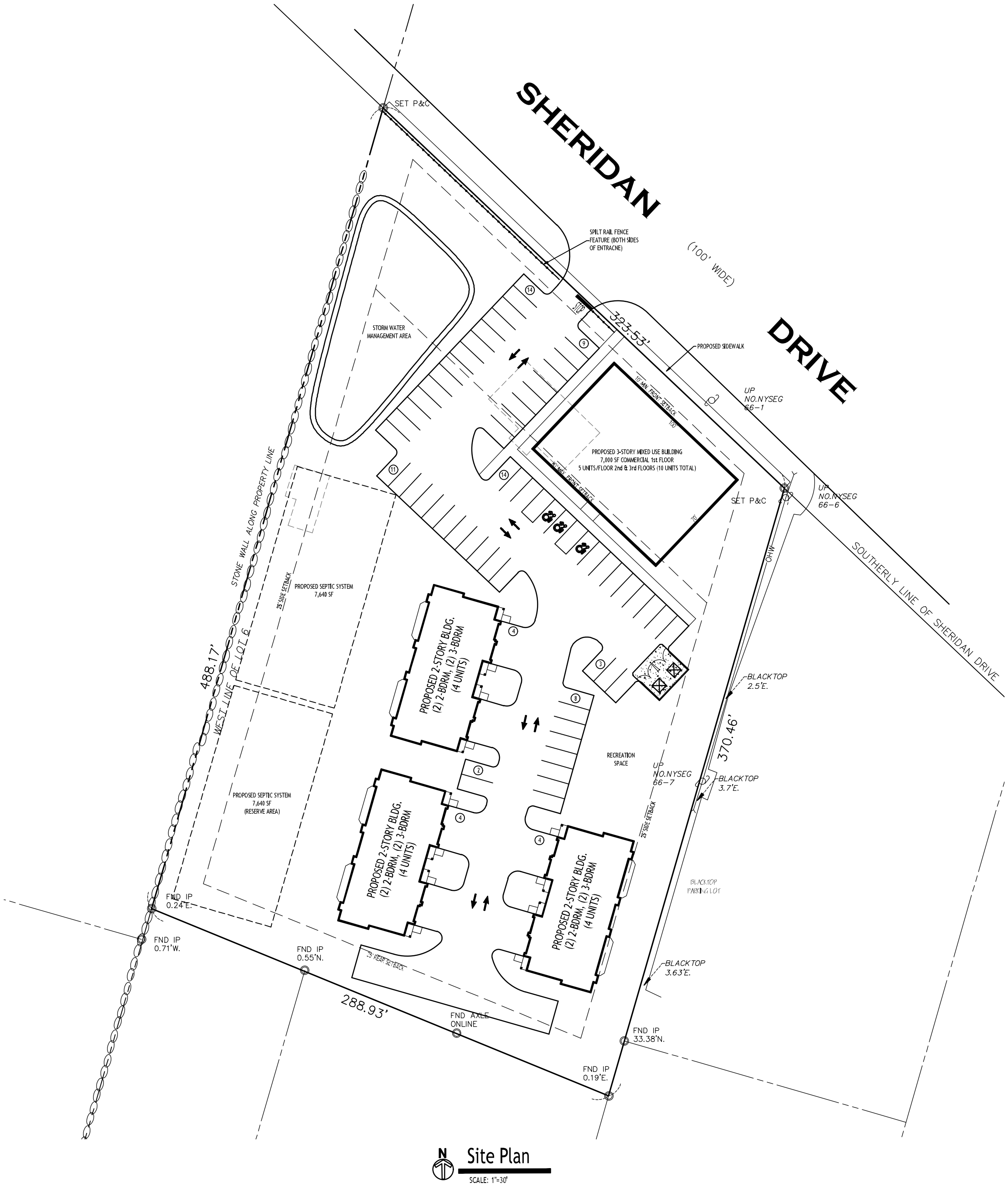
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Details
Finish Schedule

Date: 09.16.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
L-101

Project No: 24-4106



N
Site Plan
SCALE: 1"=30'

Site Data

SITE AREA = 2.8 AC
ZONED: COMMERCIAL
USE:

