

Site Plan
SCALE: 1"=20'

- DETAIL LEGEND** SEE SITE DETAIL SHEET
- 1 TYPE "A" CONCRETE CURB
 - 2 STANDARD DUTY ASPHALT
 - 3 EXTERIOR CONCRETE SLAB ON GRADE
 - 4 90' PARKING STALL
 - 5 CONCRETE SIDEWALK
 - 6 HANDICAPPED PAVEMENT MARKINGS
 - 7 HANDICAPPED PARKING SIGN - WALL MOUNTED
 - 8 LIGHT POLE FOUNDATION
 - 9 DUMPSTER ENCLOSURE
 - 10 PRECAST PARKING BUMPER

- NOTE LEGEND**
- 1 RUNOUT CURB IN 2' OR MATCH EXISTING CURB
 - 2 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C - WALL MOUNTED
 - 3 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
 - 4 EDGE OF PAVEMENT
 - 5 EXISTING SIDEWALK TO REMAIN
 - 6 EXISTING SIGN TO REMAIN
 - 7 STRIPED CROSSWALK
 - 8 8-FT VINYL FENCE
 - 9 RAMP SIDEWALK @ 1:12 MAX.

- SITE LEGEND**
- PROPERTY LINE
 - PROPOSED CONCRETE CURB
 - PROPOSED SIDEWALK / CONCRETE PAD
 - NUMBER OF PARKING SPACES (27)
 - PROPOSED SIGN
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED LIGHT POLE
 - PROPOSED WALL MOUNTED LIGHT

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

SITE DATA		
SITE AREA = 0.8 AC		
ZONED: MAJOR ARTERIAL		
USE: 10,375 GSF COMMERCIAL BUILDING (EXISTING)		
SETBACKS - BUILDING		
FRONT	135 FT *	158.36 FT MIN. (EX.)
SIDE (ABUTTING COM. / RES.)	25 FT / 45 FT	10.62 FT MIN. (EX.) / N/A
REAR (ABUTTING COM. / RES.)	25 FT / 45 FT	N/A / 25.15 FT MIN. (EX.) ***
SETBACKS - PARKING		
FRONT	5 FT	8.95 FT MIN.
SIDE	5 FT	0.73 FT MIN. **
REAR (ABUTTING COM. / RES.)	5 FT / 45 FT	5.03 FT MIN.
PARKING STALLS		
STALL SIZE	9x19'	9x19'
REQUIRED SPACES	52	38****
GREENSPACE		
OVERALL SITE GREENSPACE	25% (0.2 AC)	25% (0.2 AC)
INTERIOR GREENSPACE	8% (0.03 AC)	8% (0.03 AC)
MAX. BUILDING HEIGHT	45 FT	< 45 FT
MAX. LOT COVERAGE	75% MAX. (0.6 AC)	29% (0.24 AC)

* FROM CENTERLINE OF PUBLIC ROAD R.O.W.
 ** EX. MEASUREMENT
 *** ADJACENT PROPERTY IS NOT A RESIDENTIAL USE EVEN THOUGH IT IS ZONED SFR
 **** VARIANCE REQUIRED

PARKING CALCULATION:

COMMERCIAL:
 REQ'D = 1 SPACE PER 200 G.S.F.
 REQ'D = 10,375 G.S.F. / 200 = 52 SPACES REQ'D

GREENSPACE AREA COMPARISON:

EXISTING GREENSPACE = 0.13 AC (16.2%)
 PROPOSED GREENSPACE = 0.20 AC (25%)
 RESULT = +0.07 AC (+8.8%)

GENERAL NOTES:

- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S 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.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
- ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL & 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.

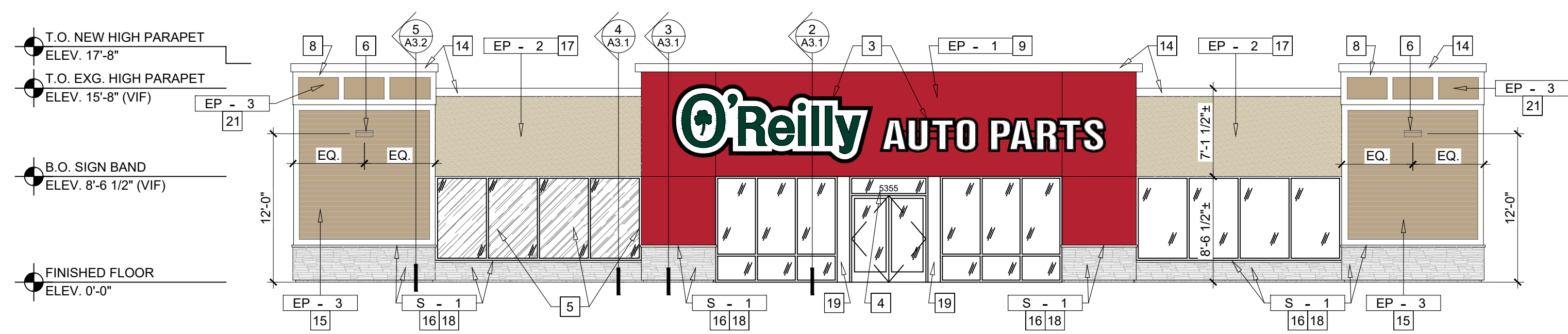
REVISIONS:

