

LOCATION MAP
N.T.S.

DETAILS OF DEVELOPMENT

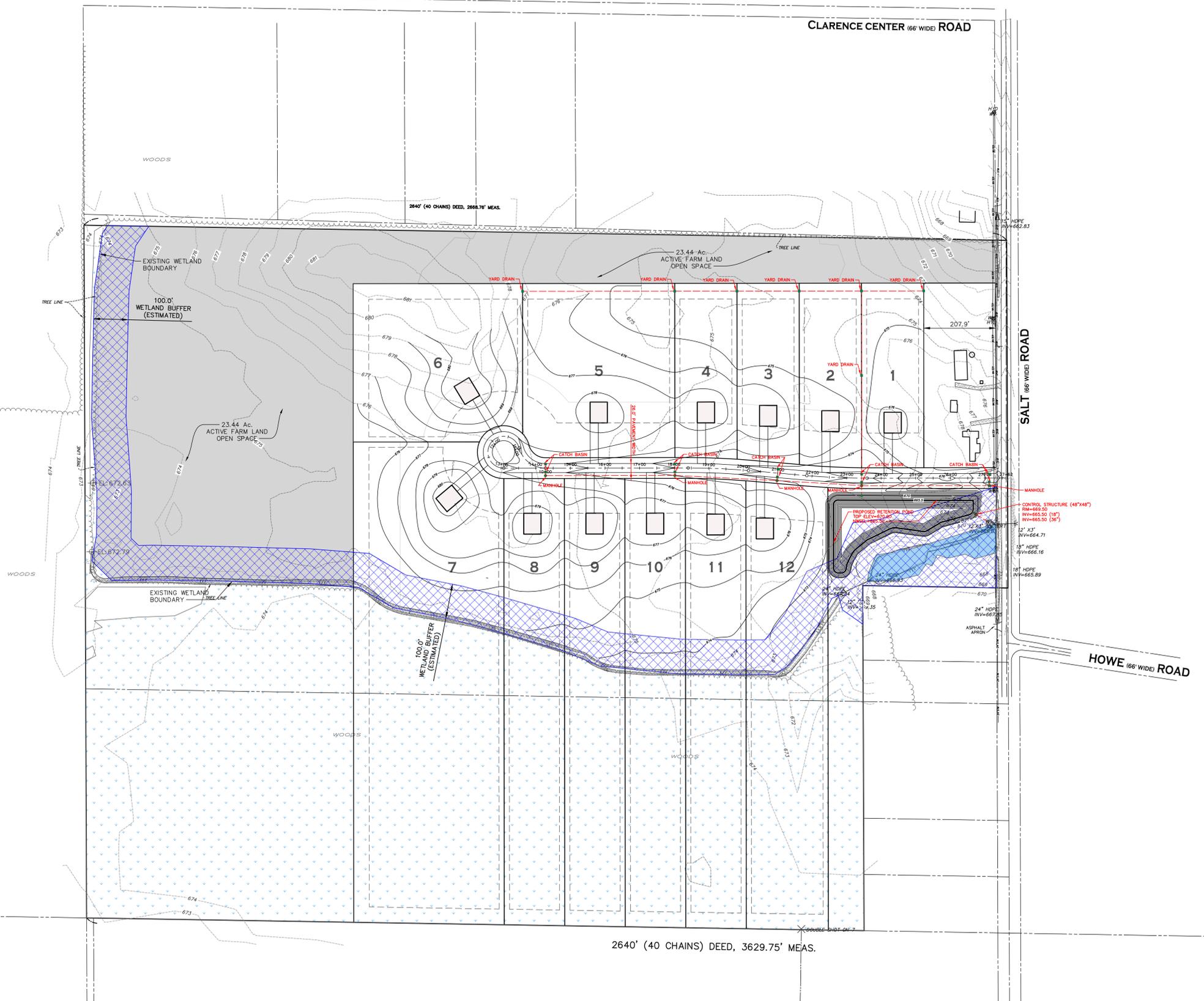
ZONING	A-RR AGRICULTURAL RURAL RESIDENTIAL	
	MIN./MAX.	PROVIDED
LOT WIDTH	150-FT MIN.	150-FT
LOT WIDTH (CORNER)	200-FT MIN.	425-FT
FRONT YARD SETBACK	45-FT MIN.	100-FT
SIDE YARD SETBACK	15-FT MIN.	15-FT
REAR YARD SETBACK	45-FT MIN.	45-FT

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



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5774 SALT ROAD LLC
SALT ROAD
TOWN OF CLARENCE - ERIE COUNTY - NEW YORK
PRELIMINARY DRAINAGE / GRADING PLAN

**Full Environmental Assessment Form
Part 1 - Project and Setting**

RECEIVED

AUG 23 2024

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.

ZONING OFFICE

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed 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, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board - Subdivision Referral	TBD
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Subdivision Approval	TBD
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ECDPW - Highway Permit, ECHD - septic System/Water, ECWA - water	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - Water Quality Certification	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 I (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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>6</u>	_____	_____	_____
At completion of all phases	<u>12</u>	_____	_____	_____

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? 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? 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 (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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
N/A

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	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: _____

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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>deer, fox, coyote, rabbit, squirrels _____</p> <p>bird species _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: <u>ERIE014</u></p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 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 five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

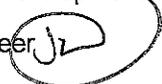
I certify that the information provided is true to the best of my knowledge.

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

Signature *Paul Butler* Title Owners
Agent for Owners

Memo



To: Jonathan Bleuer, Director of Community Development
From: Joseph Lancellotti, Asst. Municipal Engineer 
CC: Wm Schutt Associates, 37 Central Ave, Lancaster, NY 14086
5774 Salt Road, LLC, 9410 Martin Road, Clarence Center, NY 14032
Timothy Lavocat, P.E., Town Engineer
File
Date: January 30, 2025
Re: 5774 Salt Road Private Subdivision- Preliminary Grading and Drainage Plan

Jon,

The Engineering Department has reviewed the Preliminary Grading and Drainage Plans dated January 14, 2025 and received on January 22, 2025. This concept level review is not an all-inclusive project review and additional comments may be warranted and provided at any time throughout the formal project review process. The below comments are to be addressed during the Development Plan review process.

1. Provide a rear yard drainage solution between lots 6 and 7. The need for additional rear yard drainage will be reviewed for lots 7-12 based on stream depth and capacity.
2. Include the pond forebay on the plans in accordance with the stated narrative in the report.
3. Vehicular protection near the proposed pond will be reviewed during the Development Plan process.
4. Provide a boundary and topographic survey which has been stamped and signed by a licensed NYS PLS. Survey must include accurate boundaries of state and federal wetlands.
5. Based on the proposed design, this site will exceed an acre of disturbance. Provide a full Stormwater Pollution Prevention Plan in conformance with GP-0-25-001 upon development plan submittal.
6. Provide NYSDEC and USACOE approvals for all wetland delineations.
7. Federal or State wetland disturbance (including within any wetland buffer areas) requires permitting from respective agencies.
8. Erie County DPW approval is required for the curb cut and stormwater discharge to and within the Salt Road ROW.
9. Erie County Water Authority/Health Department approval is required for the waterline and RPZ connection from Salt Road.
10. A hydrogeologic/geotechnical evaluation is required for deep excavations. Please provide a soil bore to refusal and associated hydrogeologic/geotechnical evaluation report for the proposed pond. Soil bores are to be within excavation footprint. The report is to include, but not be limited to analysis of the deep soils, soil stability, proximity to existing structures, basin constructability, groundwater, dewatering operations, ability to hold water, etc. The Engineer's Report is to be stamped and signed by a hydrogeologic or geotechnical engineer licensed by the State of New York.



The New Home of
Earth Dimensions, Inc.

February 20, 2025

Project #2251374

Mr. Jonathan Bleuer
Director of Community Development
Town of Clarence Office of Planning and Zoning
1 Town Place
Clarence, NY 14031

**RE: 5774 Salt Road
Wetland Permitting Status**

Dear Mr. Bleuer,

On behalf of our client, 5774 Salt Road LLC, LaBella is providing this letter to summarize the current status and expected process of wetland permitting for the proposed subdivision in Clarence.

Based on the New York State Department of Environmental Conservation (NYSDEC) Part 664 regulations that went into effect on January 1, 2025, it is assumed that wetlands W1 and W2 identified in the Earth Dimensions, Inc. (EDI) wetland delineation report dated July 13, 2021 are now regulated under Article 24 of New York Environmental Conservation Law. The wetlands are assumed to be NYSDEC jurisdictional based on the wetland size being greater than 12.4 acres. Additionally, the wetlands were determined to be Federally regulated in a Preliminary Jurisdictional Determination by USACE dated January 5, 2024. The USACE determination is valid until January 5, 2029.

The proposed 12-lot subdivision will impact 1.05-acre (45,990 sq ft) of presumed NYSDEC regulated 100-foot upland adjacent area. No wetland impacts are proposed. The proposed 100-foot upland adjacent area impacts are associated with the proposed construction of a retention pond in the southeast portion of the project area. Per NYSDEC regulations, impacts were reduced to the minimum extent practicable. Based on site topography, the proposed retention pond is located in the only location on site that would allow site drainage to function properly.

An Article 24 Permit application will be submitted to NYSDEC by the end of February. The Application will include the project site plans, proposed buffer impact map, SHPO correspondence, long EAF, buffer mitigation plan (plantings and monuments) and the Wetland Delineation Report. LaBella expects the NYSDEC permit to take up to 6 months to receive after the application submittal.

Please feel free to reach out to me to get a status update on the Application process, or if you have any questions.

LaBella Associates

Thomas Somerville
Senior Environmental Scientist

February 17, 2025

Mr. Jonathan Bleuer
Director of Community Development
Town of Clarence Planning & Zoning Department
One Town Place
Clarence, NY 14031

Re: Dynabrade – Proposed 90,000 SF Building
8989 Sheridan Drive, Clarence, NY

File: D51.117.002

Dear Mr. Bleuer:

This letter and enclosed documentation are being submitted on behalf of Dynabrade., Inc. ("Project Sponsor") for the purpose of responding to the comments received from the various agency review comments regarding SEQR coordination with respect to review of the pending request for approval of the Concept Plan for the proposed Dynabrade – Proposed 90,000 sf Building project. For the purposes of convenience, each of the comments from the agency comment letters are listed below in *italics* followed by a response to each comment.

I. COMMENTS FROM THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION, DATED OCTOBER 10, 2024:

Comment #1: *In the second paragraph of the letter, "Based upon this review, it is the opinion of OPRHP that no 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 this project.*

Response to Comment #1: This comment is acknowledged.

II. COMMENTS FROM THE ERIE COUNTY WATER AUTHORITY, DATED OCTOBER 11, 2024:

Comment #1: *This letter is to inform you that the Engineering and Legal Department of the Erie County Water Authority has reviewed the solicitation for lead agency status with respect to the above project and has no objection to the Town of Clarence acting as Lead Agency. Any and all new service must be approved by the Erie County Water Authority.*

Response to Comment #1: This comment is acknowledged. Furthermore, the design of and approval of the new water service and backflow prevention approval will be coordinated with the Erie County Water Authority, prior to receiving Design Development approval.

III. COMMENTS FROM THE NYSDEC, DATED OCTOBER 24, 2024:

Comment #1: *"Since project activities will involve land disturbance of 1 acre or more, the project sponsor, owner of operator is required to obtain a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001)....."*

Response to Comment #1: This comment is acknowledged. A Stormwater Pollution Prevention Plan (SWPPP) and the corresponding electronic Notice of Intent and MS4 SWPPP Acceptance Form will be completed and filed as part of the Design Development review.

Comment #2: *The project site was noted to be located in an archeologically sensitive area based on information obtained through the Cultural Resource Information System (CRIS) on the New York State Office of Parks, Recreation and Historic Preservation's (OPRHP) website....."*

Response to Comment #2: Item I above, correspondence letter from NYSOPRHP provides documentation from NYSOPRHP that "no 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 this project".

IV. COMMENTS FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT), DATED NOVEMBER 4, 2024:

Comment #1: *NYSDOT concurs with the Town of Clarence for it to act as the Lead Agency.*

Response to Comment #1: This comment is acknowledged.

Comment #2: NYSDOT does not intend to allow the new driveway onto Sheridan Drive as proposed. A solution may be to mirror the proposed building on the N/S axis to locate the new shipping/receiving area adjacent to and accessible by the current central driveway of the site.

Response to Comment #2: Subsequent to this comment letter, further correspondence took place between the design team (Dynabrade and C&S Engineers) along with the NYSDOT and NYS Senator Gallivan's office to come to a solution to this comment. Attached please find the correspondence email from the NYSDOT allowing the third curb cut with the condition of removing the project's connection points to the central access drive. Please note that the connection points from the project project to the central access drive have been removed on the attached, revised plans.

Comment #3: a NYSDOT Highway Work Permit will be required for work located within the State Highway Right-of-Way, including the utility work as shown.

Response to Comment #3: A NYSDOT Perm 33-COM highway work permit application will be submitted to the NYSDOT for review and approval, during the Town's Design Development review of this project.

V. COMMENTS OF THE ERIE COUNTY DIVISION OF PLANNING, DATED OCTOBER 7, 2024:

Comment #1: *No recommendation; proposed action has been reviewed and determined to be of local concern.*

Response to Comment #1: This comment is acknowledged.

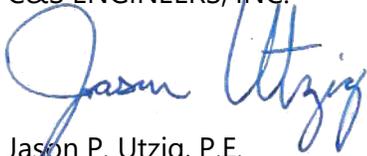
Enclosed with this letter please find the following updated documents:

- Five (5) sets of the revised Civil/Site Development Plans including Cover Sheet, Overall Site Plan, Site Plan, Grading Plan, Utility Plan and Landscaping Plan
- Five (5) copies of the follow up email correspondence with NYSDOT, dated 2024-02-14, concurring with the third access drive and removal of proposed access to the central access drive from the proposed development
- One (1) USB drive with pdf copies of the revised drawings

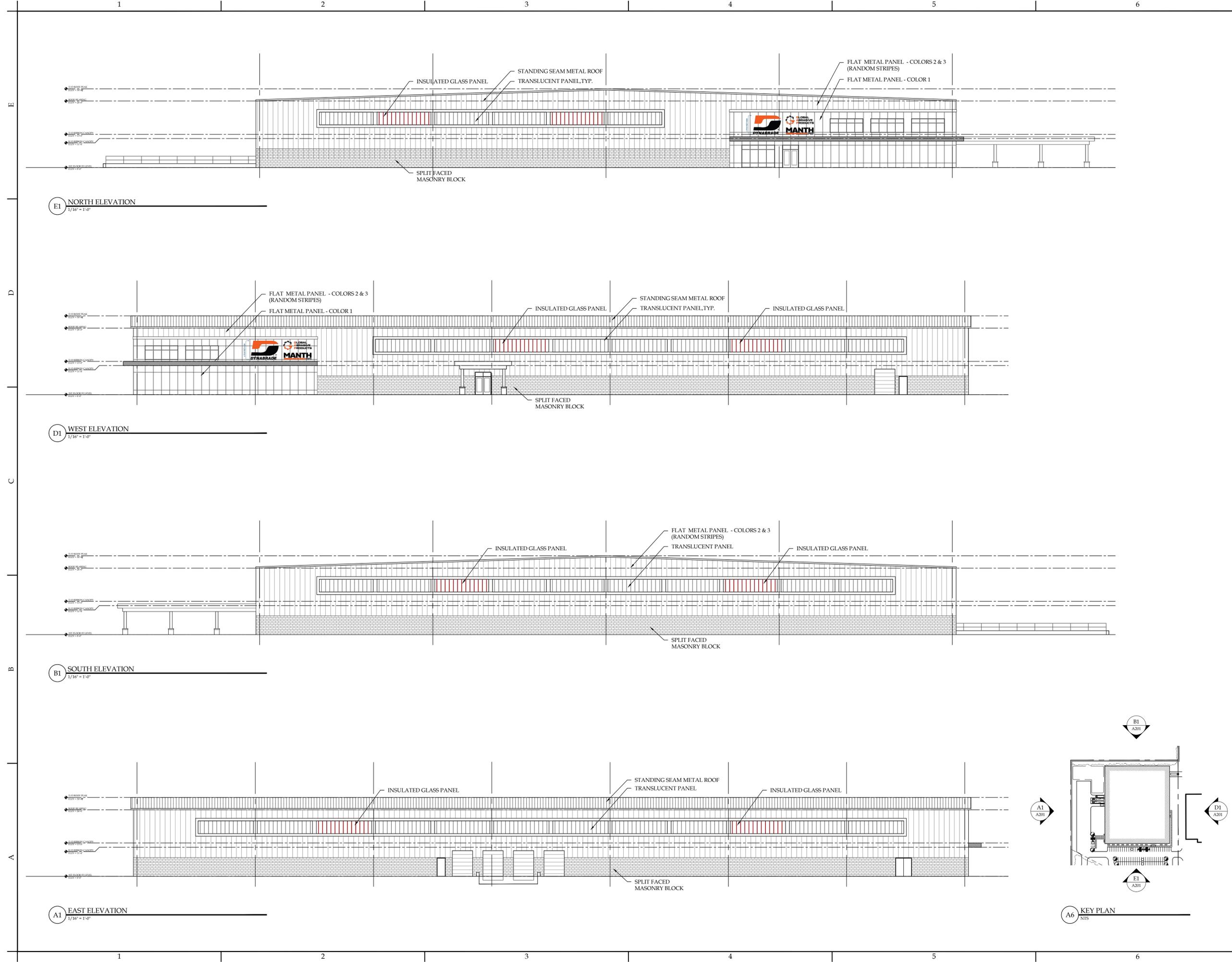
Should you have any additional questions, please feel free to contact me by phone at 716-955-3013, or by email at jutzig@cscos.com.

Sincerely,

C&S ENGINEERS, INC.