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	10 FT MIN/80 FT MAX *	> 80 FT
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	9'x19'	9'x19' 12 - GARAGES 73- 9'x19' 85 TOTAL
REQUIRED SPACES	84	
GREENSPACE		
OVERALL SITE GREENSPACE	30% (0.84 AC)	XX% (XX AC)
INTERIOR GREENSPACE	8% (XX AC)	XX% (XX AC)
MAX. BUILDING HEIGHT	45 FT	< 45 FT
MAX. BUILDING COVERAGE	70% MAX. (85,378 SF)	10.9% (65,476 SF)
RECREATION SPACE (CAN BE INCLUDED IN GREENSPACE)	15% (0.42 AC)	XX% (XX AC)

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

MULTI-FAMILY UNIT CALCULATION

COMMERCIAL (C) LAND AREA = 2.8 AC

ALLOWED

PER SECTION 229-126 (D)(1)c:
50% OF THE PROPERTY SHALL BE COMMITTED TO A COMMERCIAL USE

REQ'D COMMERCIAL USE AREA = 2.8 AC x 0.5 = 1.4 AC

WITHIN THE COMMERCIAL COMPONENT PER SECTION 229-126(D)(5)a:
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= 1.4 AC x 4 UNITS/AC = 5.6 UNITS

WITHIN THE RESIDENTIAL COMPONENT PER SECTION 229-126(D)(1)a:
MAXIMUM DENSITY FOR MULTI-FAMILY DEVELOPMENTS WITH SEPTIC SHALL BE 4 UNITS/AC

ALLOWED UNITS = 1.4 AC x 4 UNITS/AC = 5.6 UNITS

PROPOSED

PROPOSED UNITS WITHIN THE RESIDENTIAL COMPONENT = 12 UNITS
(USE 3.4 OF THE 5.6 UNITS ALLOWED, VARIANCE FOR 8.6 ADDITIONAL)

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 (2.2) UNITS NOT USED IN THE RESIDENTIAL COMPONENT AND TRANSFER TO MIXED USE BUILDING, 4.4 ADDITIONAL UNITS ALLOWED

MIXED USE BUILDING:
THERE ARE 5.6 UNITS ALLOWED IN THE COMMERCIAL COMPONENT PER SECTION 229-126(D)(5)a. APPLYING THE TRANSFER INCENTIVE PER SECTION 229-126(D)(6) TO ALLOW 4.4 ADDITIONAL UNITS, A TOTAL OF 10.0 UNITS ARE ALLOWED IN THE MIXED USE BUILDING. 10 UNITS ARE PROPOSED.

MINIMUM 75% OF THE FIRST FLOOR SQUARE FOOTAGE SHALL BE PERMITTED COMMERCIAL USES

PARKING CALCULATION:

"OFFICE"
1 SPACE PER 200 GSF OF FLOOR AREA
2800 GSF / 200 = 14 SPACES

"RETAIL"
1 PER 150 GSF OF FLOOR AREA
1750 GSF / 150 = 12 SPACES

"RESTAURANT" (1500 SF)
1 PER 3 SEATS
40 SEATS / 3 = 14 SPACES

"RESIDENTIAL"
2 PER UNIT
22 UNITS x 2 = 44 SPACES

TOTAL SPACES REQUIRED = 84 SPACES

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

30' 30 0 30 60Ft.

CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development
9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan Concept

Date: 10.02.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100
Project No: 24-4106

Amended Part 1 of Full EAF
Date: November 1, 2024

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Sheridan Drive Mixed-Use Redevelopment		
Project Location (describe, and attach a general location map): 9105 Sheridan Drive, Clarence, NY 14031; Vacant land located with 323 ft. of frontage along Sheridan Drive		
Brief Description of Proposed Action (include purpose or need): The proposed Sheridan Drive Mixed-Use Redevelopment is a new construction commercial and residential community consisting of a three-story building containing 7,000 square feet of first floor commercial space and 10 upper floor attached residential dwellings along with three (3) two-story multifamily townhome buildings containing four units per building with garages (the "Project"). The Project involves the redevelopment of a 2.80 acre +/- parcel located at 9105 Sheridan Drive [SBL No. 71.13-2-3] in the Town of Clarence, NY. The Project has been defined broadly to include all proposed site improvements and all required approvals and permits needed from the municipal boards of the Town of Clarence and involved agencies. The Project will not result in any potentially significant adverse environmental impacts and as such the Project Sponsor is requesting that the lead agency issue a negative declaration pursuant to the State Environmental Quality Review Act ("SEQRA").		
Name of Applicant/Sponsor: Edge Development LLC c/o Bill Burke	Telephone: (716) 225-6117 E-Mail: bill@goedgeco.com	
Address: 931 Bowen Road		
City/PO: Elma	State: NY	Zip Code: 14059
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): 9105 Sheridan Drive LLC	Telephone: (716) 830-2925 E-Mail: bkolberdds@yahoo.com	
Address: 9421 Hunting Valley Drive S		
City/PO: Clarence	State: NY	Zip Code: 14031