No.	Description	Date
1	Per Landscape Committee review	2/17/25

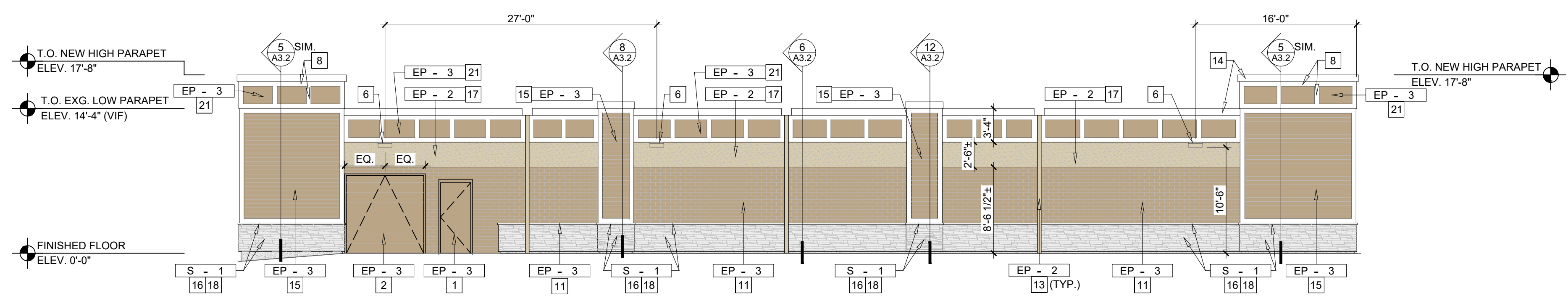
DRAWING NAME:
 Site Plan

Date: 12/5/24
 Drawn By: A. Pandolfe
 Scale: As Noted

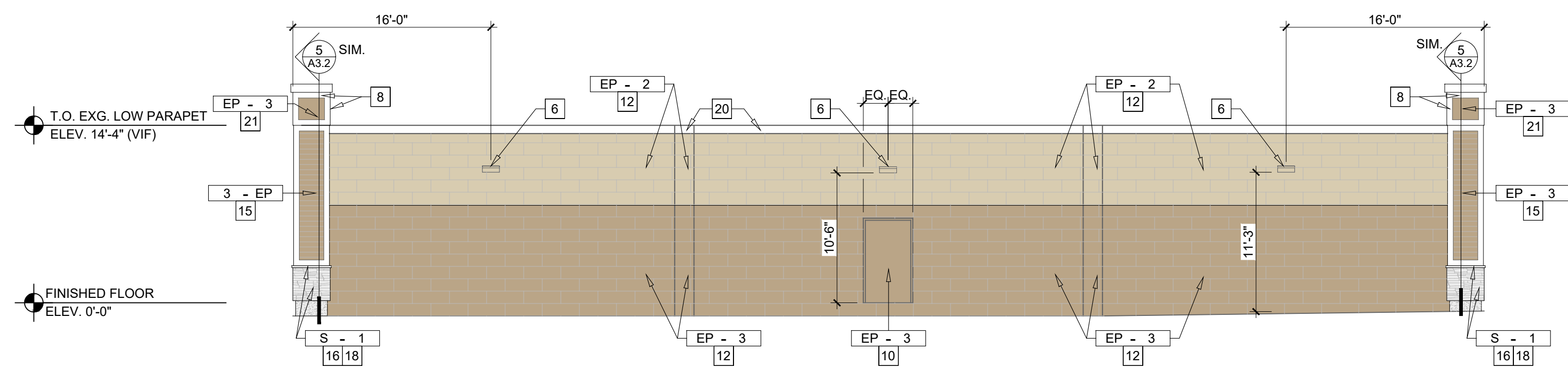
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 Project No: 24-4154



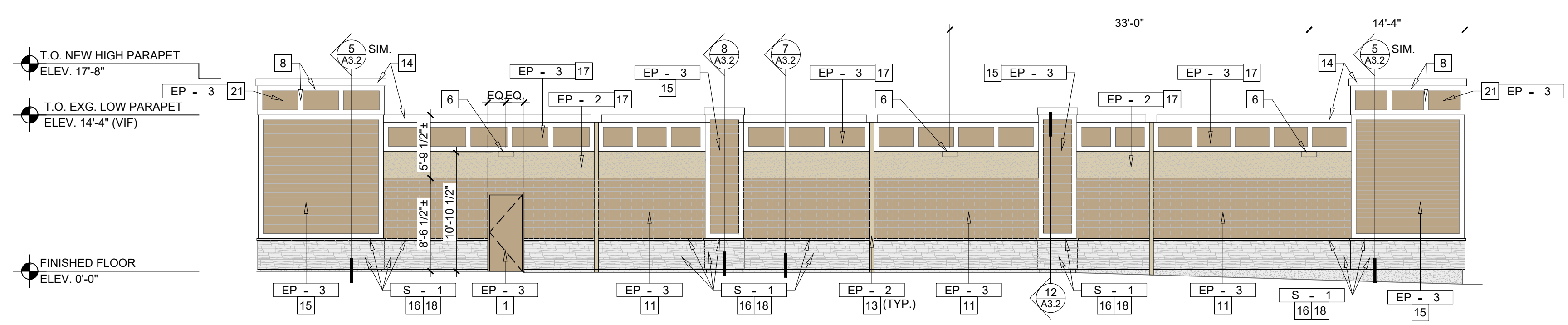
1 FRONT EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 LEFT SIDE EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



3 REAR EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



4 RIGHT SIDE EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

NOTE: REFER TO ELEVATIONS FOR FINISH LOCATIONS

STEEL DOORS AND FRAMES
MFG: REFER PROJECT MANUAL
FINISH: FACTORY PRIMED AND FIELD PAINTED, SEMI-GLOSS FINISH
COLOR: TO MATCH ADJACENT WALL COLOR, SHERWIN WILLIAMS OR APPROVED EQUAL

STOREFRONT SYSTEM
MFG: EFCO, KAWNEER OR VISTA WALL (NO SUBSTITUTES)
COLOR: IVY, DARK IVY OR INTERSTATE GREEN, RESPECTIVELY

WINDOW TINT
MFG: 3M
STYLE: LAYER 1 - NIGHT VISION 15 (APPLY FIRST); LAYER 2 - FASERA, MILANO (APPLY OVER)
REP: JIM MANNIX | 612.325.6509

FACADE


EP - 1 PAINT	EP - 2 PAINT	EP - 3 PAINT
MFR: SHERWIN WILLIAMS	MFR: SHERWIN WILLIAMS	MFR: SHERWIN WILLIAMS
STYLE: SHER-CRYL	COLOR: SW6141 SOFTER TAN	COLOR: SW6108 LATTE
COLOR: SW6871 POSITIVE RED	FINISH: SEMI GLOSS	FINISH: SEMI GLOSS
FINISH: GLOSS	APP: PER MFR SPECS FOR SURFACE	APP: PER MFR SPECS FOR SURFACE
APP: PER MFR SPECS FOR SURFACE		
NOTES: INCLUDE THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE		
S - 1 STONE VENEER		
MFR: ELDORADO STONE		
BLUFFSTONE		
MINERET		

EXTERIOR GENERAL NOTES


A	MANUFACTURER: SHERWIN WILLIAMS SPECIFIED. EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES).
B	APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED.

EXTERIOR KEYNOTES

- NEW HOLLOW METAL DOOR AND FRAME. PAINT "LATTE". REFER TO SHEET A6.1 FOR FURTHER INFORMATION.
- NEW O.H. DOOR IN EXISTING OPENING. PAINT "LATTE". REFER TO SHEET A6.1 FOR FURTHER INFORMATION.
- SURFACE MOUNTED SIGN, O'REILLY CONSTRUCTION FURNISHED AND INSTALLED. PROVIDE ROUGH-IN ELECTRICAL. GC TO VERIFY ADEQUATE BACKING FOR MOUNTING. COORDINATE REQUIREMENTS WITH O'REILLY CONSTRUCTION. REFER TO SHEET SG2.1 IN SEPARATE EXTERIOR SIGNAGE PACKAGE.
- PREFERRED BUILDING ADDRESS NUMBERS: 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING. CONFIRM WITH LANDLORD/JURISDICTION REQUIREMENTS.
- PROVIDE WINDOW TINT, AS INDICATED.
- NEW WALLPACK LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
- EXISTING METAL CAP FLASHING AND DRIP EDGE. PAINT "SOFTER TAN".
- "WHITE" PVC TRIM BOARD. SEE SECTION 5/A3.2.
- NEW EIFS AND FRAMING. PAINT "POSITIVE RED".
- EXISTING EXTERIOR DOOR TO REMAIN. PAINT "LATTE". LOCK DOOR, SEAL (WEATHERTIGHT) IN PLACE AND REMOVE HARDWARE.
- EXISTING BRICK TO REMAIN. GC TO POWER WASH CLEAN, AND BRING TO A LIKE NEW CONDITION. PATCH AND REPAIR ANY DAMAGED BRICK AS NECESSARY. REFER TO FINISH TAGS FOR PAINT SPEC.
- EXISTING CMU TO REMAIN. GC TO POWER WASH CLEAN, AND BRING TO A LIKE NEW CONDITION. PATCH AND REPAIR ANY DAMAGED BRICK AS NECESSARY. REFER TO FINISH TAGS FOR PAINT SPEC.
- PAINT NEW RAIN LEADER "SOFTER TAN".
- NEW METAL FLASHING AND DRIP EDGE. PAINT "WHITE".
- HARDIE PLANK LAP SIDING. COLOR TO MATCH EP-3.
- NEW THINSTONE VENEER. SEE FINISH SCHEDULE AND BUILDING SECTIONS FOR MORE INFORMATION.
- NEW EIFS AND FRAMING. PAINT "SOFTER TAN".
- STONE SILL: ELDORADO STONE - SNAPPED EDGE WAINSCOT SILL (SAND).
- BRAKE METAL TO MATCH STOREFRONT SYSTEM.
- PAINT EXISTING FLASHING / TRIM CAP WHITE
- PVC PANEL BOARD PRE-PAINTED "LATTE" BY GC.