Jason P. Utzig, P.E.
Senior Project Engineer

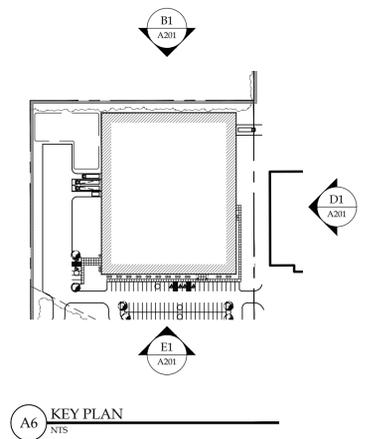


E1 NORTH ELEVATION
1/16" = 1'-0"

D1 WEST ELEVATION
1/16" = 1'-0"

B1 SOUTH ELEVATION
1/16" = 1'-0"

A1 EAST ELEVATION
1/16" = 1'-0"



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NEW 90,000 SF BUILDING FOR: DYNABRADE
8989 SHERIDAN DRIVE
CLARENCE, NY

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER M.Velocci
JOB CAPT. M.Velocci INTERIORS N.Winnert

SEAL:

TITLE:
EXTERIOR ELEVATIONS



SA JOB #: 22102.05 DATE: 07-26-24

DRAWING #: **A-201**



**CONTRACT DRAWINGS FOR THE CONSTRUCTION OF
NEW BUILDING ADDITION FOR
DYNABRADE
8989 SHERIDAN DRIVE
CLARENCE, NY
SILVESTRI ARCHITECTS, PC**



LOCATION MAP



C&S PROJECT:D51.117.002

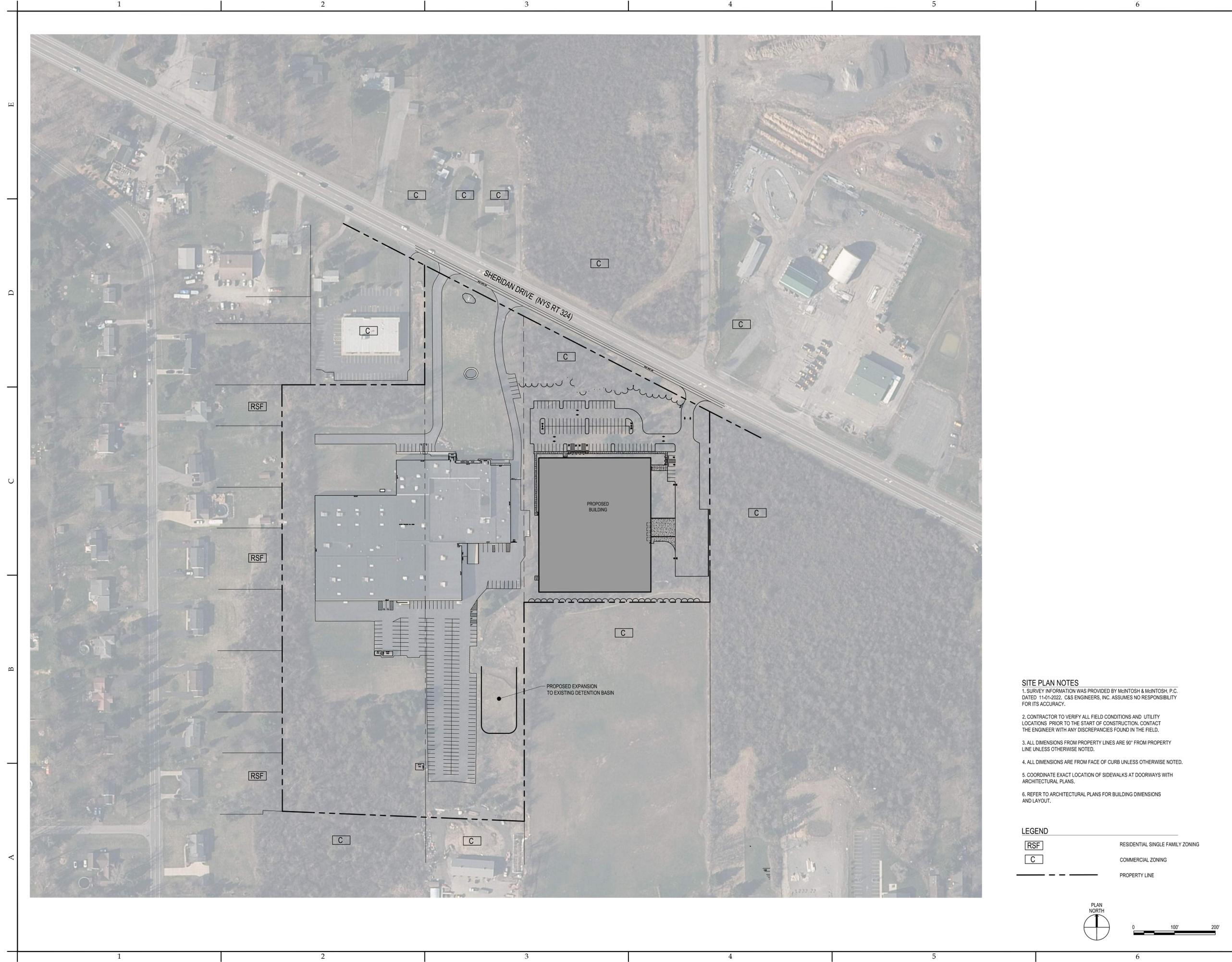
**AUGUST 5, 2024
FEBRUARY 17, 2025**

DRAWING LIST	
SHEET NO.	SHEET NAME
G-001	TITLE SHEET
	SURVEY
C-100	OVERALL SITE & TRAFFIC CONTROL PLAN
C-101	SITE PLAN
C-102	DEMOLITION PLAN
C-103	GRADING PLAN
C-103A	EXISTING DETENTION POND GRADING & UTILITY PLAN
C-104	UTILITY PLAN
C-105	LANDSCAPING PLAN
C-106	PHOTOMETRIC PLAN
C-107	EROSION & SEDIMENT CONTROL PLAN
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS

TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THE PLANS AND SPECIFICATIONS FOR THIS PROJECT ARE IN COMPLIANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE AND THE BUILDING CODE OF NEW YORK STATE

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

G-001



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C&S COMPANIES
 C&S Engineers, Inc.
 141 Elm Street, Suite 100
 Buffalo, New York 14203
 Phone: 716-847-1630
 Fax: 716-847-1454
 www.cscos.com

**NEW 90,000 SF BUILDING FOR:
 DYNABRADE**
 8989 SHERIDAN DRIVE
 CLARENCE, NY

ISSUE:
 2/17/2025 D.O.T. COMMENTS

SA PROJECT TEAM: PRINCIPAL P.Silvestri
 PROJ. ARCH. _____ DRAFTER M.Velocci
 JOB CAPT. M.Velocci INTERIORS N.Winnert

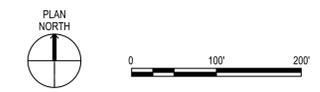


TITLE:
OVERALL SITE & TRAFFIC CONTROL PLAN

- SITE PLAN NOTES**
1. SURVEY INFORMATION WAS PROVIDED BY McINTOSH & McINTOSH, P.C. DATED 11-01-2022. C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
 3. ALL DIMENSIONS FROM PROPERTY LINES ARE 90° FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.
 6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT.

LEGEND

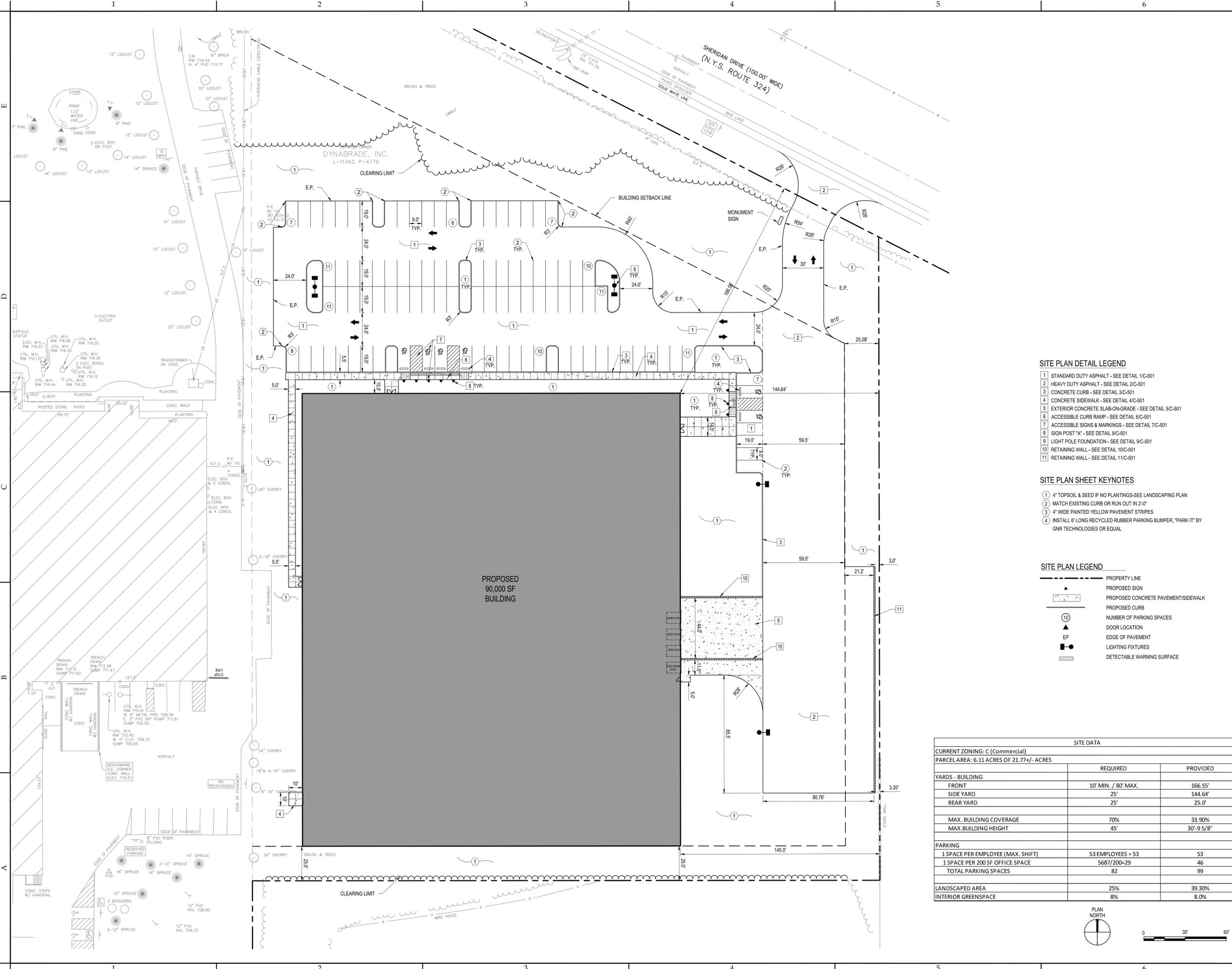
	RESIDENTIAL SINGLE FAMILY ZONING
	COMMERCIAL ZONING
	PROPERTY LINE



SILVESTRI ARCHITECTS · PC
 1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: **22102.05** DATE: **8/5/2024**

DRAWING #: **C-100**



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NEW 90,000 SF BUILDING FOR: DYNABRADE
 8989 SHERIDAN DRIVE
 CLARENCE, NY

ISSUE:
 2/17/2025 D.O.T. COMMENTS

SA PROJECT TEAM: PRINCIPAL P.Silvestri
 PROJ. ARCH. _____ DRAFTER M.Velocci
 JOB CAPT. M.Velocci INTERIORS N.Winnert



TITLE:
SITE PLAN



SILVESTRI ARCHITECTS - PC
 1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 22102.05 DATE: 8/5/2024

DRAWING #: **C-101**

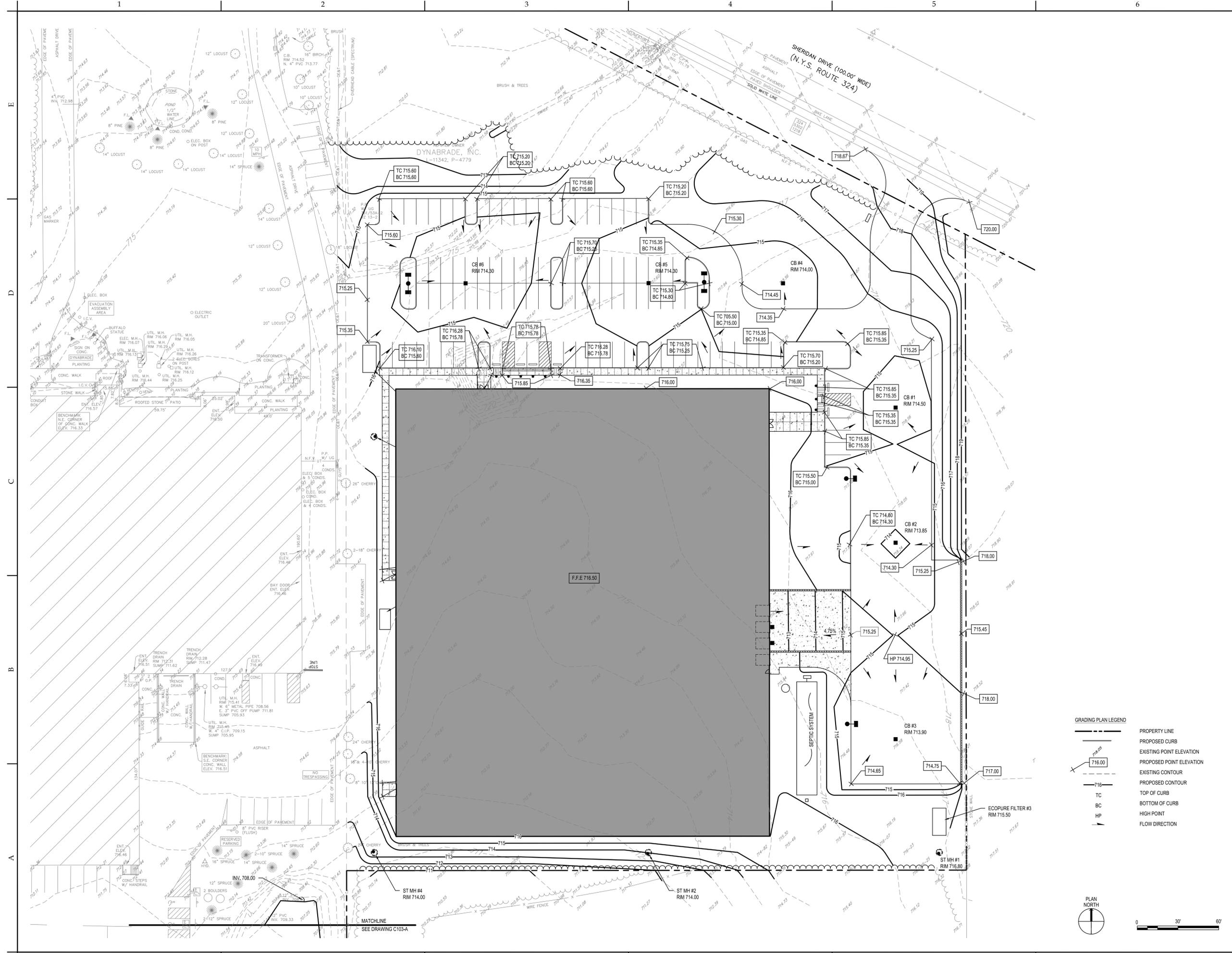
- SITE PLAN DETAIL LEGEND**
- 1 STANDARD DUTY ASPHALT - SEE DETAIL 1/C-501
 - 2 HEAVY DUTY ASPHALT - SEE DETAIL 2/C-501
 - 3 CONCRETE CURB - SEE DETAIL 3/C-501
 - 4 CONCRETE SIDEWALK - SEE DETAIL 4/C-501
 - 5 EXTERIOR CONCRETE SLAB-ON-GRADE - SEE DETAIL 5/C-501
 - 6 ACCESSIBLE CURB RAMP - SEE DETAIL 6/C-501
 - 7 ACCESSIBLE SIGNS & MARKINGS - SEE DETAIL 7/C-501
 - 8 SIGN POST "A" - SEE DETAIL 8/C-501
 - 9 LIGHT POLE FOUNDATION - SEE DETAIL 9/C-501
 - 10 RETAINING WALL - SEE DETAIL 10/C-501
 - 11 RETAINING WALL - SEE DETAIL 11/C-501

- SITE PLAN SHEET KEYNOTES**
- 1 4" TOPSOIL & SEED IF NO PLANTINGS-SEE LANDSCAPING PLAN
 - 2 MATCH EXISTING CURB OR RUN OUT IN 2'-0"
 - 3 4" WIDE PAINTED YELLOW PAVEMENT STRIPES
 - 4 INSTALL 6" LONG RECYCLED RUBBER PARKING BUMPER, "PARK IT" BY GNR TECHNOLOGIES OR EQUAL

- SITE PLAN LEGEND**
- — — — — PROPERTY LINE
 - ▲ PROPOSED SIGN
 - ▨ PROPOSED CONCRETE PAVEMENTS/SIDEWALK
 - — — — — PROPOSED CURB
 - ⓪ NUMBER OF PARKING SPACES
 - ▲ DOOR LOCATION
 - — — — — EDGE OF PAVEMENT
 - LIGHTING FIXTURES
 - ▨ DETECTABLE WARNING SURFACE

SITE DATA		
CURRENT ZONING: C (Commercial)		
PARCEL AREA: 6.11 ACRES OF 21.77 +/- ACRES		
YARDS - BUILDING	REQUIRED	PROVIDED
FRONT	10' MIN. / 80' MAX.	166.55'
SIDE YARD	25'	144.64'
REAR YARD	25'	25.0'
MAX. BUILDING COVERAGE	70%	33.90%
MAX. BUILDING HEIGHT	45'	30'-9 5/8"
PARKING		
1 SPACE PER EMPLOYEE (MAX. SHIFT)	53 EMPLOYEES = 53	53
1 SPACE PER 200 SF OFFICE SPACE	5687/200=29	46
TOTAL PARKING SPACES	82	99
LANDSCAPED AREA	25%	39.30%
INTERIOR GREENSPACE	8%	8.0%





GRADING PLAN LEGEND

- PROPERTY LINE
- - - PROPOSED CURB
- EXISTING POINT ELEVATION
- PROPOSED POINT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TOP OF CURB
- BOTTOM OF CURB
- HIGH POINT
- FLOW DIRECTION