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, or Village Board of Trustees ☑Yes ☐No	Clarence Town Board - Special Exception Use Permit	To be determined
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Clarence Planning Board - Site Plan Approval	September 17, 2024
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Town of Clarence Zoning Board of Appeals - Area Variance	To be determined
d. Other local agencies ☑Yes ☐No	Clarence Building Department - Building Permits; Landscape Review Comm. - Lands. Approval	To be determined
e. County agencies ☑Yes ☐No	Erie County Health Department - Septic Permit	To be determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDOT - Highway Work Permit; SPDES Permit	To be determined
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas:West Erie Canal Corridor

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

If Yes, identify the plan(s):

C.3. Zoning

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

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

d. What parks serve the project site?
Clarence Town Park, Town Place Park, Thompson Road Park

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 Development including commercial retail and residential multifamily.

b. a. Total acreage of the site of the proposed action? 2.80 acres
b. Total acreage to be physically disturbed? 1.80 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.80 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				22
At completion of all phases				22

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 44 ' height; 70' width; and 100' length

iii. Approximate extent of building space to be heated or cooled: 7,000 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: Stormwater Management Area

ii. If a water impoundment, the principal source of the water: ☑ Ground water ☐ Surface water streams ☐ Other specify: Stormwater runoff from impervious surfaces

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

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

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

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

Earth fill

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: 7,400 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: Erie County Water Authority
- 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: 7,400 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: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

The Project will include an underground septic system along with space for a redundant back-up septic field

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 ~1.80 acres (impervious surface)

_____ Square feet or 2.80 acres (parcel size)

ii. Describe types of new point sources. Building roofs, parking lots and sidewalks

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)?

A private stormwater management area will be established on the Project Site.

- 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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): _____

Less than one (1) truck trip per week

iii. Parking spaces: Existing 0 Proposed 84 Net increase/decrease 84

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

~ 90,000 KWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Public Utility electric connection

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 AM - 5:00 PM
- Saturday: 7:00 AM - 2:00 PM
- Sunday: N/A
- Holidays: 7:00 AM - 2:00 PM

ii. During Operations:

- Monday - Friday: 7:00 AM - 9:00 PM
- Saturday: 7:00 AM - 9:00 PM
- Sunday: 7:00 AM - 9:00 PM
- Holidays: 7:00 AM - 9:00 PM

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:

Construction activity performed for the furtherance of the Project is an unavoidable short-term impact that will not be potentially significant. It is expected that the noise will be produced during construction only, primarily between 7:00 AM through 5:00 PM Monday through Friday.

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:

The Project will feature building illumination along Sheridan Drive, parking lot lighting, and typical residential building lighting. All parking lot lighting will be shielded away from surrounding properties. A Photometric Plan will be provided in connection with the Site Plan review process.

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:

The Project Site is located in a generally commercialized area along the Sheridan Drive commercial corridor and proximate to the Main Street Commercial Corridor. Typical uses include industrial, construction services, and commercial retail. There are two residential properties to the northeast of the Project.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	+/- 1.80	+ 1.80
• Forested	0.0	0.0	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.80 +/-	1.00 +/-	-1.80
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: _____			

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:

_____

_____

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? Approx. 4.0 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: WaA - Walpole Sandy Loam 100 %
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: > 8 feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☑ Moderately Well Drained: 100 % of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 95 % of site
☐ 10-15%: _____% of site
☑ 15% or greater: 5 % 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: _____

[**Note:** There are not any mapped wetlands subject to the jurisdiction of either the U.S. Army Corps of Engineers or the NYS Dept. of Environmental Conservation on the Project Site.]

m. Identify the predominant wildlife species that occupy or use the project site: _____
Typical Suburban wildlife _____ _____ _____
_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
_____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____
_____
_____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____
_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____
_____
_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Thomspon Road Park