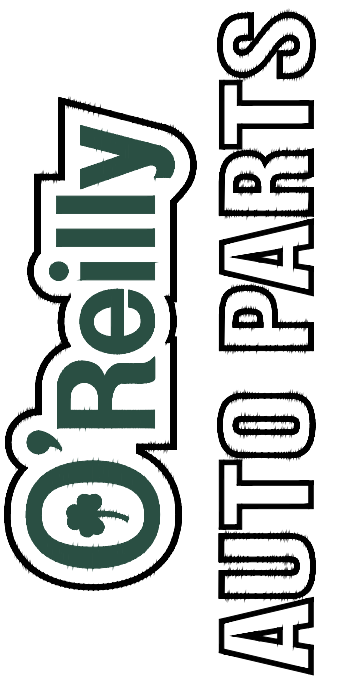
Engineering & Design



PHASE ZERO DESIGN
MERGED WITH COLLIER'S ENGINEERING & DESIGN
Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, C.T.P.C.

PROJECT:
O'REILLY AUTO PARTS STORE - BUILDING LEASE
5355 TRANSIT ROAD
BUFFALO, NY 14221

EXTERIOR ELEVATIONS



REV	DESCRIPTION	DATE
	FOR PERMIT	11/18/24
A	ADDENDUM 01	1.23.2025
A	ADDENDUM 02	2.28.2025

DRAWN BY:
BU

CHECKED BY:
CL

DATE:
11/18/24

PROJECT NUMBER:
22729 - BF4

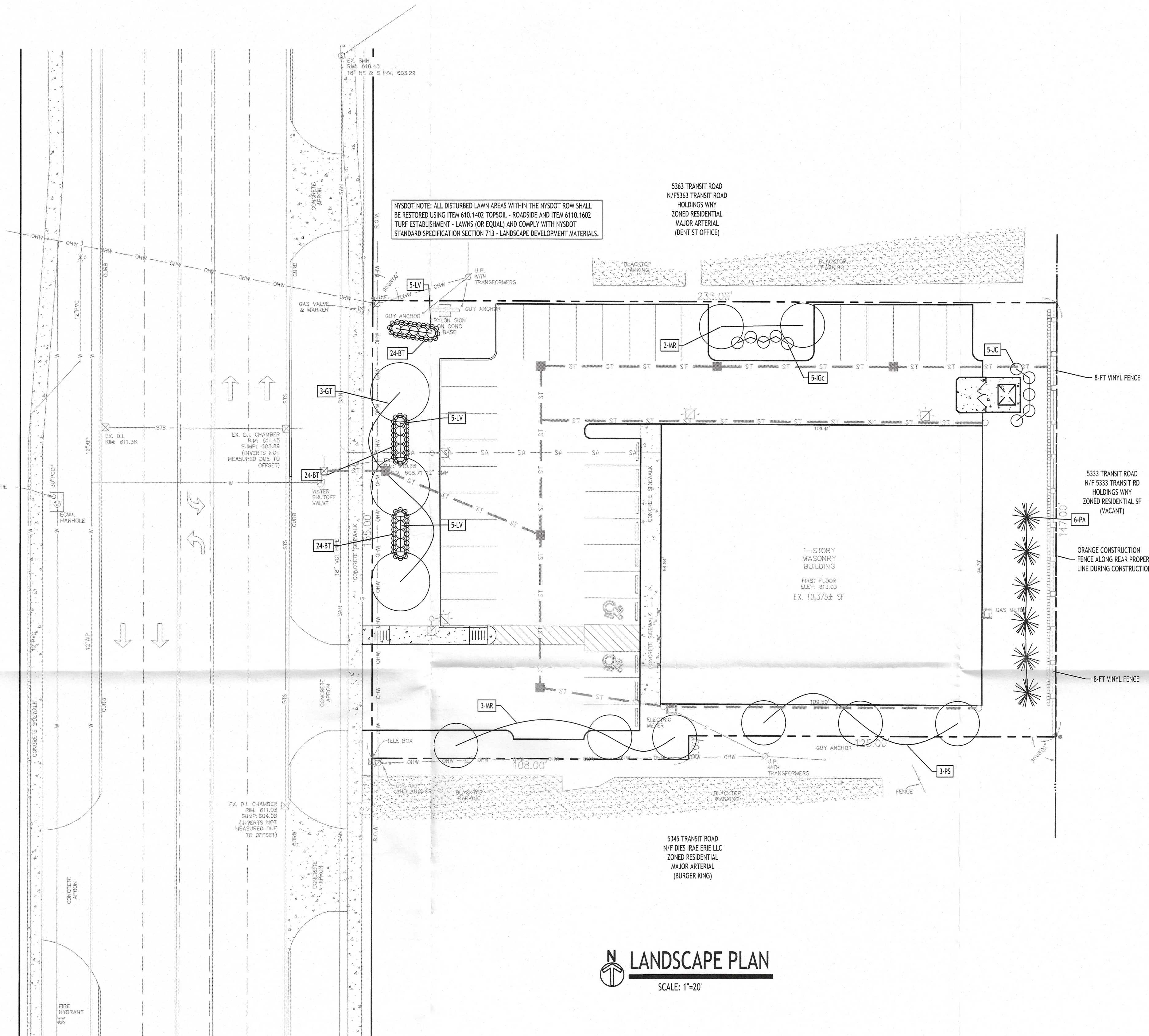
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A2.2.2

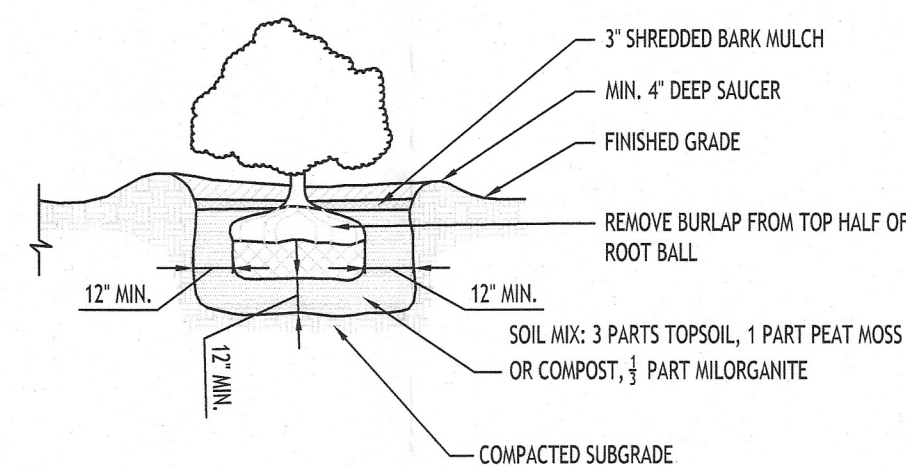
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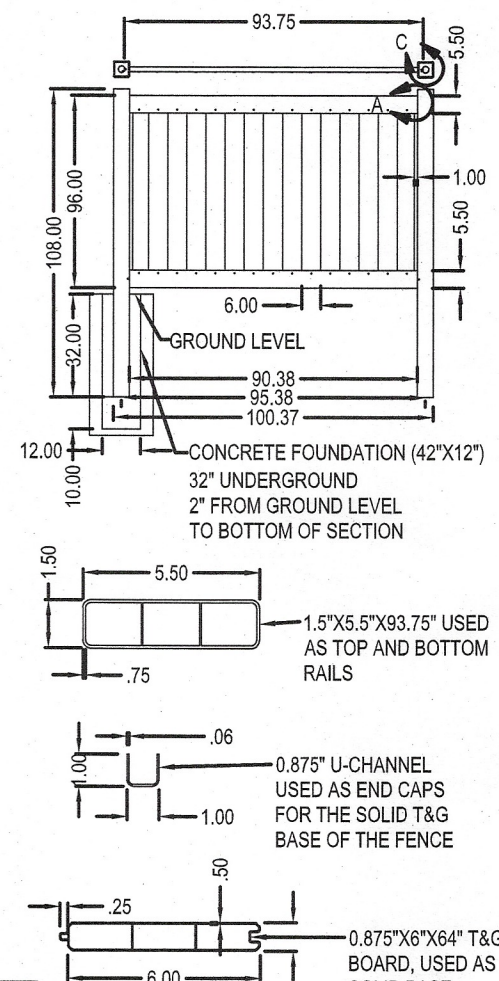
TRANSIT ROAD (120' WIDE)