PLAN NORTH

0 30 60

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NEW 90,000 SF BUILDING FOR: DYNABRADE

8989 SHERIDAN DRIVE
CLARENCE, NY

ISSUE:
2/17/2025 D.O.T. COMMENTS

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. _____ DRAFTER M. Velocci
JOB CAPT. M. Velocci INTERIORS N. Winnert



TITLE:
GRADING PLAN

SILVESTRI ARCHITECTS · PC

1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

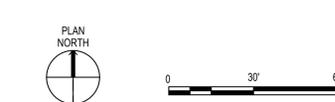
SA JOB #: 22102.05 DATE: 8/5/2024

DRAWING #: **C-103**



GRADING PLAN LEGEND

	PROPERTY LINE
	PROPOSED CURB
	EXISTING POINT ELEVATION
	PROPOSED POINT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TOP OF CURB
	BOTTOM OF CURB
	HIGH POINT
	FLOW DIRECTION



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NEW 90,000 SF BUILDING FOR: DYNABRADE
 8989 SHERIDAN DRIVE
 CLARENCE, NY

ISSUE:
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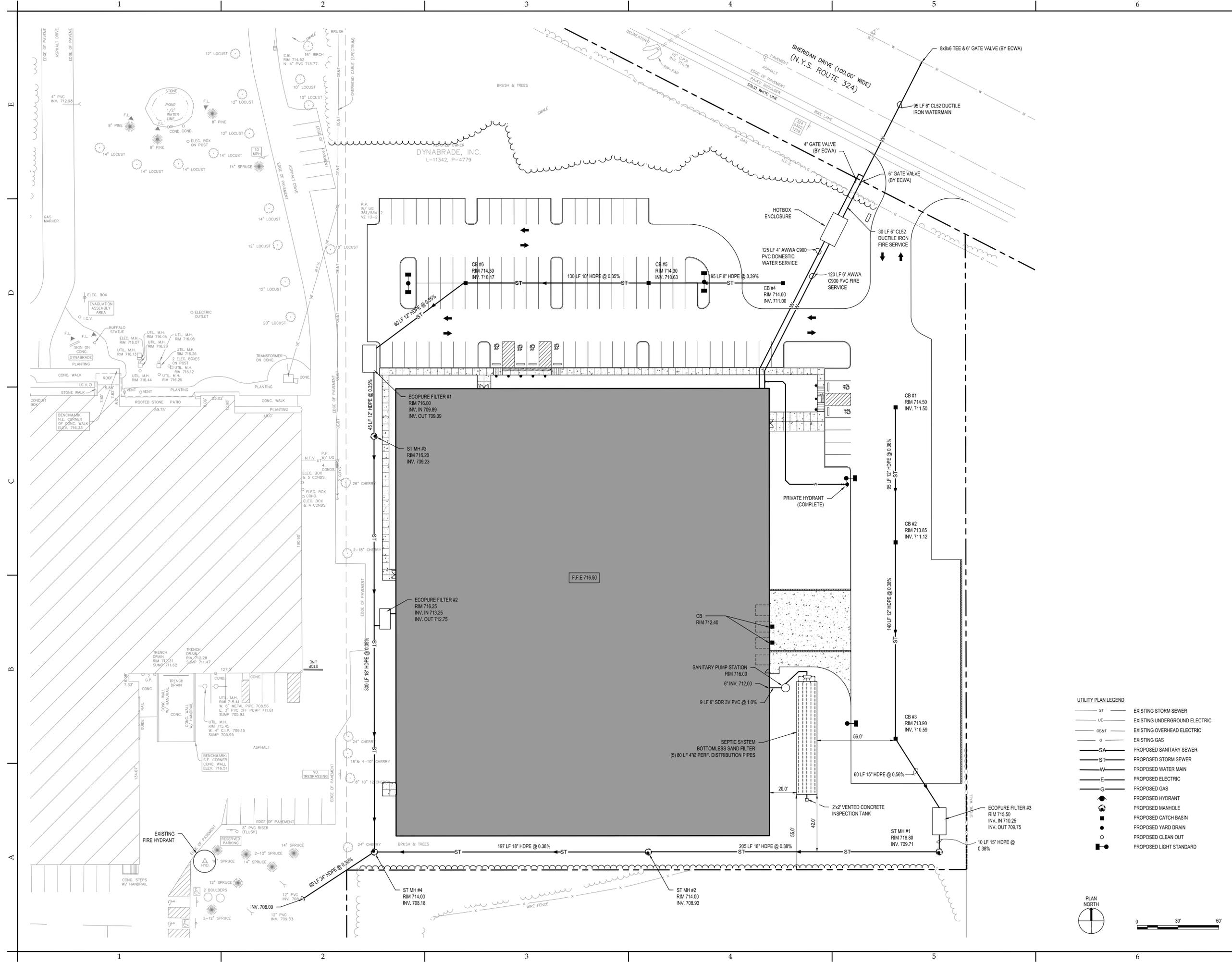
TITLE:
EXISTING DETENTION GRADING & UTILITY PLAN



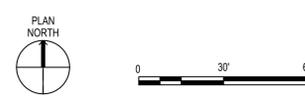
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SA JOB #: 22102.05 DATE: 8/5/2024

DRAWING #: **C-103A**



- UTILITY PLAN LEGEND**
- ST — EXISTING STORM SEWER
 - UE — EXISTING UNDERGROUND ELECTRIC
 - OE&T — EXISTING OVERHEAD ELECTRIC
 - G — EXISTING GAS
 - SA — PROPOSED SANITARY SEWER
 - ST — PROPOSED STORM SEWER
 - W — PROPOSED WATER MAIN
 - E — PROPOSED ELECTRIC
 - G — PROPOSED GAS
 - — PROPOSED HYDRANT
 - — PROPOSED MANHOLE
 - — PROPOSED CATCH BASIN
 - — PROPOSED YARD DRAIN
 - — PROPOSED CLEAN OUT
 - — PROPOSED LIGHT STANDARD



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TITLE:
UTILITY PLAN

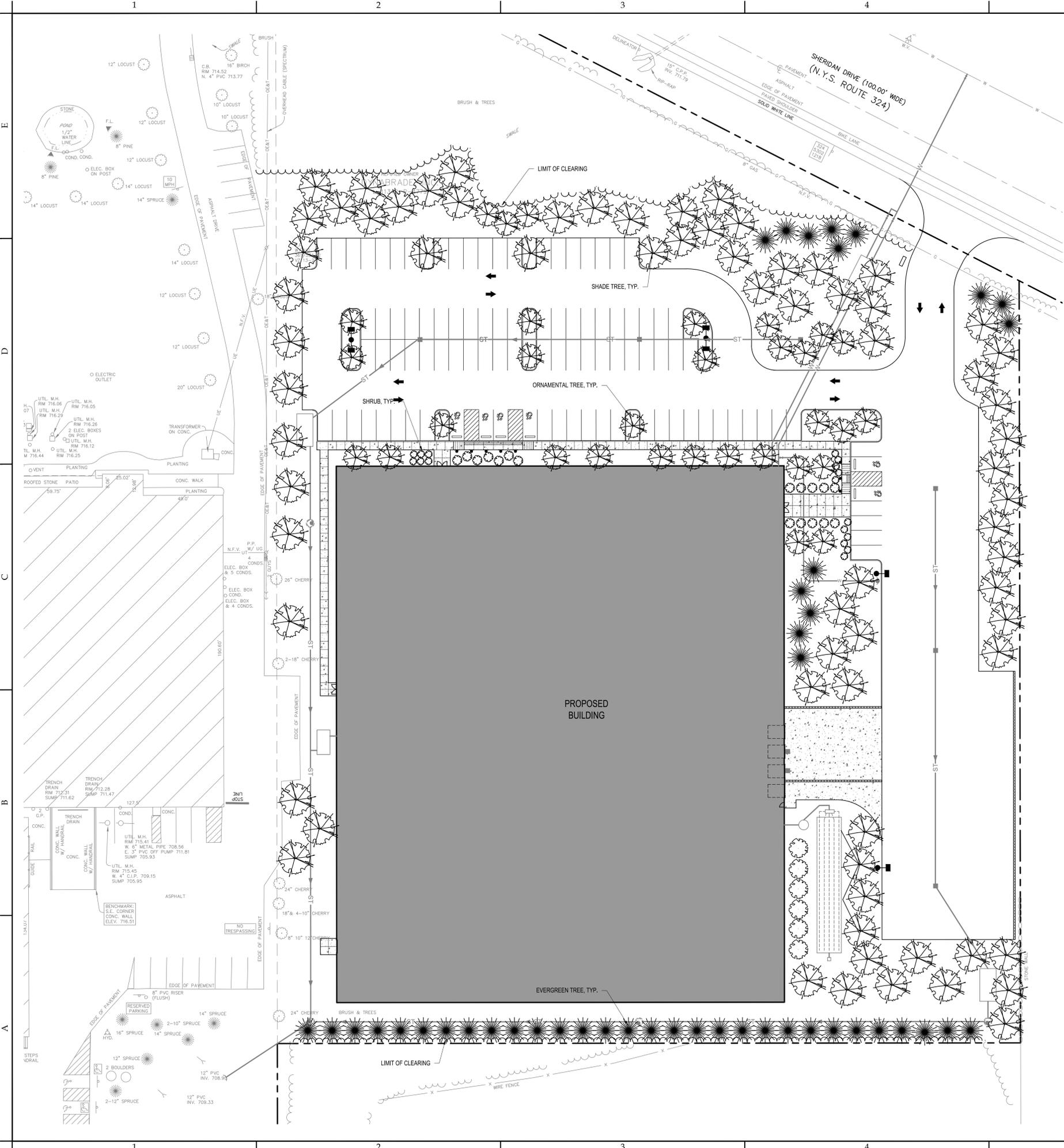


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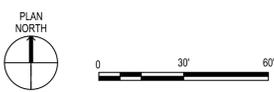
SA JOB #: 22102.05 DATE: 8/5/2024

DRAWING #: **C-104**



- PLANTING SPECIFICATION**
- SCOPE OF WORK**
A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING, AND GRUBBING SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE INCLUDING ALL LABOR MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THE PROJECT.
 - MATERIALS**
A. PLANTS - ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS, QUALITY AND PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) AND BE OF NUMBER ONE GRADE.
B. VARIETIES AND SIZES OF PLANTS SHALL BE SHOWN ON DRAWING.
 - FERTILIZER**
A. FERTILIZER SHALL BE MILORGANITE (8-2-0) OR APPROVED EQUAL.
 - GENERAL WORK PROCEDURES**
A. LANDSCAPE WORK SHALL BE ACCORDING TO THE NORMAL LIKE STANDARDS ESTABLISHED FOR LANDSCAPING CONSTRUCTION AND PLANTING.
 - WEEDING**
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
 - SOIL CONDITIONING**
A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
 - PLANTING**
POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, AS SHOWN ON THE PLANTING DETAILS
- 3 PARTS TOPSOIL
- 1 PART PEAT MOSS OR COMPOST
- 10 PART MILORGANITE FERTILIZER
B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND WATER, COMPLETE BACK-FILLING AND WATER THOROUGHLY.
C. ALL PLANTS SHALL BE SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPORTED.
D. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES PER DETAILS AND AS DIRECTED BY LANDSCAPE ARCHITECT
E. PREPARE RAISED EARTH SAUCER AS WIDE AS PLANTING HOLE OF EACH PLANT.
F. WATER IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
G. AFTER SHRUB BEDS AND TREE SAUCERS ARE BACKFILLED AND FINE GRADED, MULCH WITH 3" DEPTH OF DARK, SHREDDED HARDWOOD BARK MULCH.
8. **FINISH GRADING**
A. PLUSMINUS 1 FOOT OF FINISH GRADE
B. ALL LAWNS AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE. SOIL AREAS ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING.
C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
9. **GUARANTEE**
A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR
10. **CLEAN UP**
A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM HIS WORK. ALL ACCEPTABLE CONDITIONS AS APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE.
11. **MAINTENANCE**
A. MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION
B. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORT AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REPAIRING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
<i>Park and Street Trees</i>		
Acer rubrum "October Glory"	October Glory Red Maple	2.5" Caliper
Celtis occidentalis	Hackberry	2.5" Caliper
Gleditsia tricanthos inermis "Skycole"	Skyline Thornless Honeylocust	2.5" Caliper
Tilia cordata "Greenspire"	Greenspire Linden	2.5" Caliper
Zelkova serrata	Japanese Zelkova	2.5" Caliper
<i>Ornamental Trees</i>		
Amelanchier canadensis	Serviceberry	1.5" Caliper
Cornus kousa	Kousa Dogwood	1.5" Caliper
Malus "Spring Snow"	Spring Snow Crabapple	1.5" Caliper
Syringa reticulata "Ivory Silk"	Ivory Silk Tree Lilac	1.5" Caliper
<i>Evergreen Trees</i>		
Abies concolor	White Fir	5-6' Ht.
Picea glauca	White Spruce	5-6' Ht.
Pinus nigra	Austrian Pine	5-6' Ht.
<i>Shrubs, Perennials and Grasses</i>		
Buxus "Green Velvet"	Green Velvet Boxwood	24" Ht.
Cornus racemosa "Muszam"	Muskingum Gray Dogwood	24" Ht.
Hydrangea macrophylla "Jane"	Little Lime Hydrangea	24" Ht.
Juniperus chinensis "Old Gold"	Old Gold Juniper	24" Ht.
Pennisetum alopecuroides "Hameln"	Hameln Fountain Grass	24" Ht.
Spiraea bumalda "Gold Flame"	Gold Flame Spirea	24" Ht.
Weigela florida "Alexandra"	Wine & Roses Weigela	24" Ht.



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8989 SHERIDAN DRIVE
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ISSUE: 2/17/2025 D.O.T. COMMENTS

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER M.Velocci
JOB CAPT. M.Velocci INTERIORS N.Winnert



TITLE: **LANDSCAPING PLAN**



1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 22102.05 DATE: 8/5/2024

DRAWING #: **C-105**

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Dynabrade - New 90,000 sf Building & Site Improvements		
Project Location (describe, and attach a general location map): 8989 Sheridan Drive, Clarence, NY 14031		
Brief Description of Proposed Action (include purpose or need): The applicant is proposing to construct a 90,000 square foot, single-story manufacturing and office building along with associated site improvements which will include asphalt paved parking lots for 99 vehicles (including 6 ADA accessible spaces), two (2) deep docks, 1 at-grade loading dock and site utilities. Site utilities include a stormwater management system, new septic system and new domestic and fire protection water services.		
Name of Applicant/Sponsor: Dyanbrade, Inc. (contact: Colin Brogan)		Telephone: 716-631-0100 ext. 109 E-Mail: colin.brogan@dynabrade.com
Address: 8989 Sheridan Drive		
City/PO: Clarence	State: NY	Zip Code: 14031
Project Contact (if not same as sponsor; give name and title/role): C&S Engineers, Inc. (contact: Jason Utzig, P.E.)		Telephone: 716-955-3013 E-Mail: jutzig@cscos.com
Address: 141 Elm Street, Suite 100		
City/PO: Buffalo	State: NY	Zip Code: 14203
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Site Plan Approval	August 2024
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval	August 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Erie County Water Authority - Backflow Prevention	September 2024
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Erie County Health Dept - Septic System Approval	September 2024
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT - Perm 33-COM (Curb Cut) NYS DEC - SPDES Permit	September 2024
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 _____

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?
New York State Police and Erie County Sheriff _____

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

d. What parks serve the project site?
Thompson Road Park, Town Place Park, Harris Hill 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)? Commercial, Warehouse, Office _____

b. a. Total acreage of the site of the proposed action? _____ 6.08 acres
b. Total acreage to be physically disturbed? _____ 6.08 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 21.83 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)? % _____ 70 Units: _____ square feet

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: _____ 12 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

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

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

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 30'-9 5/8" height; 275 width; and 325 length

iii. Approximate extent of building space to be heated or cooled: 90,000 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: _____

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

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

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

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

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

D.2. Project Operations

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

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

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

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

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

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

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

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

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

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____

- expected acreage of aquatic vegetation remaining after project completion: _____

- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

- proposed method of plant removal: _____

- if chemical/herbicide treatment will be used, specify product(s): _____

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ 840 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: _____ 840 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):
a new onsite wastewater treatment system/ septic system will be installed consisting of a bottomless sand filter with underlying discharge system to bedrock

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

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 3.58 acres (impervious surface)
 _____ Square feet or 6.08 acres (parcel size)
 ii. Describe types of new point sources. stormwater runoff

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)?
on-site stormwater management facility. The existing on-site stormwater dry detention basin will be expanded to limit the stormwater runoff from the proposed improvements to the existing runoff rates.
 • If to surface waters, identify receiving water bodies or wetlands: _____
stormwater discharges through fissures in the bedrock within the existing detention basin and through three (3) existing stormwater injection wells.
 • 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 (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 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: _____
 Unknown _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 NYSEG _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am-5pm _____ • Saturday: _____ N/A _____ • Sunday: _____ N/A _____ • Holidays: _____ N/A _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • 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:
 The use of construction equipment and construction activities during the construction of this project will result in unavoidable noise impacts during daytime hours.

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

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 New exterior lighting to comply with the Town of Clarence Town Code.

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ to be determined _____ tons per _____ (unit of time)
 • Operation : _____ to be determined _____ 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: Recycling of salvageable construction items.
 • Operation: Recycling programs by use.
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Via agreement with waste disposal company.
 • Operation: Via agreement with waste disposal company.