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

iii. Distance between project and resource: 0.6 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

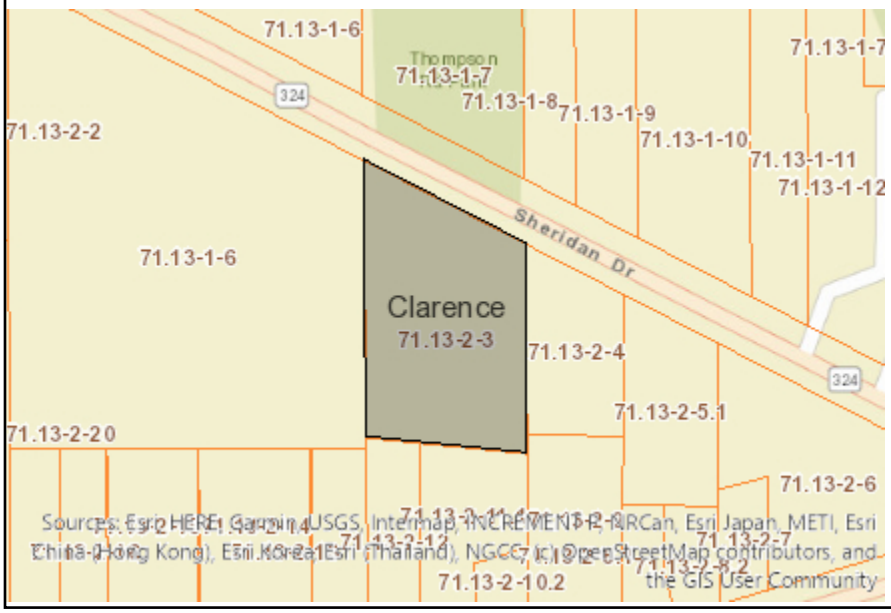
Applicant/Sponsor Name Edge Development LLC Date November 1, 2024

Signature Sean Hopkins Title Counsel for Project Sponsor

PRINT FORM

EAF Mapper Summary Report

Monday, September 16, 2024 8:42 PM



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]	No
E.3.i. [Designated River Corridor]	No

Agency Use Only [If applicable]

Project : 9105 Sheridan Drive - Mixed-Use

Date : 01-29-2025

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

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

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

Tips for completing Part 2:

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

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features

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

☑ NO ☐ YES

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

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

3. Impacts on Surface Water

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

☐ NO ☑ YES

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

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

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

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

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

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

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☑
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____		☑	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project : 9105 Sheridan Drive - Mixed-Use

Date : 01-29-2025

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

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. See attached part 3b for the reasons supporting this determination.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

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

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

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

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

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

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

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

Name of Action: 9105 Sheridan Drive - Mixed-Use

Name of Lead Agency: Town of Clarence Planning Board

Name of Responsible Officer in Lead Agency: Robert Sackett

Title of Responsible Officer: Planning Board Chair

Signature of Responsible Officer in Lead Agency: Date: 01-29-2025

Signature of Preparer (if different from Responsible Officer) Date: 01-29-2025

For Further Information:

Contact Person: Jonathan Bleuer

Address: 1 Town Place, Clarence, NY 14031

Telephone Number: 716-741-8933

E-mail: jbleuer@clarence.ny.us

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

FEAF Part 3b Reasons Supporting this Determination:

Mixed-Use Redevelopment – 9105 Sheridan Drive

01-29-2025

1. Impact on Land:

The "Project Site" is located at 9105 Sheridan Drive (SBL: 71.13-2-3) and consists of +/- 2.8 acres of vacant land, which previously contained a restaurant. The Project Site is zoned as Commercial ("C") pursuant to the Town of Clarence Zoning Map. The "Proposed Project" involves the construction of a mixed-use project containing commercial space, multi-family residential buildings, and associated facilities. The Proposed Project would contain one 3-story mixed-use building with 7,000 sq.ft. of commercial on the first floor and 10 total apartments on floors 2 through 3, and three 2-story residential townhome buildings to the rear of the site with 4 units in each building.