LANDSCAPE PLAN
SCALE: 1"=20'



SHRUB PLANTING DETAIL
N.T.S.



NOTE: BASIS OF DESIGN IS ILLINOIS VINYL FENCE V-300, OR APPROVED EQUAL. FENCE TO BE DARK IN COLOR.

VINYL FENCE DETAIL
NOT TO SCALE

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		DECIDUOUS TREE			
GT	3	GLEDITSIA TRIACANTHOS INERMIS "DRAVES"	STREETKEEPER THORNLESS HONEYLOCUST	2.5-3" CAL.	GROWS TO 35' HIGH 20' WIDE
		SMALL/ORNAMENTAL TREES			
MR	5	MALUS "JFS KWS"	ROYAL RAINDROPS FLOWERING CRABAPPLE	1.5-1.75" CAL.	DESIRE RESSIVE, GROWS TO 15' WIDE
PS	3	PRUNUS SARGENTII "JFS-KW58"	PINK FLAIR CHERRY	1.5-1.75" CAL.	GROWS TO 25' HIGH 15' WIDE
		SHRUBS			
BT	72	BERBERIS THUNBERGII "UCONNBTP4N"	WORRYFREE CRIMSON CUTIE JAPANESE BARBERRY	NO.3 CONT.	GROWS TO 1.5-2' HIGH & 3-3.5' WIDE
LV	15	LIGUSTRUM X VICARYI	VICARY GOLDEN PRIVET	NO.3 CONT.	GROWS TO 2.5-3' HIGH & WIDE
JC	5	JUNIPERUS CHINENSIS "SPARTAN"	SPARTAN JUNIPER	4 FT HIGH MIN	BAR; GROWS TO 15 FT HIGH 5 FT WIDE
Igc	5	ILEX GLABRA COMPACTA	INKBERRY HOLLY - COMPACT	24-36" TALL	BAR; HT. 4', W 4'
		EVERGREEN TREES			
PA	6	PICEA ABIES	NORWAY SPRUCE " HILLSIDE UPRIGHT"	6-8 FT HIGH MIN.	BAR; HT. 18', W 8'

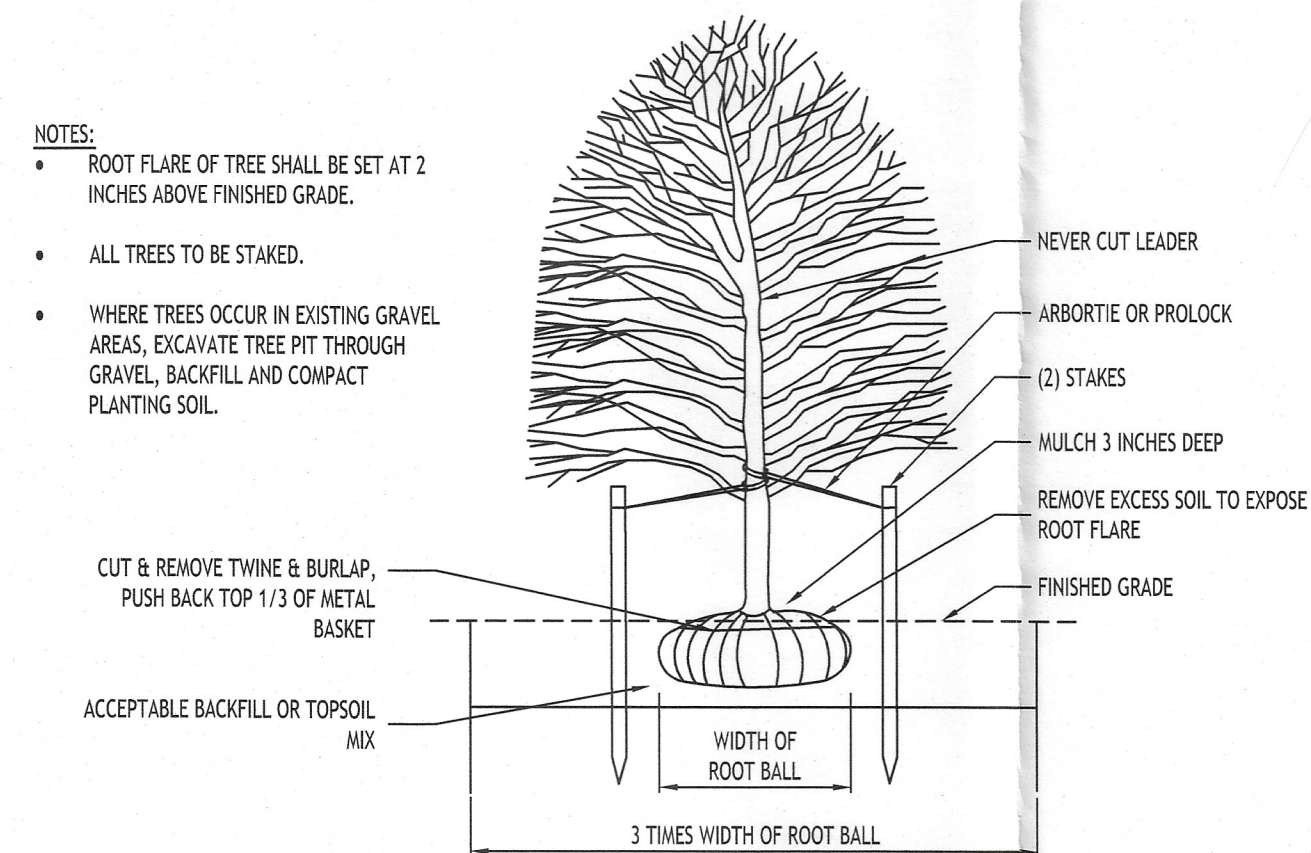
NOTE: ALL TREES AND PLANTING BEDS SHALL RECEIVE A 3-INCH LAYER OF SHREDDED HARDWOOD BARK MULCH.

NOTE: ALL PLANT MATERIALS SHALL BE INSPECTED TWICE ANNUALLY, ONCE IN THE SPRING AND AGAIN IN THE FALL. TREES AND SHRUBS THAT ARE DEAD OR ARE IN POOR CONDITION/DISEASED (LESS THAN 50% LEAF COVER) SHALL BE REPLACED BEFORE THE NEXT GROWING SEASON. TREES AND SHRUBS THAT DO NOT EXHIBIT THE CONDITIONS FOR REPLACEMENT SHALL BE PRUNED AT THE TIME OF INSPECTION TO REMOVE DEAD TWIGS AND BRANCHES.