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): Institutional (Sheridan Hill Elementary), Sheridan Driving Range

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	3.58	+3.58
• Forested	5.68	0.67	-5.01
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.40	0	-0.40
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0		0
• Other Describe: <u>lawn & landscaping</u>	0	1.83	+1.83

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:
Sheridan Hill Elementary School, _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

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

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 2.5 - 5 feet

b. Are there bedrock outcroppings on the project site? Yes No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Benson very channery loam	_____	48 %
Wassaic silt loam	_____	29 %
Newstead loam	_____	23 %

d. What is the average depth to the water table on the project site? Average: _____ > 5 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	77 % of site
<input type="checkbox"/> Moderately Well Drained:	_____	% of site
<input checked="" type="checkbox"/> Poorly Drained	_____	23 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	100 % of site
<input type="checkbox"/> 10-15%:	_____	% of site
<input type="checkbox"/> 15% or greater:	_____	% of site

g. Are there any unique geologic features on the project site? Yes No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
If Yes:
i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">White tailed deer</td> <td style="border-bottom: 1px solid black; width: 33%;">raccoon</td> <td style="border-bottom: 1px solid black; width: 33%;">squirrel</td> </tr> <tr> <td style="border-bottom: 1px solid black;">eastern chipmunk</td> <td style="border-bottom: 1px solid black;">skunk</td> <td style="border-bottom: 1px solid black;">woodchuck</td> </tr> <tr> <td style="border-bottom: 1px solid black;">field mice</td> <td style="border-bottom: 1px solid black;">common garter snake</td> <td style="border-bottom: 1px solid black;">red fox</td> </tr> </table>	White tailed deer	raccoon	squirrel	eastern chipmunk	skunk	woodchuck	field mice	common garter snake	red fox	
White tailed deer	raccoon	squirrel								
eastern chipmunk	skunk	woodchuck								
field mice	common garter snake	red fox								
<p>n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____ Oak Openings</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ 70.0 acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 										
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>										
E.3. Designated Public Resources On or Near Project Site										
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>										

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

F. Additional Information

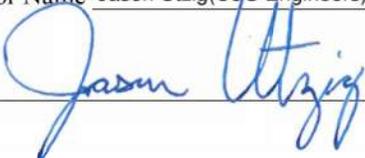
Attach any additional information which may be needed to clarify your project.

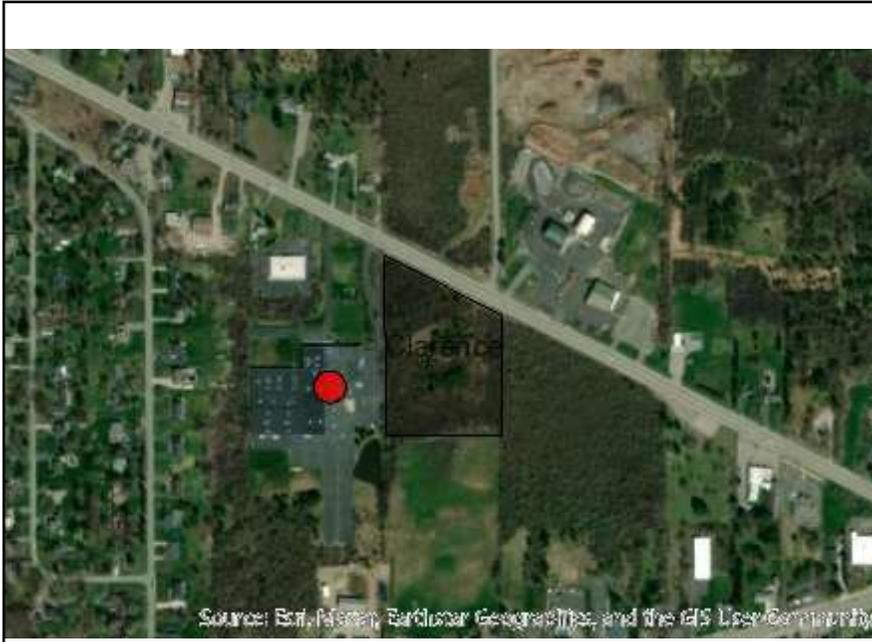
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Jason Utzig(C&S Engineers) on behalf of owner Date August 5, 2024

Signature  Title Senior Project Engineer



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]	Yes

E.2.n.i [Natural Communities - Name]	Oak Openings
E.2.n.i [Natural Communities - Acres]	70.0
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No







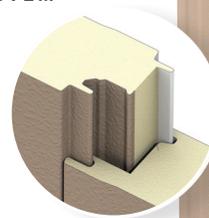
CF LIGHT MESA

INSULATED METAL WALL PANEL WITH PUR FOAM CORE

The Metl-Span CF Light Mesa insulated metal panel is well suited for exterior and interior walls and ceiling applications. The shallower version of the Mesa profile creates symmetry on the outside of the building and room to room within. The minor rib provides a flattened appearance. Light Mesa panels are ideal for commercial, institutional and industrial applications.

LOCK & GROOVE SYSTEM

PANEL



PANEL PROFILE



PRODUCT SPECIFICATIONS

WIDTH • 30", 36", 42"

THICKNESS • 2", 2½", 3", 4", 5", 6", 8"
Note: 5", 6" & 8" available for Interior Panels Only

LENGTH NON-DIRECTIONAL EMBOSSED
8'-0" to 32'-0" Horizontal
8'-0" to 52'-0" Vertical
UNEMBOSSED
8'-0" to 16'-0" Horizontal
8'-0" to 16'-0" Vertical

EXTERIOR PROFILE • Lightly profiled ¼" deep, longitudinal planks spaced at nominal 4" on center, embossed or unembossed

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal ¼" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel, 304 or 316 stainless steel in 26, 24, 22~ Ga.

CORE • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

U-FACTORS AND R-VALUES*

U-FACTOR (BTU/h-ft²·°F)

R-VALUE (h-ft²·°F/BTU)

PANEL WIDTH: 42"

PANEL WIDTH: 42"

U-FACTOR (BTU/h-ft ² ·°F)		R-VALUE (h-ft ² ·°F/BTU)	
PANEL WIDTH: 42"		PANEL WIDTH: 42"	
	35°		35°
2"	0.059	2"	17.5
2.5"	0.046	2.5"	21.9
3"	0.039	3"	26.2
4"	0.029	4"	35.0
5"	0.023	5"	43.7
6"	0.019	6"	52.5
8"	0.014	8"	70.0

** Based on ASTM C518, ASTM C1363 and thermal modeling

~ 22 Ga not available for stainless steel

This profile is not for use as an exterior wall of a low temp application

DESIGN FEATURES & BENEFITS

- Consistent high quality with foamed-in-place panel manufacturing
- Flat surface, easily washable
- Utilizes concealed clips and eliminates thermal short circuits
- Easy and fast installation, with reduced construction labor costs
- Interior and exterior applications
- USDA Compliant stainless steel for use in aggressive or daily wash-down areas

Metl-Span: All-In-One Performance
700 State Hwy 121 Bypass, Suite 200, Lewisville, Texas 75067 (p) 877.585.9969 metlspan.com

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SKU# 307209991182

TESTING: CF LIGHT MESA INSULATED METAL WALL PANEL

TEST/ APPROVAL	TEST METHOD	TEST TITLE	RESULTS
Fire US	ASTM E84	Surface Burning Characteristics of Building Materials	Flame spread <25, smoke developed <450
	ASTM E119	Fire Tests of Building Construction Materials	One hour non-load bearing rating with two layers of Type X Gypsum Vertical or horizontal installation
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Product approved Exterior wall requires FM 4881 approval
	NFPA 259	Test Method for Potential Heat of Building Materials	Potential heat of foam plastic insulation contained in the assembly tested in accordance with NFPA 285
	NFPA 285-19	Evaluation of Fire Propagation Characteristics of Exterior Non-Load Bearing Wall Assemblies	Panel assembly met the requirements of the standard
	NFPA 286	Fire Tests for Evaluating Contribution of Wall and Ceiling Finish to Roof Fire Growth	Test specimen met the criteria of the IBC Section 803.1.2.1
Fire Canada	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	One hour non-load bearing fire rating with two layers of Type X Gypsum
	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	Meets 15 minute stay-in-place requirements
	CAN/ULC S102	Surface Burning Characteristics of Building Materials and Assemblies	Meets the National Building Code of Canada requirements
	CAN/ULC S134	Fire Test of Exterior Wall Assemblies	Complies with the fire-spread and heat-flux limitations required by the National Building Code of Canada
	CAN/ULC S138	Fire Growth of Insulated Building Panels in a Full-Scale Room Configuration	Met the criteria of the standard
Structural	ASTM E72	Strength Tests of Panels for Building Construction	See Load Chart
	ASTM E1592	Structural Performance of Metal Roof and Siding Systems by Uniform Static Air Pressure Differences	See Load Chart
	FM 4881	Class 1 Exterior Wall Structural Performance	See FM Wall Load Chart
Thermal Performance	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus	K-Factor of 0.114 BTU.in/hr.ft ² .°F at 35° F mean core
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies	See Thermal Performance Guide
Air Infiltration	ASTM E283	Rate of Air Leakage Through Curtain Walls Under Specified Pressure Differences	<0.01 cfm/ft ² at 20 psf Vertical or horizontal installation
Water Infiltration	ASTM E331	Water Penetration of Exterior Walls by Uniform Static Air Pressure Differences	No uncontrolled leakage when tested to a static pressure of 20 psf Vertical or horizontal installation
Special Approval	Miami-Dade NOA	Product Approval for City of Miami and Dade County	Product has City of Miami and Dade County Notice of Acceptance
	State of Florida	Product Approval for the State of Florida	Product has State of Florida approval

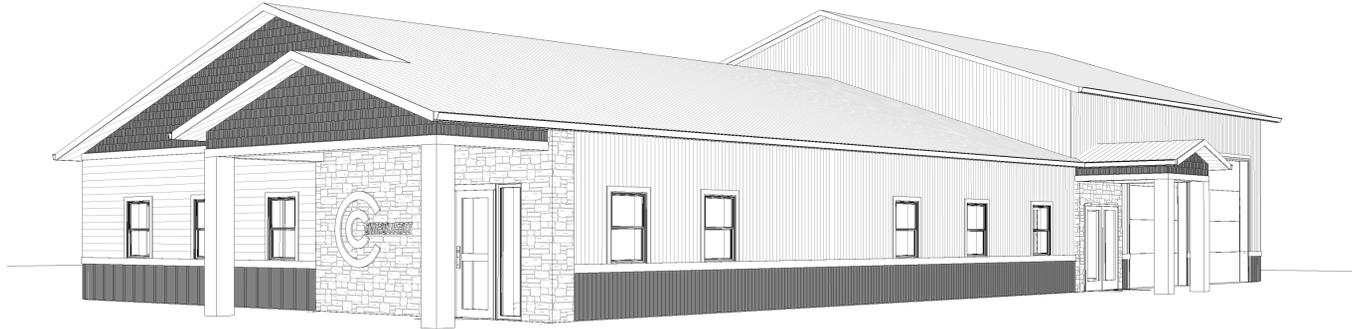
Note: Miami Dade and Florida testing is not available on 8" thickness.

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Metl-Span reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at metlspan.com.

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Autodesk docs:/74,1112 Custom Controllerzz/74,1112 Custom Controllerzz.rvt
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5 3D View

Exterior Finish Schedule			
Callout	Pattern	Material	Description
1	[Pattern]	Painted Metal Panel	Painted Metal Panel Texture: To be selected Color: To be selected
2	[Pattern]	Painted Metal Panel	Painted Metal Panel Texture: To be selected Color: To be selected
3	[Pattern]	Standing Seam Metal Roof	Standing Seam Metal Roof Manuf: To be selected Color: To be selected
4	[Pattern]	Fiber Cement Trim Board	Fiber Cement Trim Board Manuf: To be selected Color: To be selected
5	[Pattern]	PVC Column Wrap	PVC Column Wrap Manuf: To be selected Color: To be selected
6	[Pattern]	Gutter	Gutter Manuf: To be selected Color: To be selected
7	[Pattern]	Stone	Stone Manuf: To be selected Color: To be selected
8	[Pattern]	Board & Batton	Board & Batton Manuf: To be selected Color: To be selected
9	[Pattern]	Fiber Cement Lap Siding	Fiber Cement Lap Siding Manuf: To be selected Color: To be selected
10	[Pattern]	Cedar Shake Siding	Cedar Shake Siding Manuf: To be selected Color: To be selected

NOTES:
A. IMPORTANT! Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color.
B. Refer to written specifications for further requirements for each exterior finish listed above, including finishes for doors and windows.
C. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.

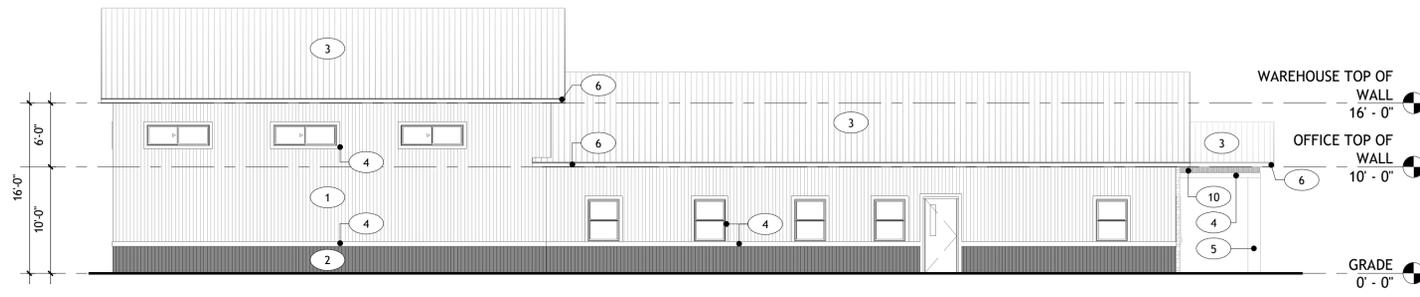
Elevation Keynotes

- 1 Custom illuminated signage provided by owner.
- 2 Balcony railings as spec'd. Refer to balcony details on A-xxx.
- 3 Exterior signage to be provided by owner.
- 4 Roof overhang. Refer to x/A-6xx.

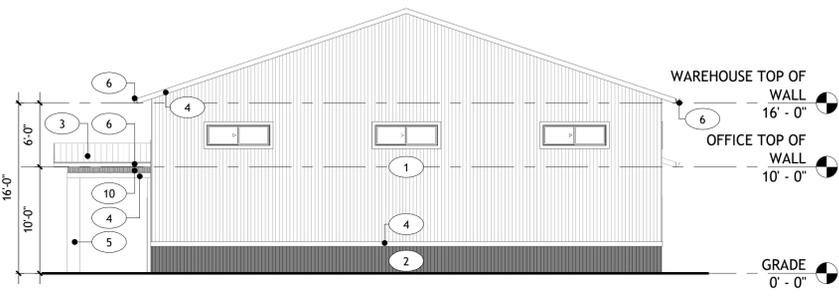
Exterior Symbol Legend

- Exterior Sconce
All Exterior sconces shall be 6'-0" above finish floor unless otherwise noted. Coordinate with Electrical for specs & locations.
- Emergency Wall Pack
Coordinate with Electrical for specs & locations.
- Electrical Switch Gear
Coordinate with Electrical for specs & locations.
- Gas Meters
Coordinate with Plumbing for specs & locations.
- Hose Bib
Coordinate with Plumbing for specs & locations.
- FDC
Coordinate with Plumbing for specs & locations.
- Knox Box
Coordinate with Fire Protection for specs & locations.
- ADA Push Button
Coordinate with Electrical for specs & locations.
- Louver
Coordinate with Mechanical for specs & locations.
- Overflow discharge
Coordinate with Plumbing for specs & locations.

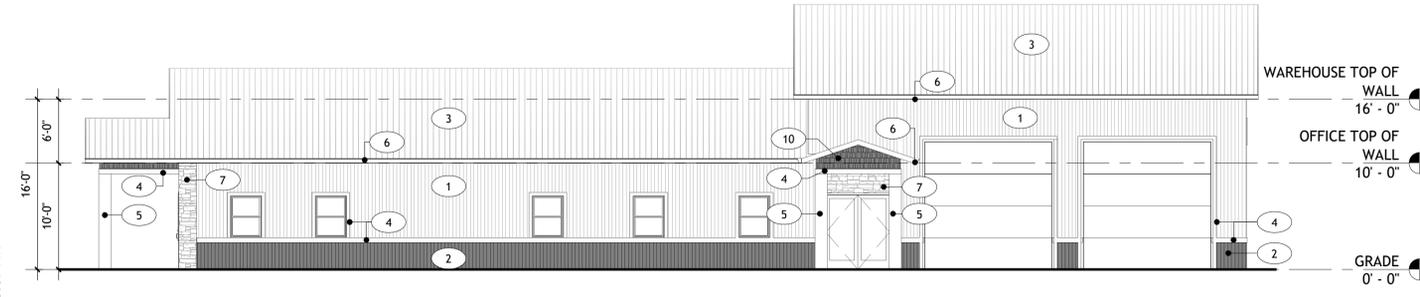
Note: Coordinate with Electrical for specs & locations of all light fixtures.