The depth to water table is greater than three feet on the Project Site. The Proposed Project does not involve construction on slopes of 15% or greater. The bedrock on the Project Site is not within 5 feet of the existing ground surface. The Proposed Project will not involve the excavation and removal of more than 1,000 tons of natural material. Since the Proposed Project will result in disturbance of more than one acre of land, a Stormwater Pollution Prevention Plan ("SWPPP") prepared by a licensed engineering firm will be required and the SWPPP will need to be reviewed and approved by the Town Engineering Department prior to site disturbance.

The proposed action will result in physical disturbance and vegetation removal; however, this potential impact represents a small impact since construction activities will need to comply with required applicable erosion and sediment control measures. Such erosion and sediment control 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 ("SWPPP"). The proposed erosion control measures will be reviewed by the Town Engineering Department during the Development Plan Application review process. The Project Site is not located within a designated Coastal Erosion hazard area.

Construction of the Proposed Project is anticipated to occur in one (1) phase and the construction of the Proposed Project is anticipated to occur for a period of more than one year. However, construction activities in furtherance of the Proposed Project will be intermittent and represent a temporary and unavoidable adverse impact that is not potentially significant. During the construction phases, the Proposed Project will need to comply with the applicable stringent standards for stormwater quality and storm quantity management as well as applicable standards for required infrastructure improvements. This will be verified by the Town Engineering Department in connection with the Development Plan Application review process.

2. Impact Geological Features:

There are no unique or unusual land forms on the Project Site.

3. Impact on Surface Water:

The Project Site currently consists of vacant land containing vegetation with no surface water bodies. The management of stormwater from impervious surfaces on the Project Site will require the installation of a stormwater management system. The stormwater management system will be designed by a licensed engineering firm to collect, discharge and improve the quality of surface water. The stormwater management system will be required to comply with the applicable stringent stormwater quality and quantity standards of the New York State Department of Environmental Conservation ("NYSDEC") and the applicable drainage standards of the Town of Clarence.

There are no regulated freshwater wetlands subject to the jurisdiction of the NYSDEC on the Project Site. In a letter dated September 20, 2024 from Scott J. Livingstone of Earth Dimensions, Inc., it was stated that no wetlands were present on the Project Site after a preliminary wetland investigation at the Project Site on September 20, 2024.

In a letter dated December 3, 2024 from Lisa M. Czechowicz of the NYSDEC, it was stated that the National Wetlands Inventory map indicates the potential for federally-regulated wetlands within the Project Site and the U.S. Army Corp of Engineers ("USACE") may require the Project Sponsor to obtain a 401 Water Quality Certification from the NYSDEC.

In a subsequent letter dated January 6, 2025 from Scott J. Livingstone, it was stated that the conditions of the Project Site indicate that the Project Site was historically developed and disturbed. Additionally, the letter also stated that the National Wetlands Inventory ("NWI") map does indicate the possible presence of a wetland along the western property boundary; however, field observations confirmed that no wetland was present in this location. Due to the absence of federally-regulated wetlands within the Project Site, it is the opinion of the Project Sponsor's professional wetland expert that the Proposed Project may move forward without the need for a Section 404 permit from the USACE. The wetland investigation letter prepared by Project Sponsor's professional wetland expert provides evidence confirming the Proposed Project will not result in any potentially significant adverse wetland impacts.

4. Impact on Groundwater:

There will be minimal additional ground water introduced as a result of the Proposed 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.

The Proposed Project will connect to existing water services and will require review and approval by the Erie County Water Authority ("ECWA"). The Project Sponsor identified that there will be a need for new water services requiring anticipated water usage/demand per day

of approximately 7,400 gallons. In a letter dated November 22, 2024 from Mark S. Carney of the ECWA, it was stated that the anticipated development of the Proposed Project's water supplies and/or connections must be approved by the ECWA prior to construction of the Proposed Project. The comment from the ECWA will be addressed during the Development Plan Application review process.

The Proposed Project includes treated wastewater discharge to groundwater in the form of an on-site sanitary system. In a letter dated December 3, 2024 from Lisa M. Czechowicz of the NYSDEC, it was stated that a State Pollutant Discharge Elimination System Permit, and additional permits and/or plan approvals from the NYSDEC and/or Erie County Health Department ("ECHD"), are required for the Proposed Project. The on-site sanitary system shall be designed and permitted to function per ECHD and NYSDEC standards.