NOTE: ALL NURSERY TAGS TO REMAIN ON PLANTS UNTIL AFTER FINAL INSPECTION AND APPROVAL OF THE LANDSCAPING.

NOTES:

- ROOT FLARE OF TREE SHALL BE SET AT 2 INCHES ABOVE FINISHED GRADE.
- ALL TREES TO BE STAKED.
- WHERE TREES OCCUR IN EXISTING GRAVEL AREAS, EXCAVATE TREE PIT THROUGH GRAVEL, BACKFILL AND COMPACT PLANTING SOIL.



DECIDUOUS TREE PLANTING W/STAKES
N.T.S.

CONDITIONALLY APPROVED BY
TOWN OF CLARENCE
LANDSCAPE COMMITTEE
DATE: Per 3/11/25 LRC
BY: LRC Report

ROBERT C. WALTER
registered landscape architect
MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
2765 DODGE ROAD, EAST AMHERST N.Y. 14051-2113
PHONE: (716) 364-5564

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



SITE DATA		
SITE AREA = 0.8 AC		
ZONED: MAJOR ARTERIAL		
USE: 10,375 GSF COMMERCIAL BUILDING (EXISTING)		
SETBACKS - BUILDING		
FRONT	REQUIRED 135 FT *	PROVIDED 158.36 FT MIN. (EX.)
SIDE (ABUTTING COM. / RES.)	25 FT / 45 FT	10.62 FT MIN. (EX.) / N/A
REAR (ABUTTING COM. / RES.)	25 FT / 45 FT	N/A / 25.15 FT MIN. (EX.) ***
SETBACKS - PARKING		
FRONT	5 FT	8.95 FT MIN.
SIDE	5 FT	0.73 FT MIN. **
REAR (ABUTTING COM. / RES.)	5 FT / 45 FT	5.03 FT MIN.
PARKING STALLS		
STALL SIZE	9x19	9x19
REQUIRED SPACES	52	38****
GREENSPACE		
OVERALL SITE GREENSPACE	25% (0.2 AC)	25% (0.2 AC)
INTERIOR GREENSPACE	8% (0.03 AC)	8% (0.03 AC)
MAX. BUILDING HEIGHT	45 FT	< 45 FT
MAX. LOT COVERAGE	75% MAX. (0.6 AC)	29% (0.24 AC)

* FROM CENTERLINE OF PUBLIC ROAD R.O.W.
** EX. MEASUREMENT
*** ADJACENT PROPERTY IS NOT A RESIDENTIAL USE EVEN THOUGH IT IS ZONED SFR
**** VARIANCE REQUIRED

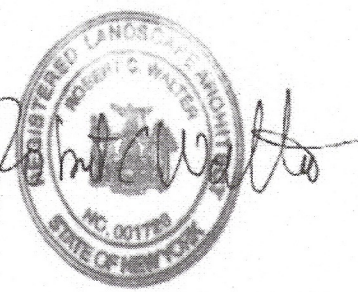
PARKING CALCULATION:
COMMERCIAL:
REQD = 1 SPACE PER 200 G.S.F
REQD = 10,375 G.S.F. / 200 = 52 SPACES REQD

GREENSPACE AREA COMPARISON:	
EXISTING GREENSPACE = 0.13 AC (16.2%)	
PROPOSED GREENSPACE = 0.20 AC (25%)	
RESULT = +0.07 AC (+8.8%)	

CARMINA WOOD
DESIGN

Commercial Development
5355 Transit Rd
Buffalo, NY 14221

REVISIONS:
No. Description
Date
A Per Landscape Committee review 2/17/25



RECEIVED

FEB 19 2025

ZONING OFFICE

DRAWING NAME:
Landscape Plan

Date: 12/5/24
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.

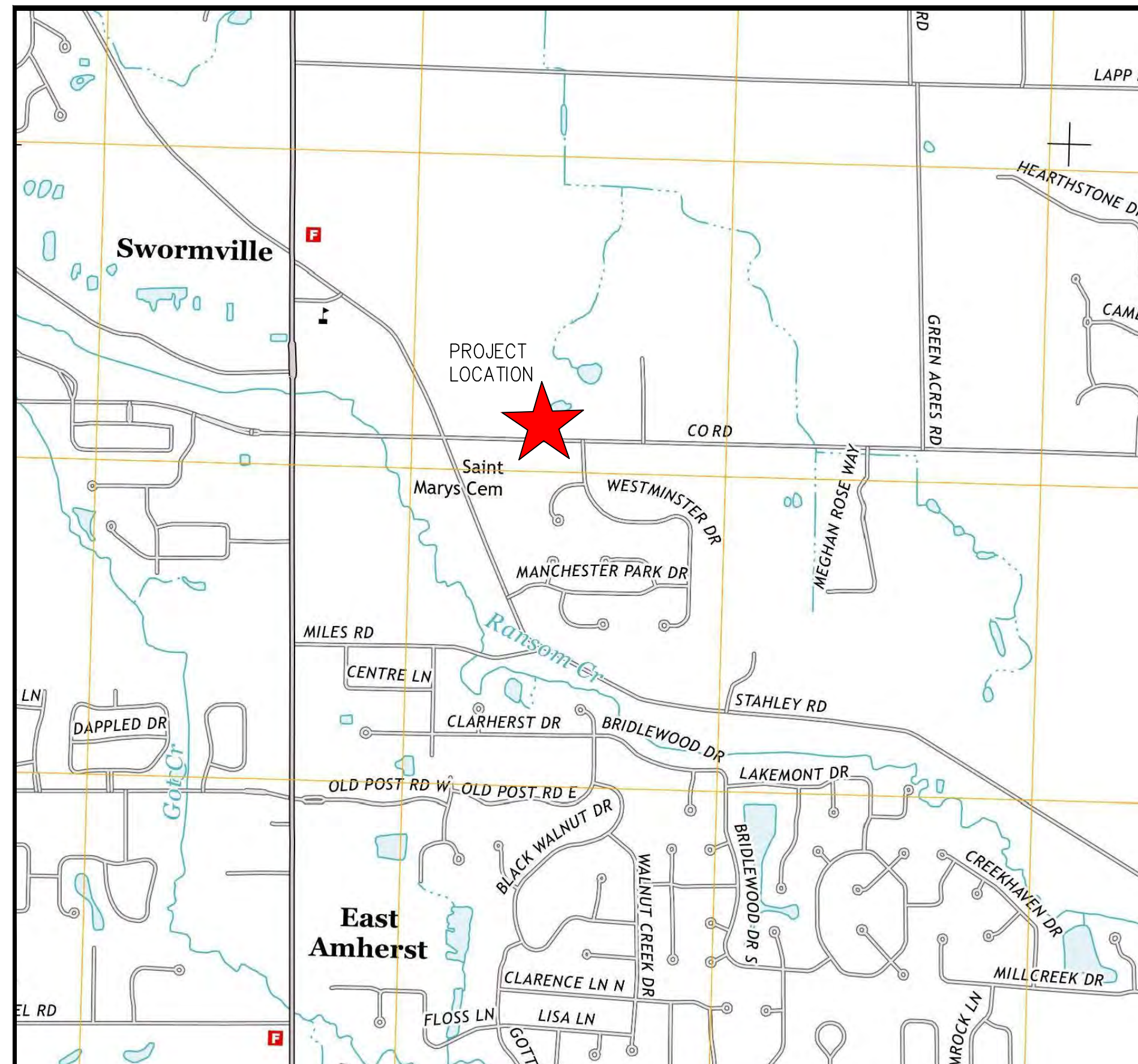
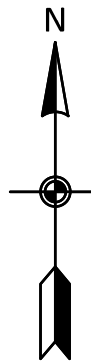
L-100