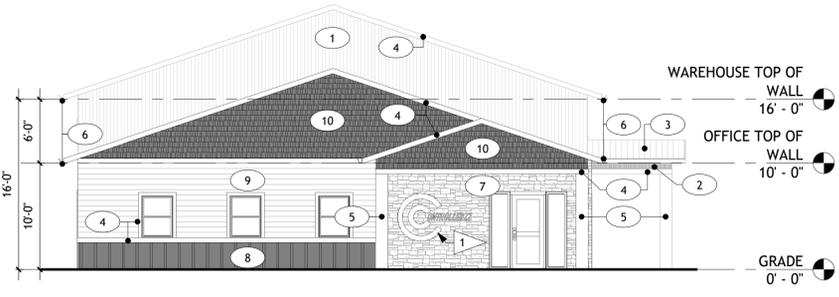
4 Left Elevation
A-500 1/8" = 1'-0"



3 Back Elevation
A-500 1/8" = 1'-0"



2 Right Elevation
A-500 1/8" = 1'-0"



1 Front Elevation
A-500 1/8" = 1'-0"

REVISIONS:	No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION
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Sheet: 304/302/302X

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

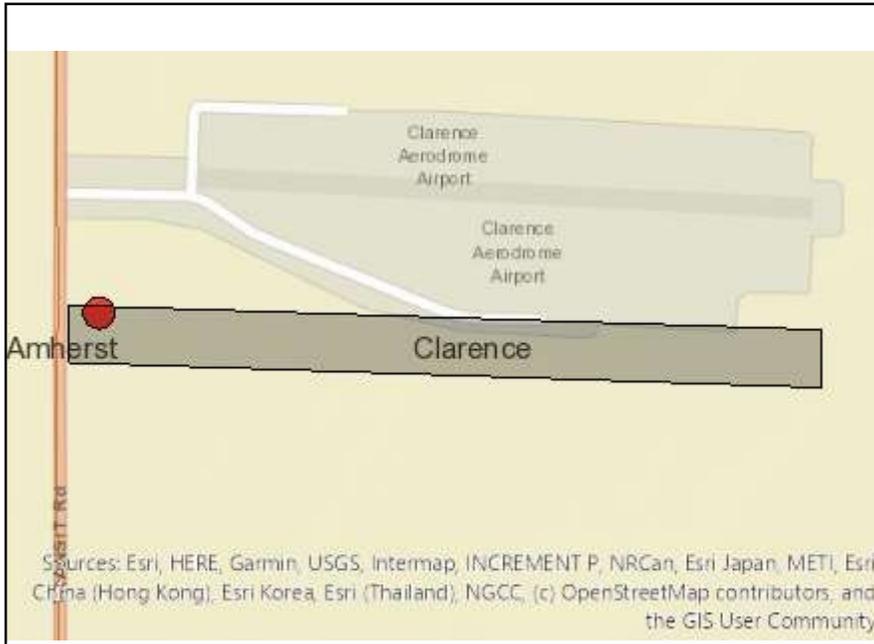
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Warehouse Office			
Project Location (describe, and attach a location map): 8003 Transit Road, Clarence, New York 14051			
Brief Description of Proposed Action: This project is the proposed development of a 6,144 SF warehouse office building located in the Town of Clarence, New York. Additional site improvements will include the installation of parking, on-site sanitary septic system, stormwater management and landscaping. The total property is 12.05 acres, zoned 'Restricted Business'			
Name of Applicant or Sponsor: Christopher Wood, PE on behalf of Custom Controllerz		Telephone: 716-842-3165, ext 103 E-Mail: cwood@carminawooddesign.com	
Address: 80 Silo City Row, Suite 100			
City/PO: Buffalo		State: New York	Zip Code: 14203
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 12.05 acres	
b. Total acreage to be physically disturbed?		_____ 0.58 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 12.05 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Proposed action will meet state energy requirements _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The proposed action will utilize a proposed on-site sanitary septic system _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	+
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Dan LaPietra, EIT</u> Date: <u>01/02/24</u> Signature: <u></u> Title: <u>Project Engineer</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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

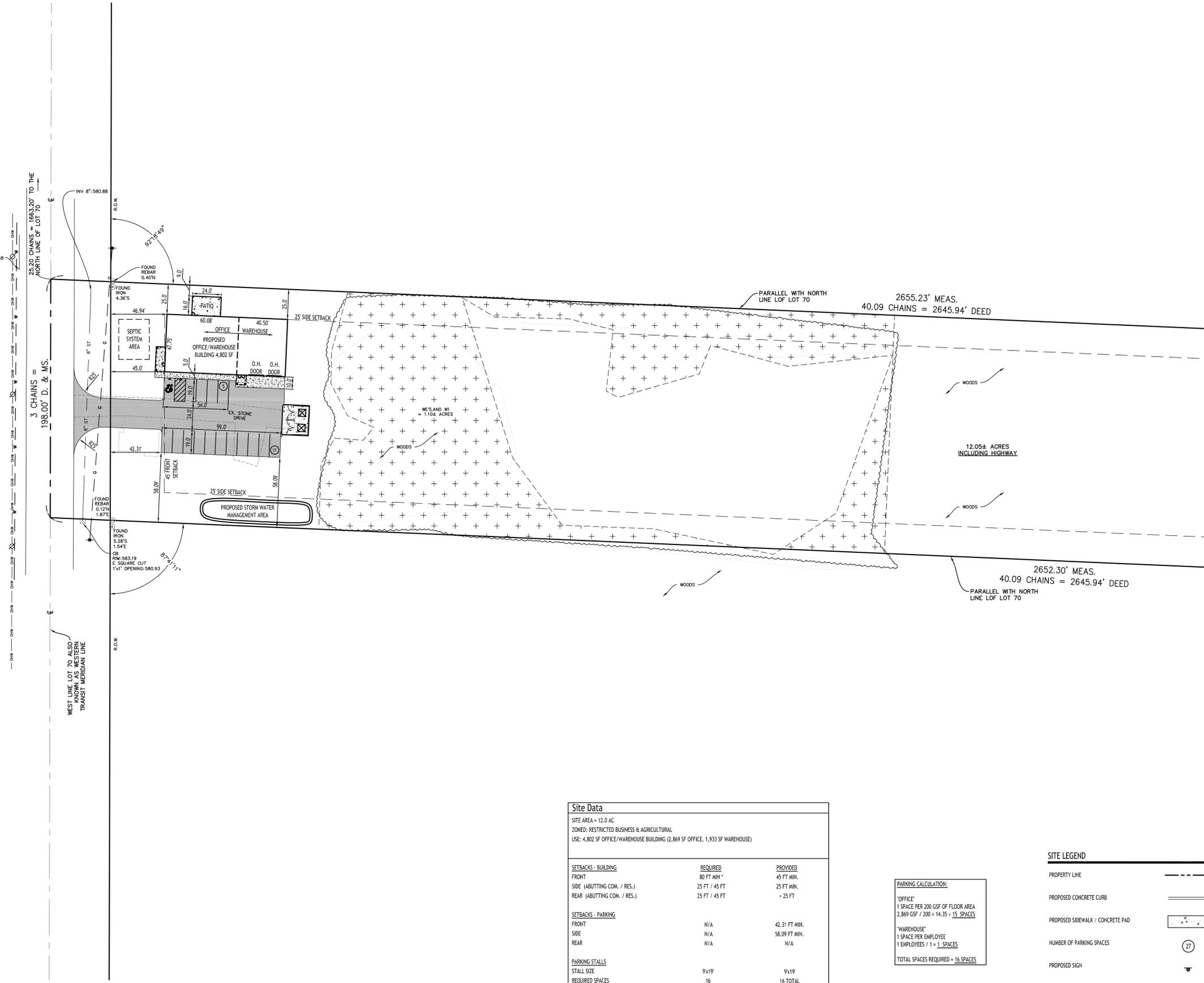
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TRANSIT ROAD (100' WIDE)

EX. FIRE HYDRANT



Site Data		
SITE AREA = 12.0 AC		
ZONED: RESTRICTED BUSINESS & AGRICULTURAL		
USE: 4,802 SF OFFICE/WAREHOUSE BUILDING (2,869 SF OFFICE, 1,933 SF WAREHOUSE)		
SETBACKS - BUILDING		
FRONT	REQUIRED: 80 FT MIN *	PROVIDED: 45 FT MIN.
SIDE (ABUTTING COM. / RES.)	25 FT / 45 FT	25 FT MIN.
REAR (ABUTTING COM. / RES.)	25 FT / 45 FT	> 25 FT
SETBACKS - PARKING		
FRONT	N/A	42.31 FT MIN.
SIDE	N/A	58.09 FT MIN.
REAR	N/A	N/A
PARKING STALLS		
STALL SIZE	9x19	9x19
REQUIRED SPACES	16	16 TOTAL
GREENSPACE		
OVERALL SITE GREENSPACE	30% (3.6 AC)	XXX (XX AC)
INTERIOR GREENSPACE	8% (XX AC)	XXX (XX AC)
MAX. BUILDING HEIGHT	35 FT	< 35 FT
MAX. BUILDING COVERAGE	70% MAX. (365,904 SF)	< 70%

PARKING CALCULATION:
 OFFICE:
 1 SPACE PER 200 GSF OF FLOOR AREA
 2,869 GSF / 200 = 14.35 = 15 SPACES
 WAREHOUSE:
 1 SPACE PER EMPLOYEE
 1 EMPLOYEES / 1 = 1 SPACES
 TOTAL SPACES REQUIRED = 16 SPACES

SITE LEGEND	
PROPERTY LINE	---
PROPOSED CONCRETE CURB	====
PROPOSED SIDEWALK / CONCRETE PAD	▭
NUMBER OF PARKING SPACES	27
PROPOSED SIGN	⬇
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	▭

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



Site Plan
 SCALE: 1"=40'

*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.

CARMINA WOOD
 DESIGN
 Buffalo | Utica | Greensboro

Office/Warehouse
 8003 Transit Rd
 Clarence, New York

REVISIONS:	No.	Description	Date
▲	1	Rev. per updated Blug Footprint	02/04/25

PRELIMINARY
 NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan Concept

Date: 12.18.24
 Drawn By: C. Wood
 Scale: As Noted

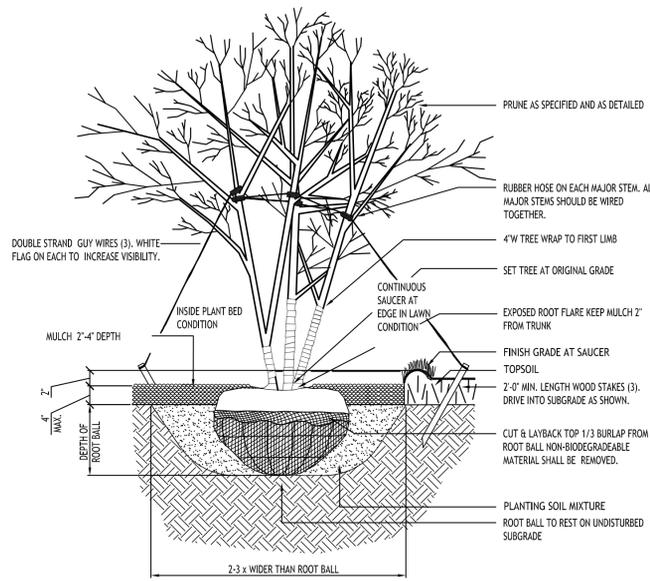
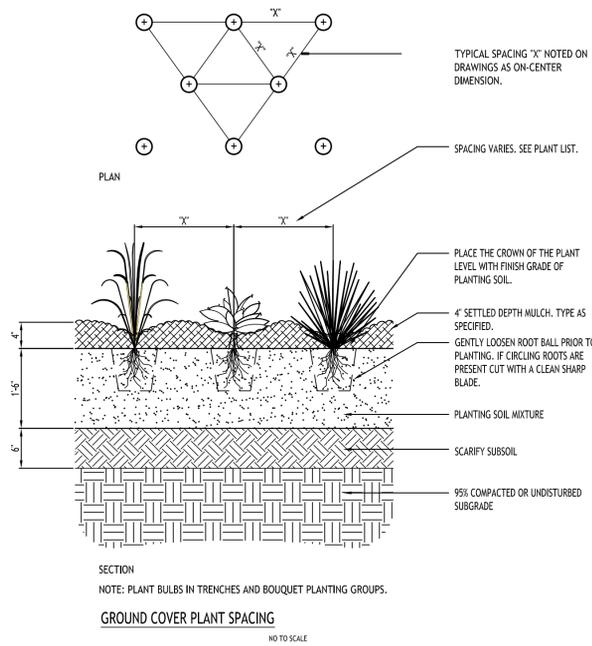
DRAWING NO.:
C-100
 Project No: 24-4145

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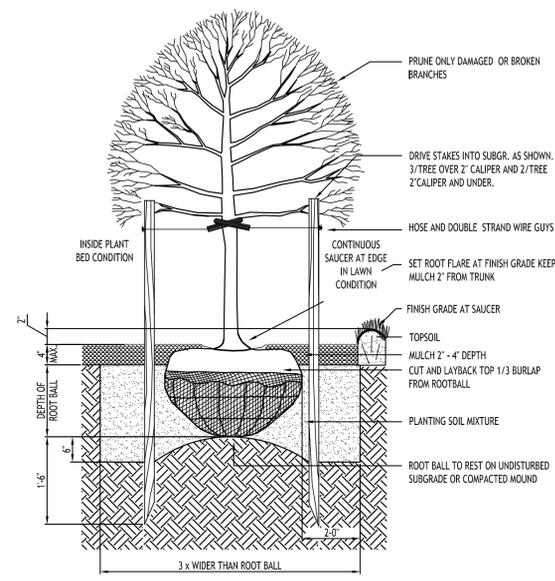
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Plant Finish Schedule - 8003 Transit Road - Clarence, New York

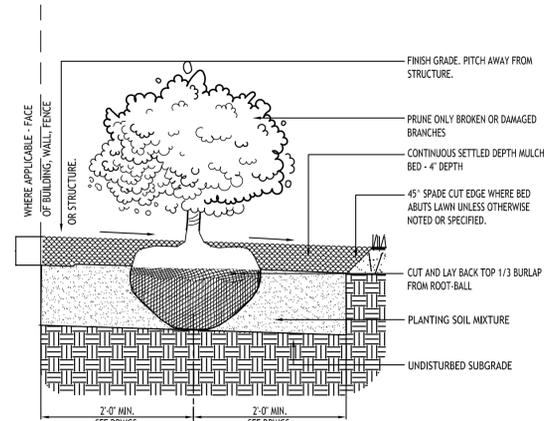
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
D E C I D U O U S T R E E S					
QB	3	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
GT	2	Gleditsia triacanthos 'Inermis'	Honey locust - Skyline	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
ARK	1	Acer rubrum 'Karpick'	Red Maple - Karpick	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
QB	3	Quercus robur x bicolor	Long Regal Prince Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
S M A L L / O R N A M E N T A L T R E E S					
ALxG	1	Amelanchier laevis 'JFS-ARB'	Spring Flurry Serviceberry	Multi-stem	B&B, HT. 20', W 10'
CK	1	Cornus kousa	Kousa Dogwood	1 1/2" x 2 1/2" CAL.	B&B, HT. 20', W 20'
E V E R G R E E N T R E E S					
JS	6	Juniperus scopularum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
PA	6	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT. 20', W 8'
AC	1	Abies concolor	White Fir	6-8' Tall	B&B, HT. 60', W 20'
JV	8	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 8'
PSf	6	Pinus strobus 'fastigiata'	Eastern White Pine	6' Tall	B&B, HT. 20', W 8'
S H R U B S / P E R E N N I A L S / G R A S S E S					
RAgl	24	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2-3, W 6'
BB	3	Andropogon Gerardii	Big Blue Stem Andropogon	18-24" Tall	Cont. #3, HT. 3-4', W 3'



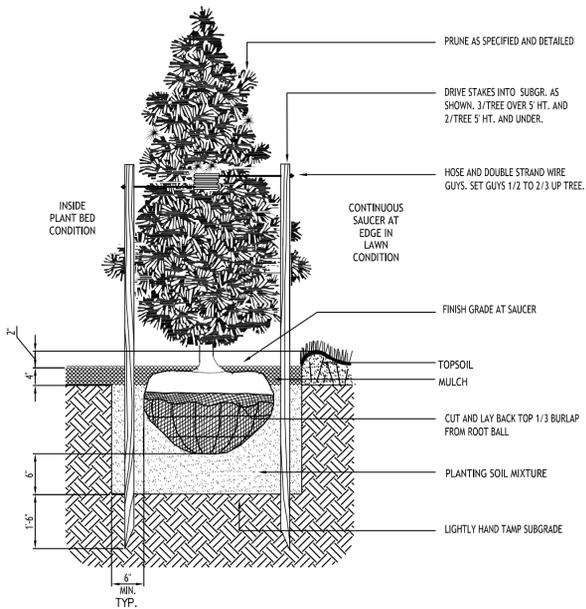
STD. MULTI STEM DECIDUOUS TREE PLANTING



STD. DECIDUOUS TREE PLANTING



STD. SHRUB PLANTING



STD. EVERGREEN PLANTING

REVISIONS:	No.	Description	Date
	1	Rev. per updated Bldg Footprint	02/04/25

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Landscape Details
Plant Schedule

Date: 12.16.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
L-101
Project No: 24-4145



Custom Controllerzz Business Plan

To: Jonathan Bleuer

Town of Clarence, NY

Subject: Proposed New Building at 8003 Transit Rd.

Company Overview:

Custom Controllerzz has been proudly serving the gaming community for over 14 years. We specialize in customizing high-quality video game accessories, primarily Xbox and PlayStation controllers, for gaming enthusiasts worldwide. Our reputation has been built on exceptional craftsmanship, innovation, and customer satisfaction.

Proposed Use of New Building:

The new facility at 8003 Transit Rd. will be designed to support the continued growth of our business and will include the following areas:

1. Office Space:

- Offices for administrative, marketing, and customer service representatives.
- Small assembly area dedicated to product customization and quality control.
- General office-related uses to support business operations.
- Amenities including a break room and bathrooms for staff comfort.

2. Storage:

- Solely for the storage of our company's products and materials.
- Not to be rented or leased to third parties.

3. Parking:

- Proposed parking is sufficient for current staff and allows for anticipated future growth, ensuring long-term operational efficiency.

Conclusion:

The proposed building at 8003 Transit Rd. is vital to the ongoing success and growth of Custom Controllerzz, enabling us to continue operating and expanding our well-established business within the Town of Clarence. This new space will provide the essential capacity needed for streamlined and efficient operations, supporting both current and future business demands.

We appreciate your consideration of our proposal and look forward to working with the Town of Clarence to make this project a reality.

Sincerely,

Collin Hayes

Custom Controllerzz

VERSETTA STONE®

STONE SIDING



The beauty of stone, the simplicity of siding.

WHAT IS VERSETTA STONE®?

Versetta Stone® is a stone siding panel that is mortarless and cement-based. Its panelized design is installed with mechanical fasteners, allowing carpenters and contractors to recreate the beauty and craftsmanship of authentic stone masonry using nails or screws.

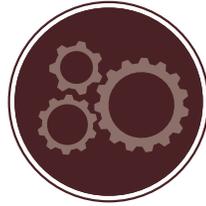
For over 50 years, Boral® has worked to build a reputation for quality, authenticity and design by consistently improving and perfecting the production process for manufactured stone veneer, becoming the most recognized brand in the industry. With a combination of lightweight concrete, basic aggregate, water, and mineral oxide pigments, the master craftsmen can not only mimic the look of natural stone, but also improve upon it with more consistent color, quality and weight. From this knowledge, expertise and dedication to innovation comes Versetta Stone® – a new, mortarless stone siding with a modern installation method.