5. Impact on Flooding:

The Project Site does not fall within a 100-year floodplain nor a 500-year floodplain. The Project Site is not located within a designated floodway. The Proposed Project will require modification of existing drainage patterns. Any future Development Plan submittal shall be prepared by a licensed engineering firm and shall include an Engineer's Report and full grading and drainage plans with details. The aforementioned Development Plan submittal will be subject to review by the Town prior to Development Plan Approval. In addition, the Proposed Project will include the implementation of NYSDEC compliant stormwater management practices.

6. Impacts on Air:

This proposed mixed use project does not involve a State regulated air emission source.

7. Impact on Plants and Animals:

Although the Project Site was historically developed and disturbed, the Proposed Project will result in the clearing of exiting vegetation on the Project Site. There was no documented presence of protected, threatened or endangered species on the Project Site as confirmed by lead agency concurrence letter issued by the NYSDEC dated December 3, 2024. A Landscape Plan prepared by a Registered Landscape Architect will need to be reviewed and approved by the Town Landscape Review Committee for the purpose of introducing native and beneficial vegetation to the Project Site.

8. Impact on Agricultural Resources:

The Project Site does not contain agricultural resources and is not located in a County Agricultural District. Additionally, there are no agricultural fields currently on the Project Site and a majority of the Project Site is naturally occurring vegetation and mowed fields.

9. Impact on Aesthetic Resources:

The Project Site is located on Sheridan Drive, which is a New York State Highway. The proposed mixed-use project is not in sharp contrast to the nearby land use patterns. Surrounding land use patterns include numerous commercial uses, residential homes, and manufactured housing. Furthermore, the proposed mixed-use project is consistent with the *Town's Comprehensive Plan, Clarence 2030*.

10. Impact on Historic and Archeological Resources:

The Project Site is located in, or is adjacent to, an area designated as sensitive by the New York State Historic Preservation Office ("SHPO") archeological site inventory. A No Impact Determination letter was issued by Daniel MacKay of the New York State Office of Parks, Recreation and Historic Preservation on November 22, 2024. SHPO determined that no historic properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by the Proposed Project; therefore, no further archaeological investigations are warranted.

11. Impact on Open Space and Recreation:

The Proposed Project that consists of privately owned property will not result in a loss of recreational opportunities or a reduction of protected open space. As part of the Proposed Project there will be a requirement to include a recreational component, as approved by the Town of Clarence, for the use of the residents. The Proposed Project currently includes the addition of a 5' wide sidewalk that runs the length of the Project Site's frontage along Sheridan Drive.

12. Impact on Critical Environmental Areas:

The Project Site is not located within or adjacent to a designated Critical Environmental Area.

13. Impact on Transportation:

After a thorough review by involved and interested agencies, including but not limited to the New York State Department of Transportation ("NYSDOT"), Clarence Fire Review, and Clarence Highway Department, it has been determined that the Proposed Project will not have a significant adverse impact on the existing transportation system.

On December 27, 2024 Alyssa Schoenfeldt of the NYSDOT issued an e-mail communication stating that the Proposed Project does not appear to have a significant traffic impact on the State Highway System. Additionally, the letter stated that the proposed driveway should be constructed in accordance with the NYSDOT Highway Design Manual and AASHTO guidance and aligned with a driveway across the roadway. Finally, the letter stated that a NYSDOT Highway Work Permit will be required for work located within the State Highway Right-of-Way.

The primary access point for the Proposed Project is Sheridan Drive. The Proposed Project will result in the modification and reduction of the existing curb cut. The reconfiguration of the curb cut will result in a NYSDOT compliant vehicular ingress and egress. The Project Sponsor will be required to obtain all appropriate permits from NYSDOT for any proposed curb cut modifications.

14. Impact on Energy:

The Proposed Project will cause an increase in the use of energy. The Proposed Project shall be designed to meet energy compliance standards through the installation of energy efficient facilities and features resulting in minimal impact on the environment.

15. Impact on Noise, Odor, and Light:

The potential impacts from noise, odors, and lighting will be addressed through the installation of new landscaping to reduce noise impacts, the installation of enclosed dumpsters / tote garbage facilities to reduce odors, and the installation of dark-sky compliant shielded lighting to avoid off-site light pollution. In addition, the general impact to noise, odor and light will be consistent with existing surrounding commercial and residential land uses. There will be a temporary and unavoidable impact to noise, odor and lighting during construction; however, this is not a potentially significant adverse environmental impact.