Project No: 24-4154

Open Development Area County Road

Jurek Builders

8272 County Road
Clarence, New York



PROJECT LOCATION MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
00	COVER SHEET
01	TOPOGRAPHIC MAP
02	SITE PLAN
03	UTILITY PLAN
04	SITE UTILITY DETAILS
05	GRADING PLAN
06	EROSION & SEDIMENT CONTROL PLAN AND DETAILS

H:\2023\WNY-2300117.00 8272 County Rd CAD\Design Plans\00 COVER SHEET.dwg Friday, 7 March 2025 1:10PM

PREPARED FOR
Jurek Builders
8272 County Road
East Amherst, NY

Paul C. Case

PAUL C. CASE, P.E.
REGISTERED THROUGH 09/30/2026

DATE: March 7, 2025

<p>WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED.</p>	<p>GPI Engineering Design Planning Construction Management</p> <p>(716) 633-4844 GPINET.COM</p>
	<p>Greenman - Pedersen, Inc. 4950 Genesee Street, Suite 100 Buffalo, NY, 14225 NYS CERTIFICATE OF AUTHORIZATION #021533</p>

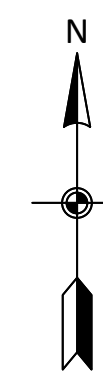
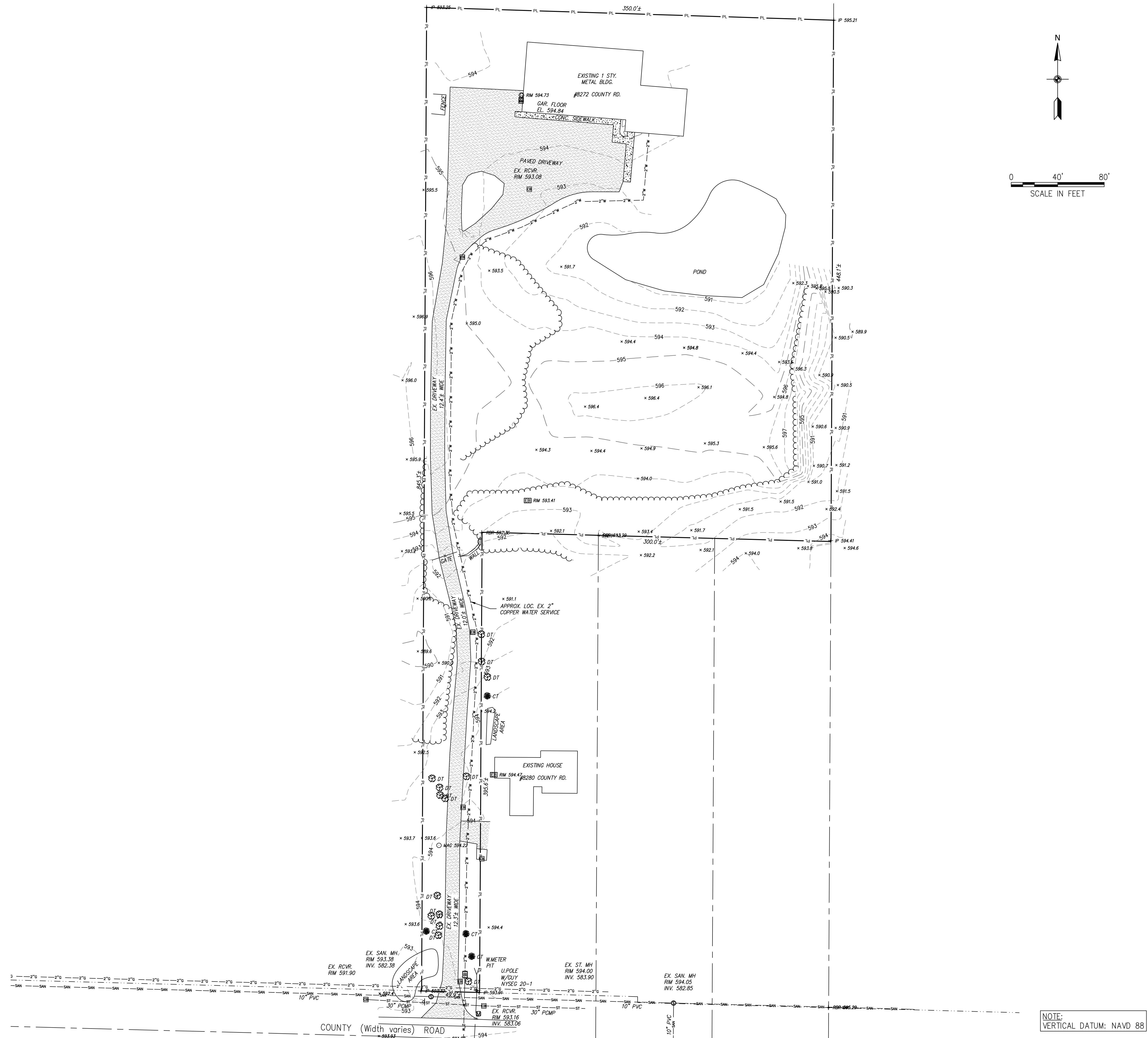
WNY-2300117.00

February 2024

SHEET NO.
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0 40' 80'
SCALE IN FEET