Shown on cover: Ledgestone, Terra Rosa

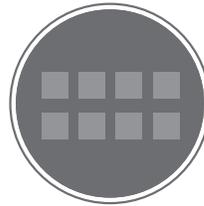
WHY CHOOSE VERSETTA STONE®?



QUALITY



SYSTEM



SELECTION



SPEED

From new construction to remodeling, exterior facades to stunning interiors, Versetta Stone® adds the beautiful detail of traditional stone masonry to residential and commercial buildings. With a modern installation method, Versetta Stone offers a complete system founded on quality, selection, and speed.

A REPUTATION FOR QUALITY, PERFORMANCE, AND INNOVATION

- Tested and approved to rigorous building code standards†
- Class A Fire Rating†
- Withstands freezes, thaws, normal winds and heat†
- NAHB Green Approved Product
- Minimum of 50% recycled content as validated by UL Environment™
- ICC Evaluation Service Report ESR-2859



2 FT²
Per Panel

110 MPH
Wind Resistance†

50-YEAR
Limited Transferable
Warranty

†See Versetta Stone® Product Data Sheet for proprietary test results, located at VersettaStone.com

Tight-Cut, Sterling

THE VERSETTA STONE® SYSTEM



Universal Corner



Flat Panel



J-Channel



Starter Strip



Wainscot Cap/Sill



FLAT PANEL

The main component of the Versetta Stone® system, the Flat Panel covers two square feet and weighs approximately 17 lbs. Each panel is embedded with a G-90 galvanized nail strip* that allows for easy installation with mechanical fasteners.

*Includes a 50-year corrosive resistant warranty.



UNIVERSAL CORNER

The Universal Corner panels are the same size and shape as Flat panels but have finished ends. Universal Corner panels fit neatly with Flat panels and are designed for use on end wall terminations and for inside and outside corners. The panels must be cut to create right and left panels.

FROM START TO FINISH, THE COMPLETE SYSTEM FOR YOUR NEXT PROJECT



Fastening Screws



Trim Stone



Receptacle Box



Light Box



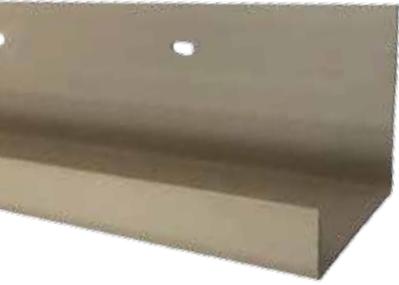
Textured Finishing Adhesive

Mortarless panels are designed for quick and easy installation using mechanical fasteners.



EVERYTHING YOU NEED FOR A PRO FINISH

Versetta Stone accessories make it simple to create a fully finished look without extra hassles or wasted time. Every component, from corners and sills to receptacle boxes to fasteners and adhesives, works as a system with our stone siding panels. Made with the same premium materials and in coordinating styles, colors, and textures, our accessory system ensures you have what it takes to achieve professional results—all in one place.



J-CHANNEL

- 10' Length
- Available in Taupe only



Taupe

STARTER STRIP

- 10' length
- Available in Charcoal and Taupe



Charcoal

WAINSCOT CAP/SILL

- 36" x 3-1/2"
- 2.6" Exposure / 3" Thickness
- Available in Taupe, Stone Grey and Charcoal



Taupe



Stone Grey



Charcoal

TRIM STONE

- 36" x 9-1/2"
- 8.2" Exposure
- Available in Taupe and Charcoal



Taupe



Charcoal



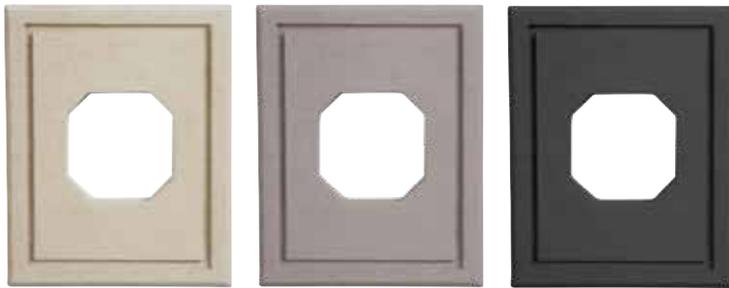
Taupe

Stone Grey

Charcoal

RECEPTACLE BOX

- 8" x 6"
- 1-3/4" Thickness
- Available in Taupe, Stone Grey and Charcoal



Taupe

Stone Grey

Charcoal

LIGHT BOX

- 10" x 8"
- 1-3/4" Thickness
- Available in Taupe, Stone Grey and Charcoal

FASTENING SCREWS

- Two sizes available:
 - 10 x 1-5/8" (not for application over insulation)
 - 10 x 2-1/4" (meant for applications over 1" insulation)
- Made of case hardened carbon steel
- Ideal for interior and exterior applications
- Tight Star Recess system grasps the U-Bit tightly
- Quantities Available:
 - 100 piece box / 6 boxes per carton
 - 500 piece box / 2 boxes per carton



T25-1" U-Bit™ Included



TEXTURED FINISHING ADHESIVE

- Coarse texture blends with mortarless stone siding panels
- Perfect for small aesthetic repairs or odd material terminations
- Bonds well to metal coil stock for partial panel and accessory installations
- Can be used to conceal supplementary fasteners
- Solvent free, 100% solids will not shrink
- No special tools or mixing required for application
- Designed for applications in damp, dry or cold* climates



*At temperatures as low as 32°F (0°C).



Northern Ash



Mission Point



Plum Creek



Sand



Sterling



Terra Rosa



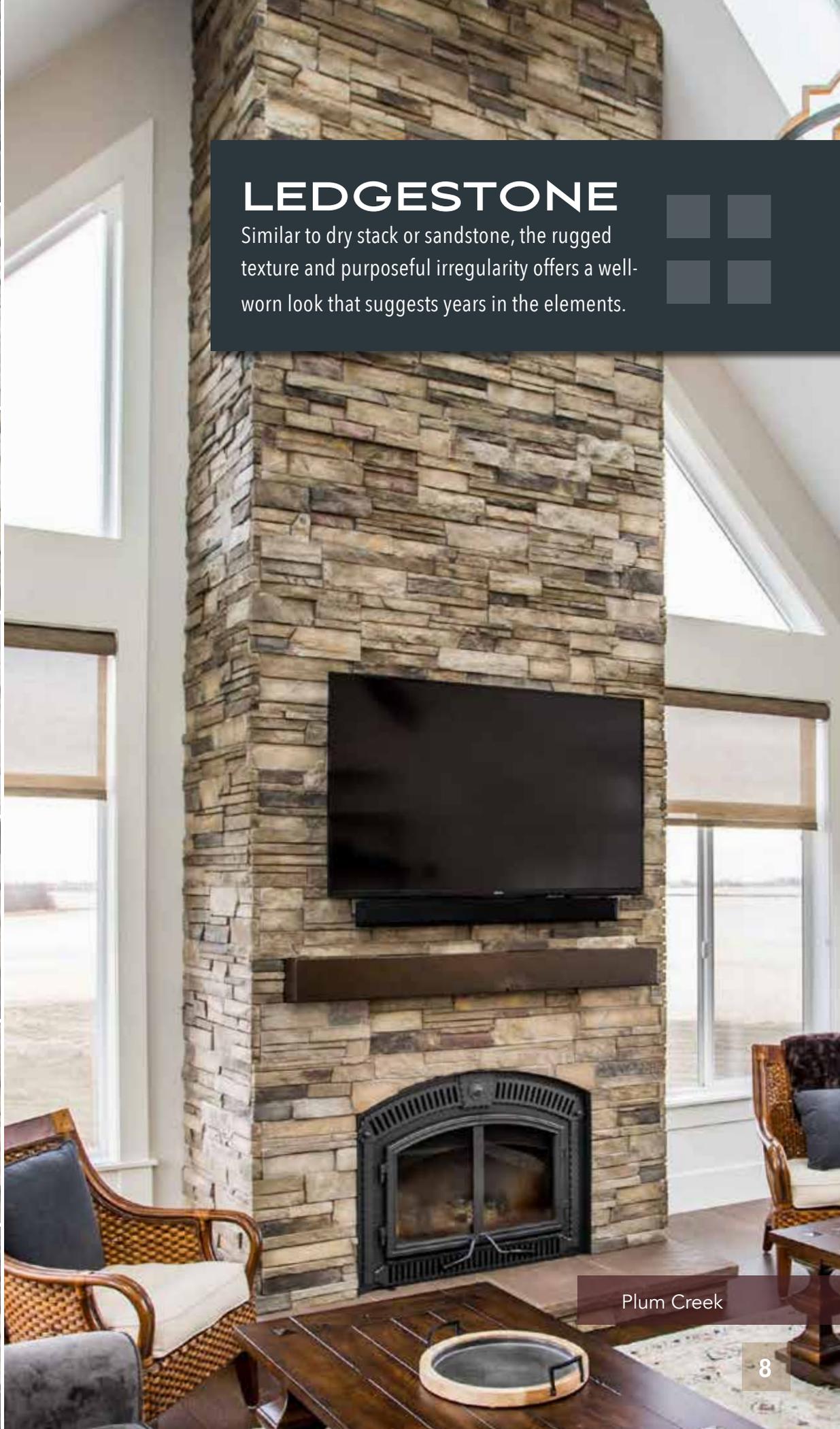
Graphite
(Special Order Only)

Actual colors may vary from printed representations.



LEDGESTONE

Similar to dry stack or sandstone, the rugged texture and purposeful irregularity offers a well-worn look that suggests years in the elements.



Plum Creek



Northern Ash



Mission Point



Plum Creek



Sand



Sterling

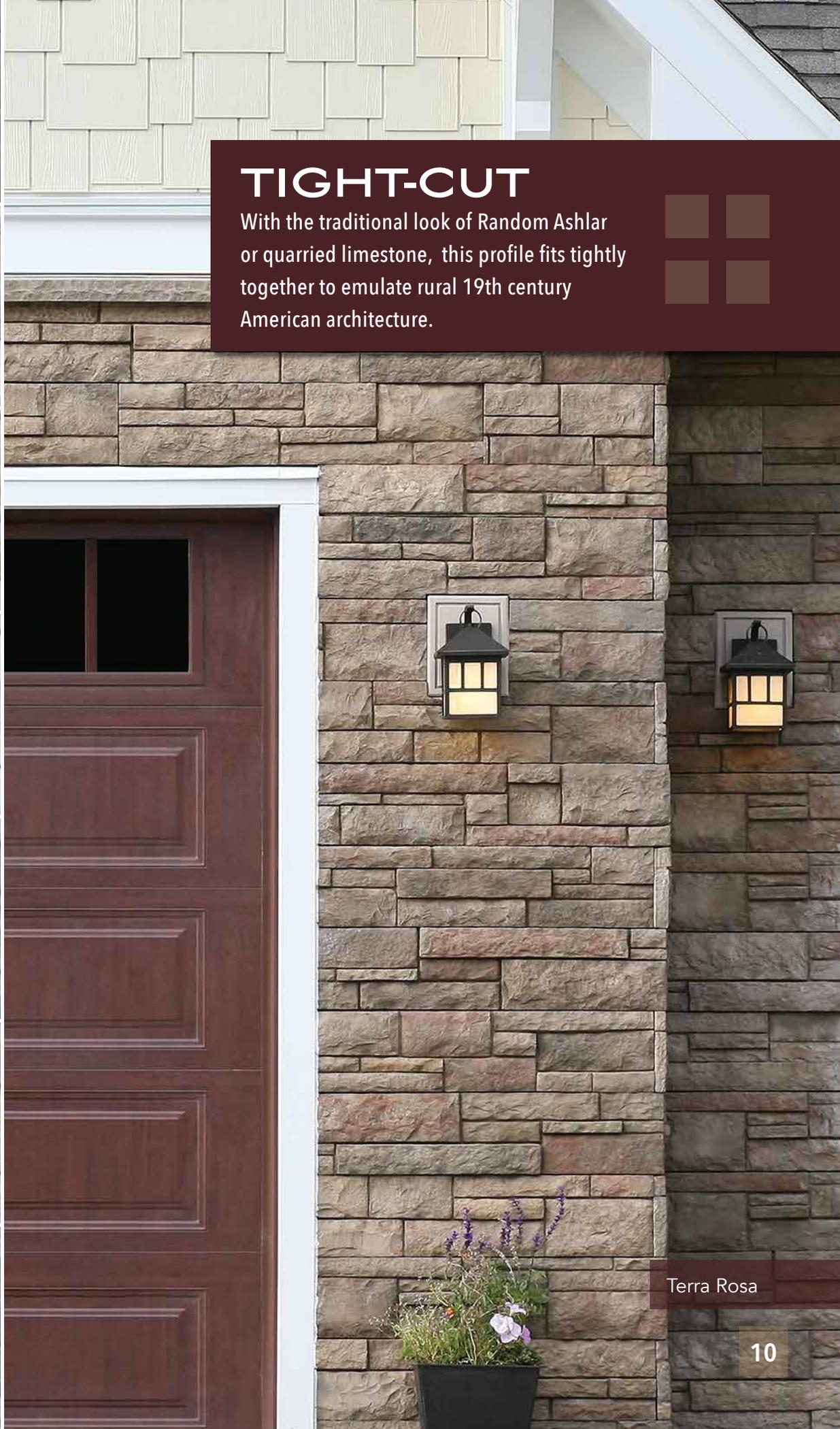


Terra Rosa



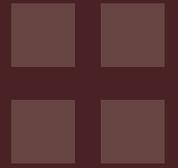
Graphite
(Special Order Only)

Actual colors may vary from printed representations.



TIGHT-CUT

With the traditional look of Random Ashlar or quarried limestone, this profile fits tightly together to emulate rural 19th century American architecture.



Terra Rosa

CARVED BLOCK

Combines larger stones, in various sizes, with a chiseled texture to mimic split face stone.

Panels are 1-1/2" thick.



Sea Salt

Midnight

Actual colors may vary from printed representations.



For step-by-step instructions, or to access tips and tricks for making installing Versetta Stone® even simpler, watch our installation videos at VersettaStone.com.



INSTALLS WITH SPEED

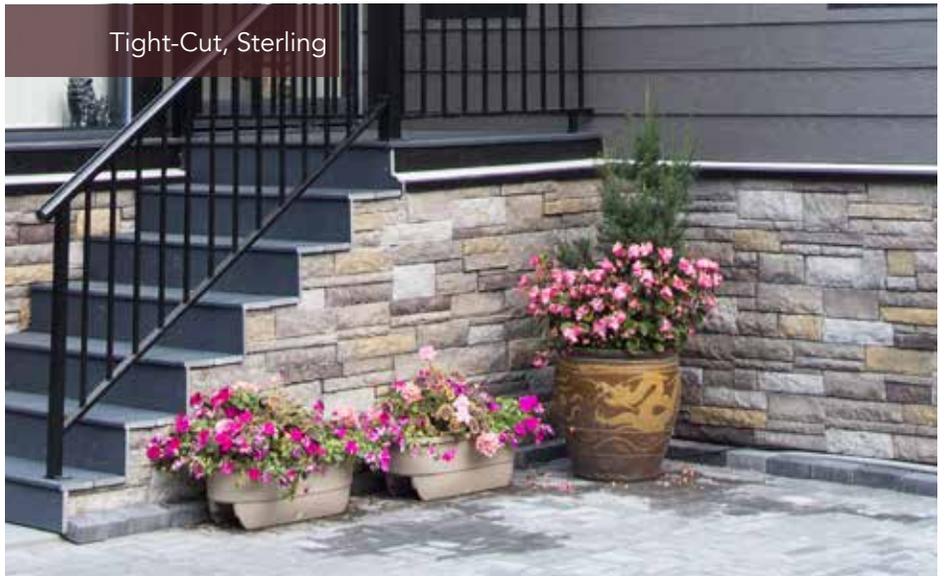
- Installs with screws or nails
- No metal lath or scratch coat necessary to install
- Panels interlock with tongue & groove system
- Built-in rain screen to ensure proper water drainage
- Pre-drilled weep holes allow water to escape
- Can be installed in any weather conditions



Ledgestone, Plum Creek



Ledgestone, Plum Creek



Tight-Cut, Sterling



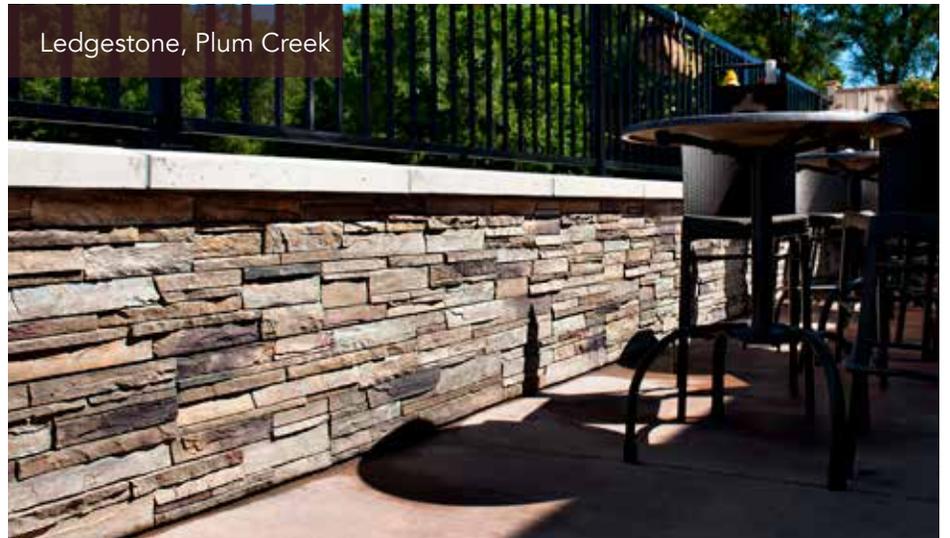
Ledgestone, Mission Point



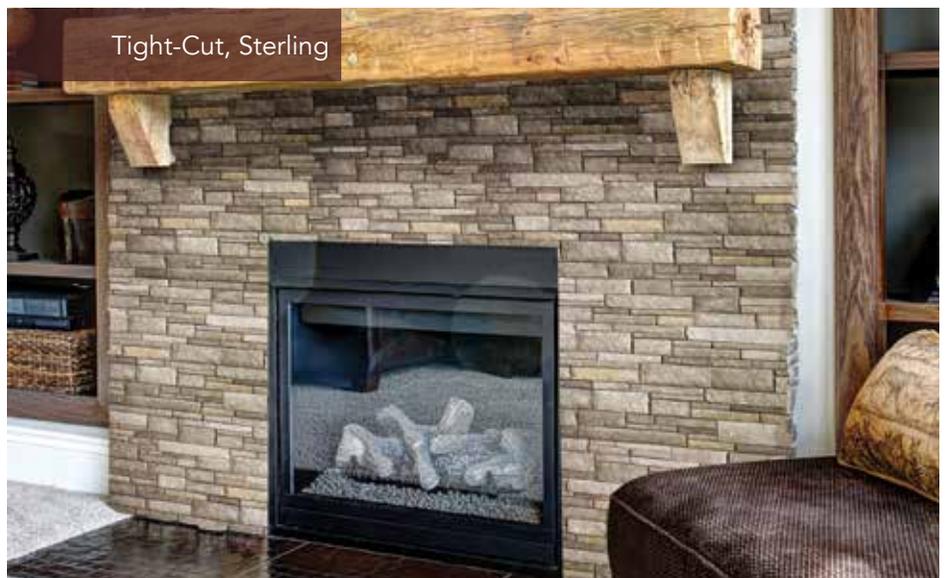
Tight-Cut, Terra Rosa



Ledgestone, Mission Point



Ledgestone, Plum Creek



Tight-Cut, Sterling



Ledgestone, Mission Point

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BAMMEL ARCHITECTS
A PROFESSIONAL CORPORATION

6264 WEST QUAKER STREET
ORCHARD PARK, NY 14127
phone (716) 662-2482
fax (716) 662-2487

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SEAL:

NEW BUILDING FOR:

SWITALA

9717 COUNTY ROAD
CLARENCE, NY, 14032

ISSUE

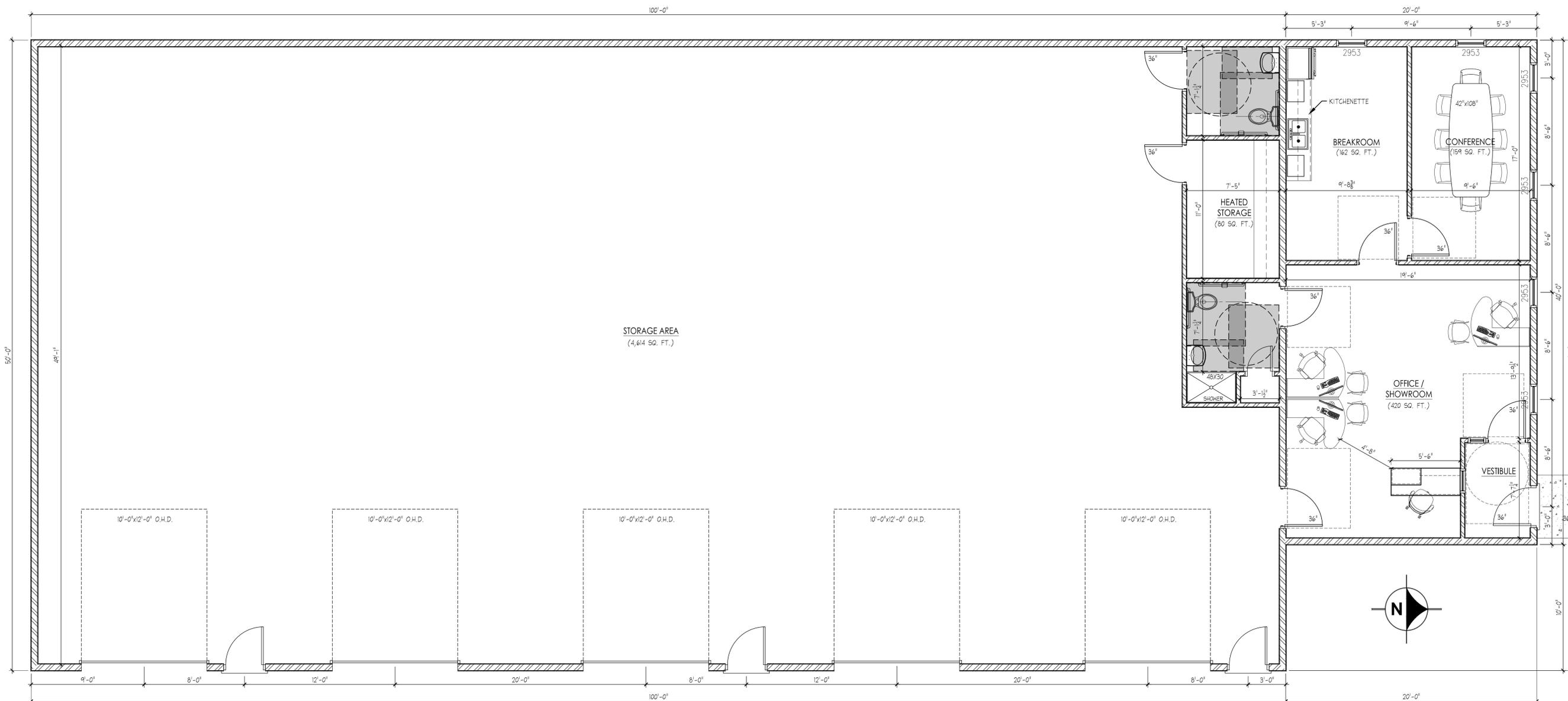
ISSUE DATE: 2/6/2025
 PROJECT NUMBER: 24.121
 SCALE: AS NOTED
 DRAWN BY: JT
 CHECKED BY: ALL

SHEET TITLE:

FLOOR PLAN
PHASE I

DRAWING NO:

A-2



1 FLOOR PLAN - PHASE I
1/4" = 1'-0"

DOCUMENT STATUS

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SEAL:

NEW BUILDING FOR :

SWITALA

9717 COUNTY ROAD
CLARENCE, NY, 14032

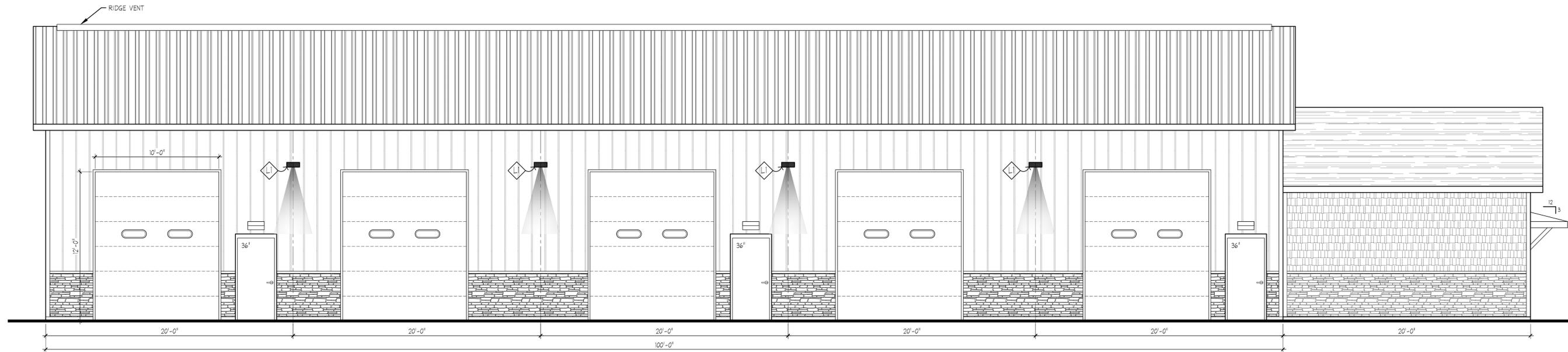
ISSUE

ISSUE DATE:	2/6/2025
PROJECT NUMBER:	24-121
SCALE:	AS NOTED
DRAWN BY:	JT
CHECKED BY:	ALL

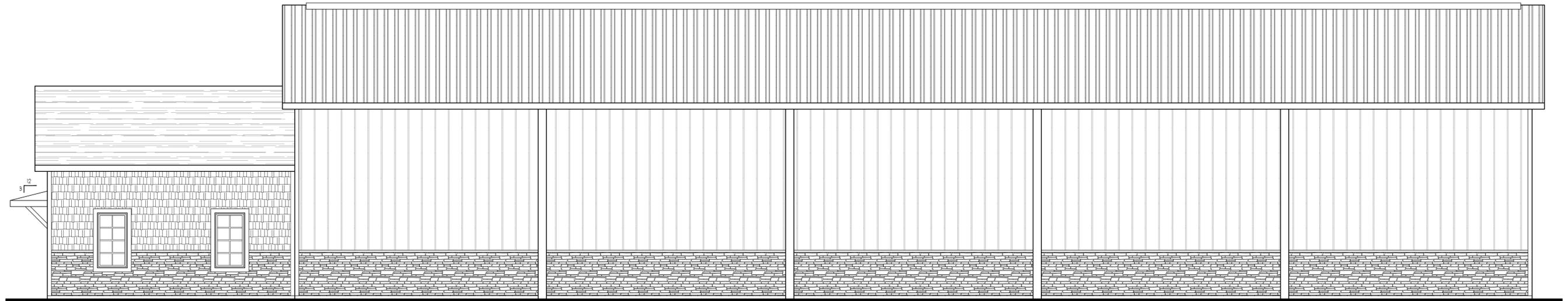
SHEET TITLE:
**ELEVATIONS
PHASE I**

DRAWING NO:

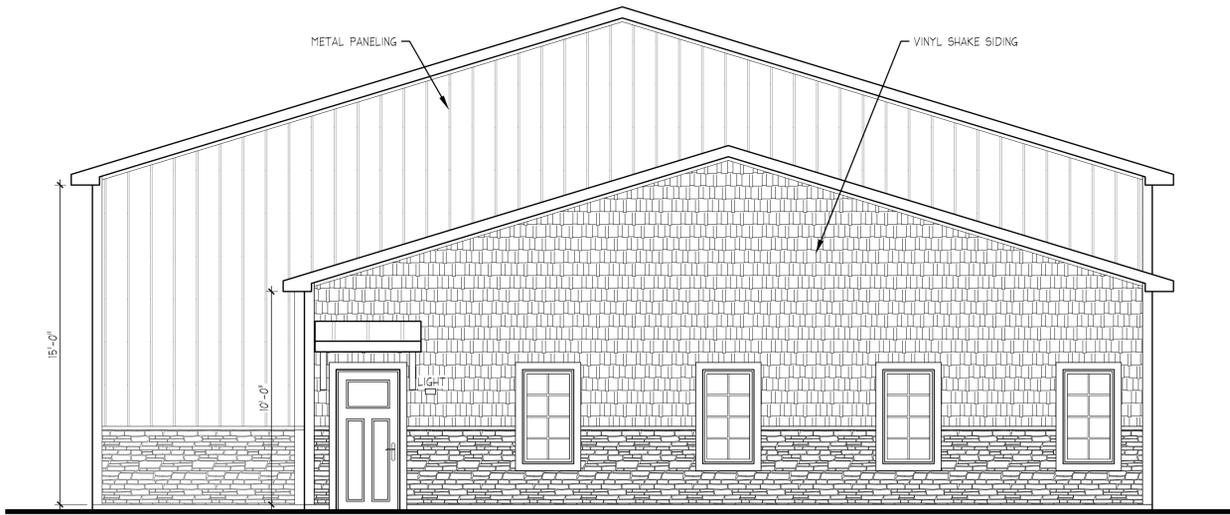
A-2



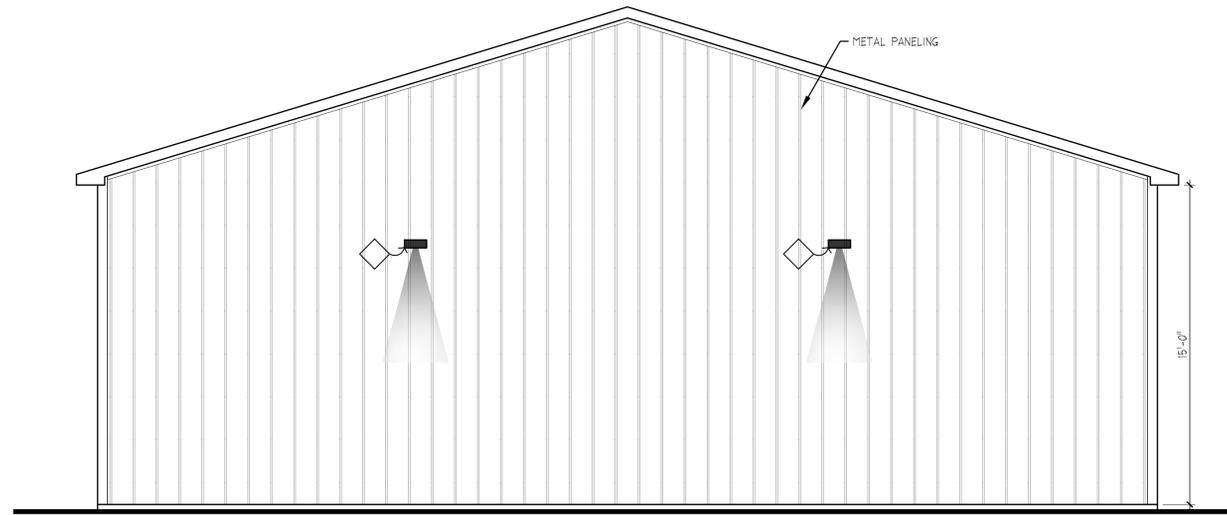
1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

JUL 18 2024

ZONING OFFICE

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: New Storage Units			
Project Location (describe, and attach a location map): 9697 County Road, Clarence Center, NY, 14032			
Brief Description of Proposed Action: 5 separate 50x100 single-story storage buildings arranged linearly. Front building has additional 20x40 administration space.			
Name of Applicant or Sponsor: Bammel Architects P.C.		Telephone: 716-472-9245 E-Mail: jbammel@bammelarchitects.com	
Address: 6264 W. Quaker St.			
City/PO: Orchard Park		State: NY	Zip Code: 14127
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 4.30 acres			
b. Total acreage to be physically disturbed? _____ 2.42 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.30 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ New Septic _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

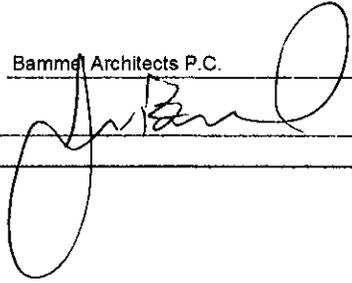
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

Detention Areas		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

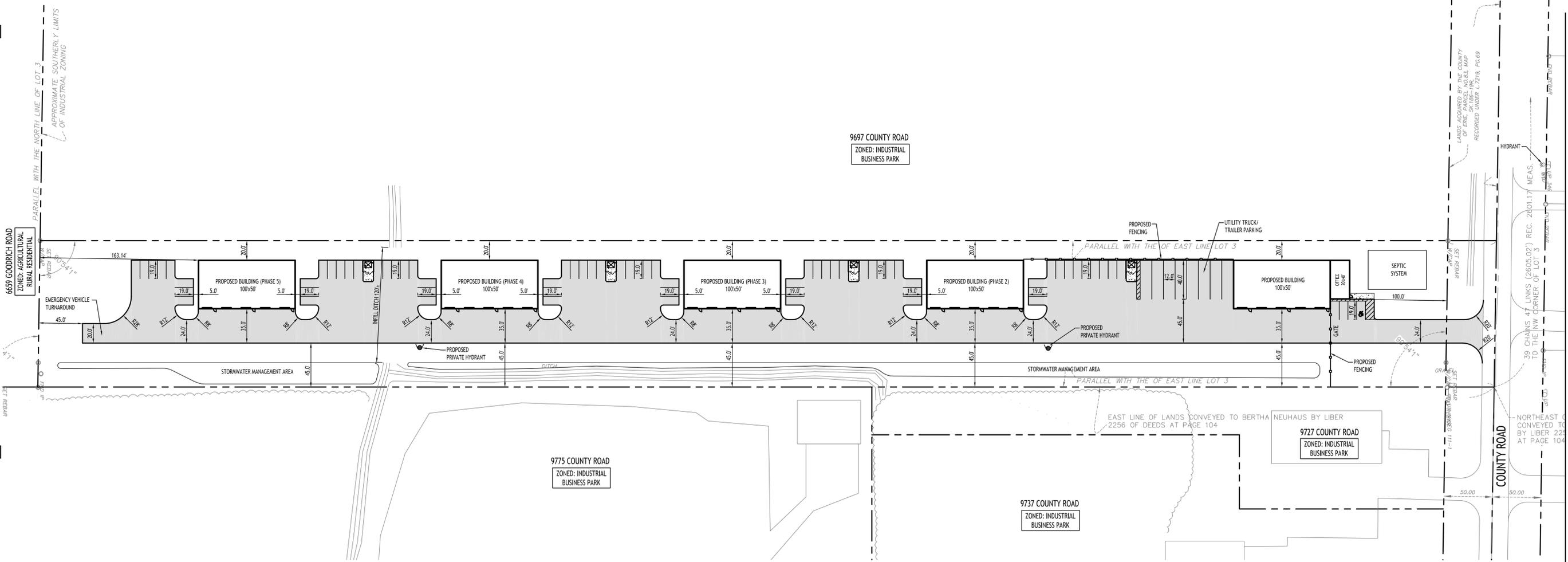
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Bammel Architects P.C.</u> Date: <u>7/18/2024</u>		
Signature: <u>James Bammel</u>  Title: <u>Registered Architect</u>		

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Site Data		
TOTAL SITE AREA - 4.88± ACRES		
ZONED: INDUSTRIAL BUSINESS PARK		
USE: PROPOSED WAREHOUSE & STORAGE BUILDINGS		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	80 FT MIN.	100 FT MIN.
SIDE:	20 FT MIN.	20.0 FT MIN.
REAR:	25 FT MIN.	N/A
SIDE/REAR (ADJOINING RESIDENTIAL):	100 FT MIN.	163.14 FT MIN.
SETBACKS - PARKING		
ADJOINING RESIDENTIAL:	45 FT	45.0 FT
OTHER PROPERTY LINES:	5 FT	20.0 FT MIN.
MAX BUILDING HEIGHT:	45 FT	< 45 FT
LOT COVERAGE (FOR ALL BLDGS):	NOT TO EXCEED 75% OF GROSS LOT AREA 12.1% (0.59 AC)	
PARKING (TOTAL SITE): 9 x 19'	64	76