16. Impact on Human Health:

The Project Site does not include a known source of regulated hazardous materials detrimental to human health. If regulated hazardous materials exceeding the applicable NYSDEC thresholds are unexpectedly encountered during the construction of the mixed-use project, clean-up activities compliant with Federal, State and Local standards will be completed prior to construction on the relevant portions of the Project Site.

17. Consistency with Community Plans:

Clarence 2030, the Town's adopted Comprehensive Plan, encourages the development of mixed-use projects. The Proposed Project is consistent with the recommended land use, design guidelines and site layout guidance for the relevant portion of the Town along Sheridan Drive. Map 8 of the Comprehensive Plan ("Future Land Use Map") designates the Project Site as appropriate for Business Center. The Business Center use is described on Pages 51-52 of the Comprehensive Plan. Business Center areas are generally characterized by a wider range of commercial activity within the community, and large-scale buildings and parking areas. These areas are located along travel routes with high daily traffic volume. Over the past two decades, the Town has placed an increasing emphasis on providing pedestrian connectivity, as well as building and site design requirements throughout these areas, in order to achieve a higher standard of development. The Proposed Project will create a pedestrian friendly environment with connectivity between the project components.

The Proposed Project will require two (2) variances from the Zoning Board of Appeals. The first area variance would be for a third story associated with the mixed-use building. The second area variance would be to increase the multiple-family housing density by 12 residential units.

Should the area variance for the number of stories for the mixed-use building be granted by the Zoning Board of Appeals, it has been determined that this area variance does not represent a potentially significant adverse environmental impact. Two-story mixed-use buildings are permitted pursuant to the Town's Multifamily Law, and the Commercial zoning classification also allows a building height of up to forty-five feet. The Project Sponsor has indicated that the proposed three-story building would be under forty-five feet.

If the Zoning Board of Appeals does not grant the area variance for the number of stories, the Project Sponsor will be required to adjust the design of the proposed mixed-use building to comply with the relevant two-story height standard.

A density calculation for the number of multifamily units to be provided was prepared pursuant to the Section 229-1126D(1)(c) of the Zoning Code, and is as follows:

- Commercial (C) land area = 2.8 acres
    - Allowed per section 229-126 (D)(1)(c) of the zoning code: 50% of the property shall be committed to a commercial use.
    - 2.8 acres / 2 = 1.4 acres of required commercial use area
- Within the commercial component per section 229-126(D)(5)(a) of the zoning code:
    - Within the minimum 50% of the development committed to commercial uses, mixed use designs may be allowed with a density of 4 units per acre.
    - 1.4 acres x 4 units per acre = 5.6 allowed units in commercial component
    - Proposed units within the commercial component = 10 units (5 allowed)
- Within the residential component per section 229-126(D)(1)(b) of the zoning code:
    - Maximum density for multi-family developments without sanitary sewer shall be 4 units per acre with a maximum total number of 16 units (22 proposed).
    - 1.4 acres x 4 units per acre = 5.6 allowed units in residential component
    - Proposed units within the residential component = 12 units (5 allowed)
- The Project Sponsor is proposing a total of 22 units within the Proposed Project. A 12-unit variance will be required from the Zoning Board of Appeals.

Should the area variance to increase the multiple-family housing density by 12 residential units be granted by the Zoning Board of Appeals, it has been determined that this area variance does not represent a potentially significant adverse environmental impact. The Proposed Project remains in character with the long-term vision for Sheridan Drive, and the Project Sponsor shall obtain all appropriate permits from the appropriate regulatory agencies that ensure the density desired for the Proposed Project is achievable.

If the Zoning Board of Appeals does not grant the area variance for the housing density, the Project Sponsor will be required to adjust the design of the Proposed Project to comply with the relevant unit restrictions contained in the Town's Multifamily Law.

18. Consistency with Community Character:

Sheridan Drive is a State Highway made up of numerous existing land uses on both sides, including commercial uses, residential homes, and manufactured housing. The mixed-use project will not be in sharp contrast to existing community character. The Proposed Project will result in a more compliant community character per the Town's allowable uses in the zone and vision per the adopted Comprehensive Plan. The layout of the Proposed Project focuses the density closer to Sheridan while progressively scaling down the land use intensity further away from the primary right-of-way. The Proposed Project shows a mixture of high-quality materials for the proposed buildings.