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

PREPARED FOR
Jurek Builders
8272 County Road
East Amherst, NY

Open Development Area
County Road
8272 County Road
Clarence, New York



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REVISIONS	
NO.	REVISION

February 2024

DRAWN/DESIGN BY D.V.	CHECKED BY K.Z.
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TOPOGRAPHIC MAP

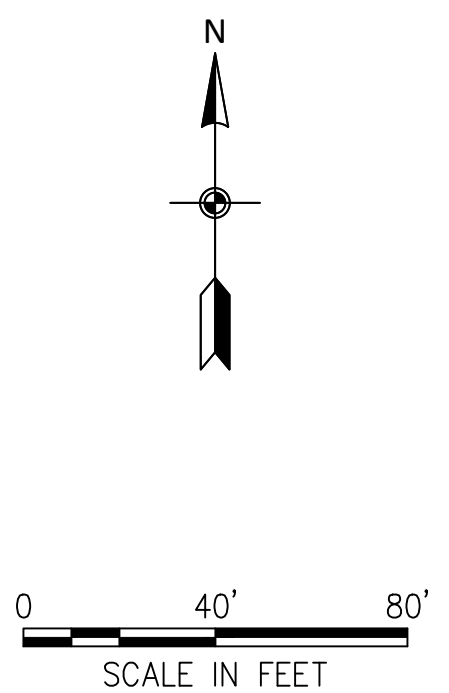
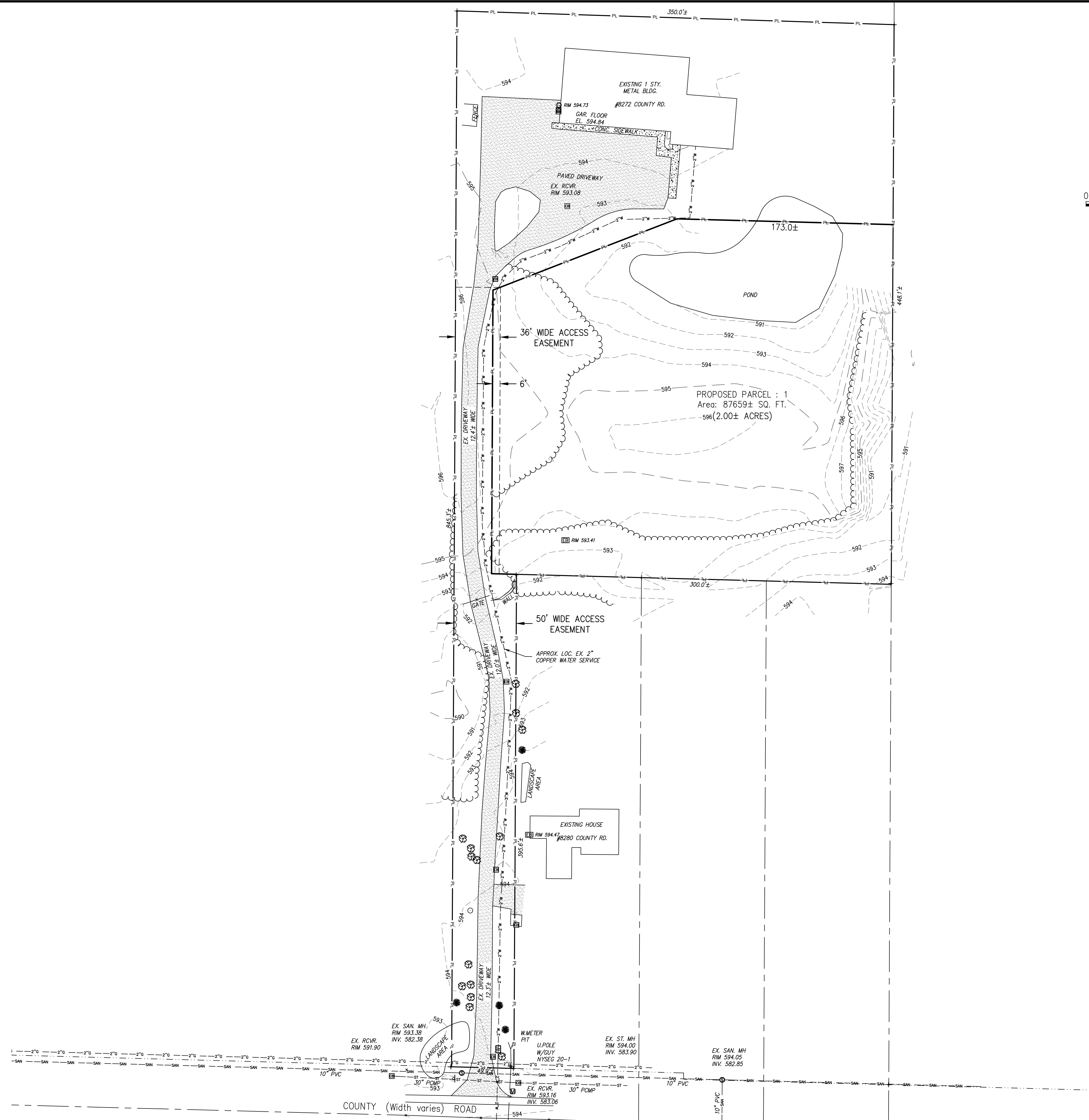
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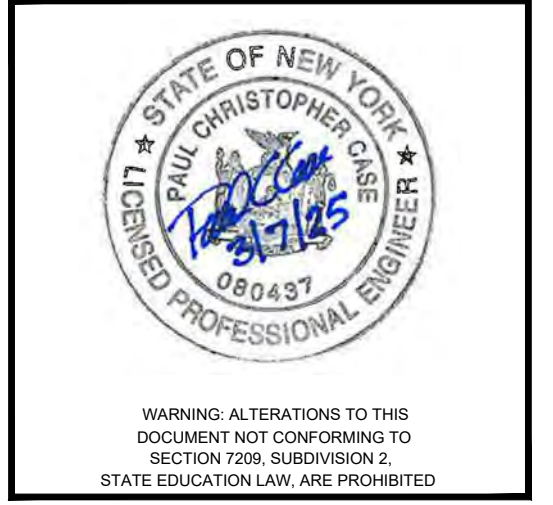
NOTE:
VERTICAL DATUM: NAVD 88

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PREPARED FOR
Jurek Builders
8272 County Road
East Amherst, NY

Open Development Area
County Road
8272 County Road
Clarence, New York



REVISIONS	
NO.	REVISION

February 2024

DRAWN/DESIGN BY	CHECKED BY
D.V.	K.Z.

SITE PLAN

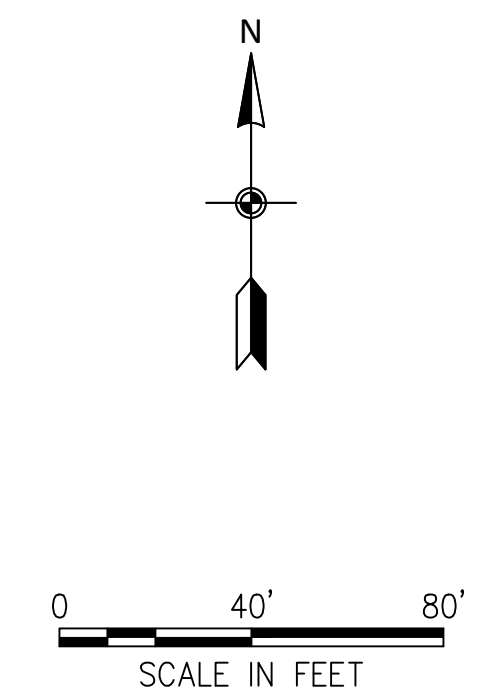
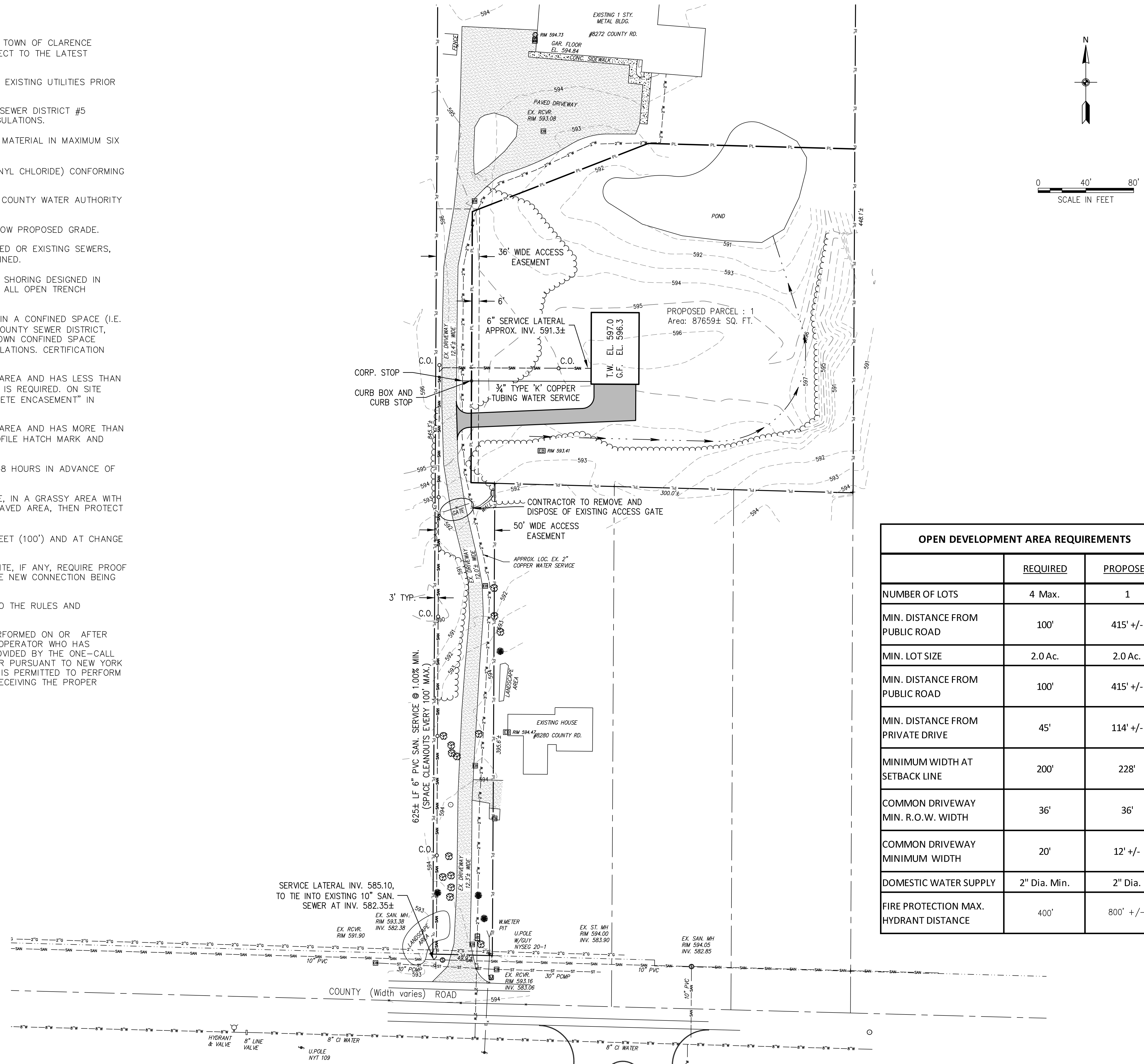
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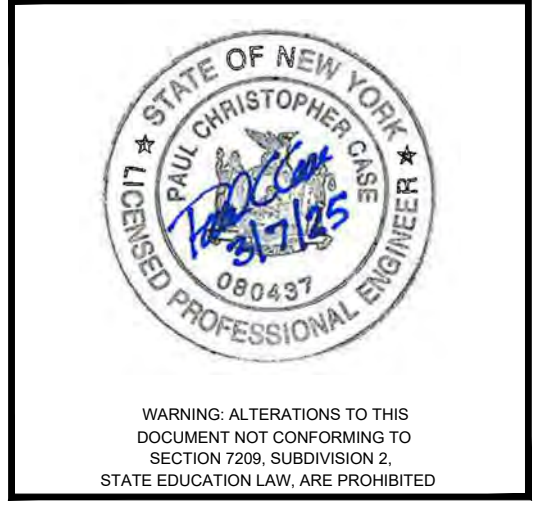
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NOTES :