PARKING CALCULATION:
 MANUFACTURING/WAREHOUSING/LIGHT ASSEMBLY
 1 PER EMPLOYEE OF MAX. SHIFT, 1 PER 200 SF OF OFFICE
 60 EMPLOYEES + 800 SF / 200 = 64 SPACES REQUIRED

Site Plan
 SCALE: 1"=50'

SITE NOTES:

- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
 - ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
 - ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
 - CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
 - BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
- GENERAL NOTES:**
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
 - SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNERS APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
 - WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
 - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
 - CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
 - CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
 - ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

SITE LEGEND	
PROPERTY LINE	---
PROPOSED SIDEWALK / CONCRETE PAD	▬
NUMBER OF PARKING SPACES	Ⓣ
PROPOSED SIGN	▼
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	▬
PROPOSED LIGHT POLE	■

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

REVISIONS:	No.	Description	Date

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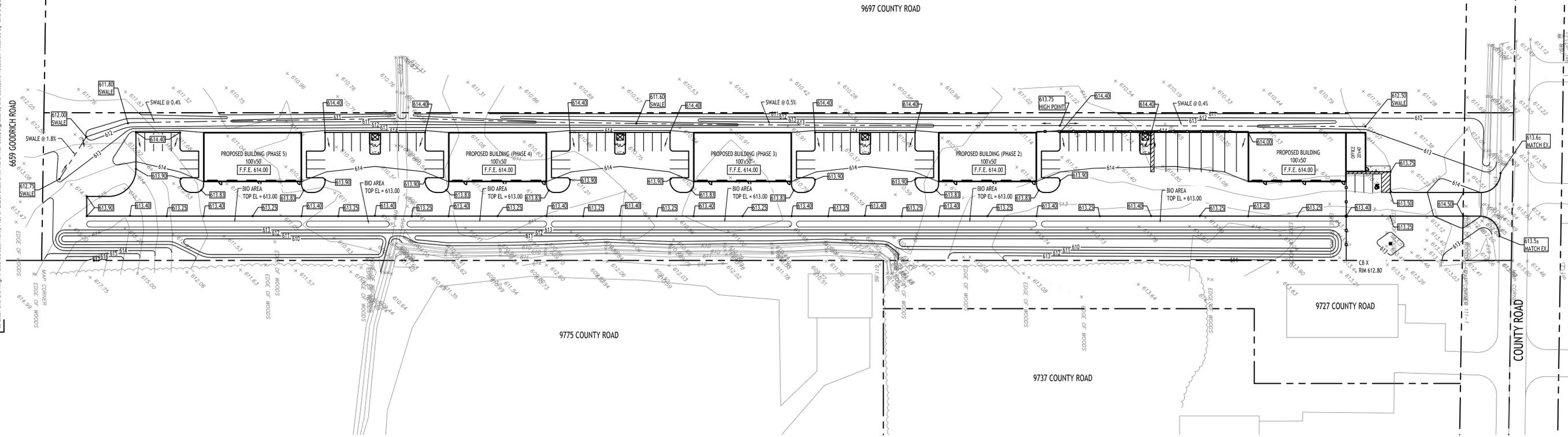
DRAWING NAME:
Site Plan

Date: 1/31/25
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Grading Plan
SCALE: 1"=50'

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	— 101 —
PROPOSED SPOT ELEVATION	610.00
PROPOSED TOP/BOTTOM OF CURB	TC 100.00 BC 100.00
PROPOSED CATCH BASIN	■ CB
PAVEMENT/GROUND SLOPE	—
PROPOSED MANHOLE	● MH
PROPOSED SWALE	---

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REVISIONS:

No.	Description	Date

PRELIMINARY
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DRAWING NAME:
Grading Plan
Preliminary

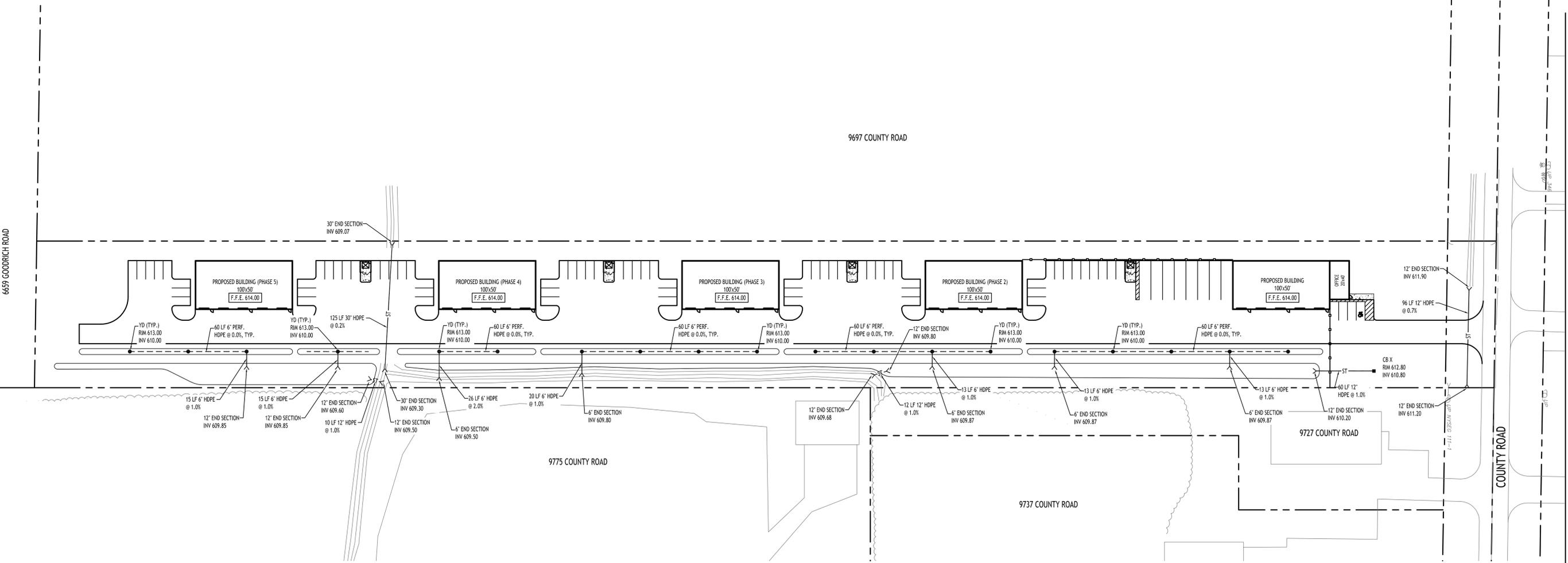
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C-200
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6659 GOODRICH ROAD



Storm Drainage Plan
SCALE: 1"=50'

PROPOSED STORM DRAINAGE LEGEND

PROPOSED STORM PIPE	— ST —
PROPOSED PERFORATED STORM PIPE	- - - - -
PROPOSED CATCH BASIN	■
PROPOSED MANHOLE	●
PROPOSED CLEANOUT	○
CB: CATCH BASIN	
MH: MANHOLE	
OS: OUTLET STRUCTURE	

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Proposed Warehouses
9717 County Road
Clarence, NY

REVISIONS:

No.	Description	Date

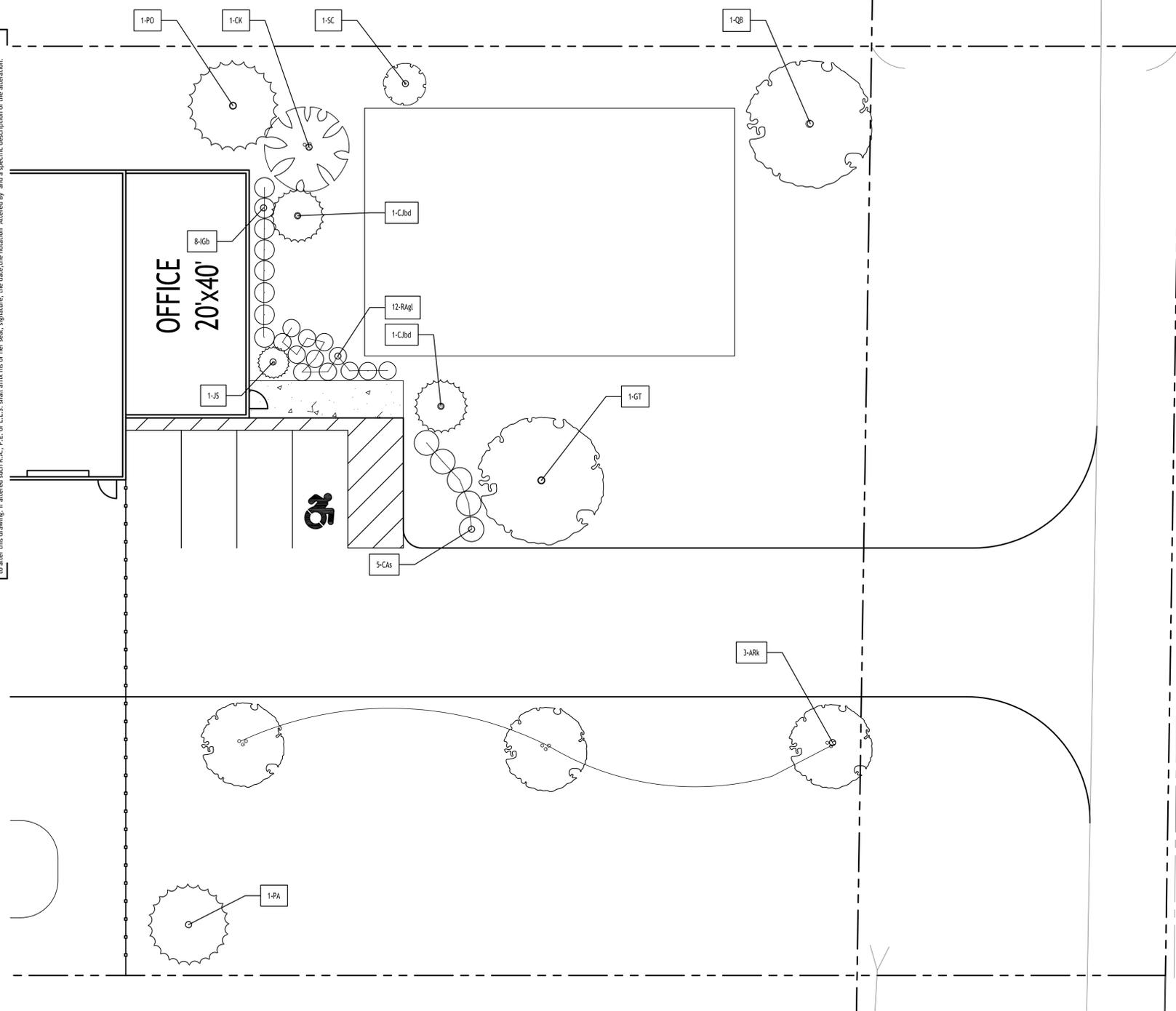
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Storm Drainage Plan Preliminary

Date: 1/31/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-300
Project No: 24-4125

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Landscape Plan
SCALE: 1"=10'

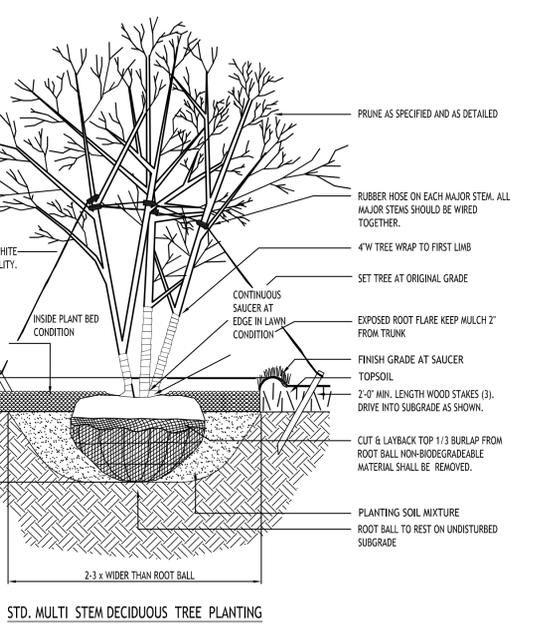
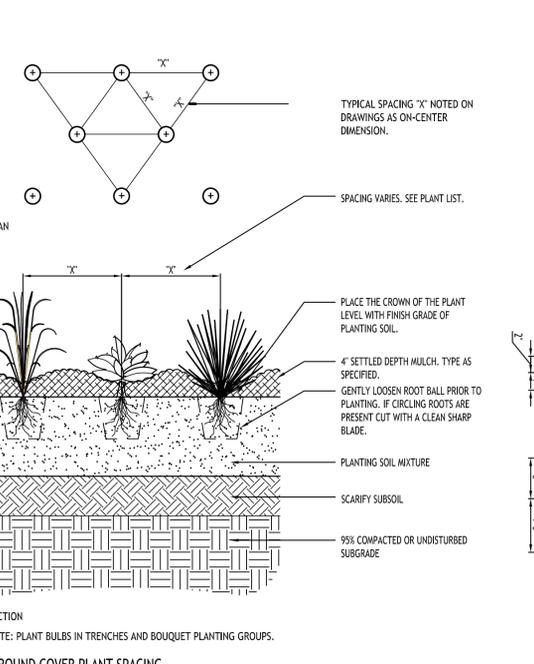
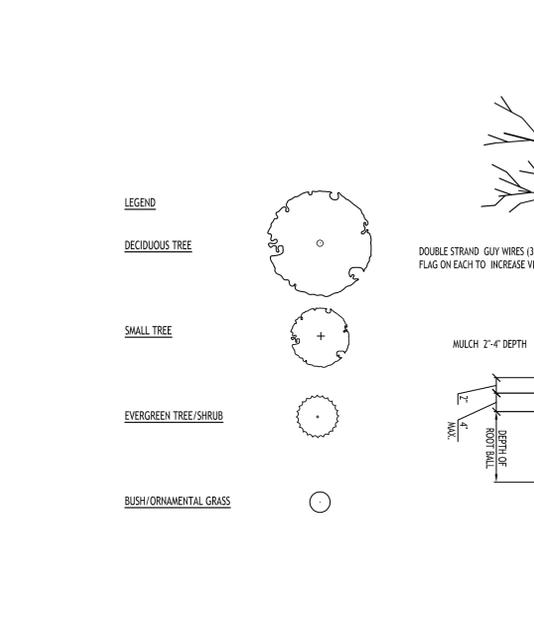
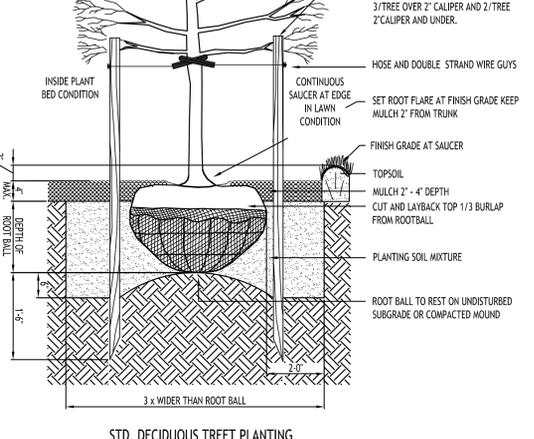
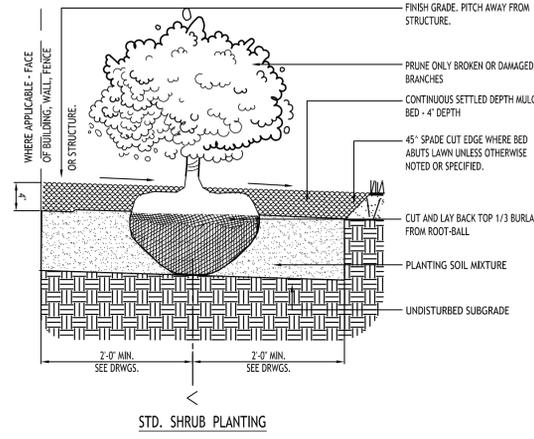
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Plant Finish Schedule - 9717 County Road-Clarence, New York

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
DECIDUOUS TREES					
QB	6	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
QRxB	3	Quercus robur x bicolor	Regal Pince Oak	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
GT	4	Gleditsia triacanthos 'Inermis'	Honey locust - Skyline	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
ARk	3	Acer rubrum 'Karpick'	Red Maple - Karpick	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
ARr	3	Acer rubrum 'Redpointe'	Sun Valley Red Maple	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
EVERGREEN TREES					
PA	5	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT. 20', W 8'
JV	6	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 8'
JS	1	Juniperus scopularum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
PFv	2	Pinus flexilis 'Vanderwolf's'	Blue Limber Pine	6-8' Tall	B&B, HT. 25', W 12'
PN	6	Pinus nigra	Austrian Pine	6-8' Tall	B&B, HT. 30', W 15'
CJbd	2	Cryptomeria Japonica 'Black Dragon'	Black Dragon Japanese cedar	6-8' Tall	B&B, HT.8', W4'
SMALL / ORNAMENTAL TREES					
CK	1	Cornus kousa	Kousa Dogwood	1 1/2" x 2 1/2" CAL.	B&B, HT. 20', W 20'
SHRUBS / PERENNIALS / GRASSES					
RAgl	12	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2-3, W 6'
CAs	5	Cornus alba 'Sibirica'	Red Barked Dogwood	24-36" Tall	B&B, HT. 5', W 5'
IGc	8	Ilex glabra compacta	Inkberry Holly - Compact	24-36" Tall	B&B, HT. 4', W 4'

Note: The finish schedule reflects the total plant count for Landscape Plans on L-100 and L-101



REVISIONS:	No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Landscape Plan

Date: 1/31/25
Drawn by: C. Wood
Scale: As Noted

DRAWING NO.
L-101

Project No: 24-4125