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLARENCE STANDARD CONSTRUCTION SPECIFICATIONS AND/OR SUBJECT TO THE LATEST REVISIONS AS APPROVED BY THE TOWN ENGINEER.
- CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL SANITARY SEWER SHALL CONFORM TO ERIE COUNTY SEWER DISTRICT #5 CONSTRUCTION SPECIFICATIONS, DETAILS, RULES AND REGULATIONS.
- //// BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAXIMUM SIX (6) INCH LIFTS.
- SANITARY SEWER PIPE SHALL BE SDR-35 P.V.C. (POLYVINYL CHLORIDE) CONFORMING TO ASTM 3034.
- ALL WATERLINE CONSTRUCTION SHALL CONFORM TO ERIE COUNTY WATER AUTHORITY CONSTRUCTION SPECIFICATIONS AND DETAILS.
- WATERLINE SHALL HAVE A MINIMUM OF 5' OF COVER BELOW PROPOSED GRADE.
- WHERE THE PROPOSED WATERLINE CROSSES THE PROPOSED OR EXISTING SEWERS, AN 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED.
- THE CONTRACTOR IS ADVISED A TRENCH SHIELD AND/OR SHORING DESIGNED IN ACCORDANCE WITH OSHA STANDARDS SHALL BE USED IN ALL OPEN TRENCH EXCAVATIONS.
- ANY CONTRACTOR AND/OR PLUMBER PERFORMING WORK IN A CONFINED SPACE (I.E. MANHOLES, WETWELLS, CHAMBERS) OWNED BY AN ERIE COUNTY SEWER DISTRICT, MUST CERTIFY TO THE COUNTY THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC.
- IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS LESS THAN FOUR (4) FEET OF COVER, THEN CONCRETE ENCASEMENT IS REQUIRED. ON SITE PLAN AND PROFILE HATCH MARK AND/OR LABEL "CONCRETE ENCASEMENT" IN AFFECTED AREAS.
OR
IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS MORE THAN FOUR (4) FEET OF COVER, THEN ON SITE PLAN AND PROFILE HATCH MARK AND LABEL, "SELECT FILL REQUIRED" IN AFFECTED AREAS.
- THE CONTRACTOR MUST CONTACT THE DISTRICT OFFICE 48 HOURS IN ADVANCE OF CONSTRUCTION.
- VENTS MUST BE INSTALLED SIX (6) INCHES ABOVE GRADE, IN A GRASSY AREA WITH A MUSHROOM CAP. IF THE VENT IS IN A SIDEWALK OR PAVED AREA, THEN PROTECT WITH BOLLARDS (3 MINIMUM).
- CLEANOUTS (C.O) ARE REQUIRED EVERY ONE HUNDRED FEET (100') AND AT CHANGE OF DIRECTION.
- ABANDONED SANITARY SEWER CONNECTIONS FROM THE SITE, IF ANY, REQUIRE PROOF OF A DISTRICT PERMIT FOR DISCONNECTION PRIOR TO THE NEW CONNECTION BEING MADE.
- REUSE OF EXISTING BUILDING SEWERS SHALL CONFORM TO THE RULES AND REGULATIONS FOR ECSD, ARTICLE III, SECTION 304.
- NEW YORK STATE EXCAVATOR LAW: ALL EXCAVATION PERFORMED ON OR AFTER MAY 4, 2019 SHALL BE CONDUCTED BY AN EXCAVATOR OPERATOR WHO HAS COMPLETED THE TRAINING AND EDUCATION PROGRAM PROVIDED BY THE ONE-CALL NOTIFICATION SYSTEM OR ANOTHER AUTHORIZED PROVIDER PURSUANT TO NEW YORK STATE SENATE BILL S.6756A. NO EXCAVATOR OPERATOR IS PERMITTED TO PERFORM ANY EXCAVATION ON OR AFTER MAY 4, 2019 WITHOUT RECEIVING THE PROPER TRAINING AND EDUCATION PROGRAM.



OPEN DEVELOPMENT AREA REQUIREMENTS		
	REQUIRED	PROPOSED
NUMBER OF LOTS	4 Max.	1
MIN. DISTANCE FROM PUBLIC ROAD	100'	415' +/-
MIN. LOT SIZE	2.0 Ac.	2.0 Ac.
MIN. DISTANCE FROM PUBLIC ROAD	100'	415' +/-
MIN. DISTANCE FROM PRIVATE DRIVE	45'	114' +/-
MINIMUM WIDTH AT SETBACK LINE	200'	228'
COMMON DRIVEWAY MIN. R.O.W. WIDTH	36'	36'
COMMON DRIVEWAY MINIMUM WIDTH	20'	12' +/-
DOMESTIC WATER SUPPLY	2" Dia. Min.	2" Dia.
FIRE PROTECTION MAX. HYDRANT DISTANCE	400'	800' +/-



REVISIONS				
NO.	REVISION	DATE	BY	PER NY'S DOS
1				1/15/25

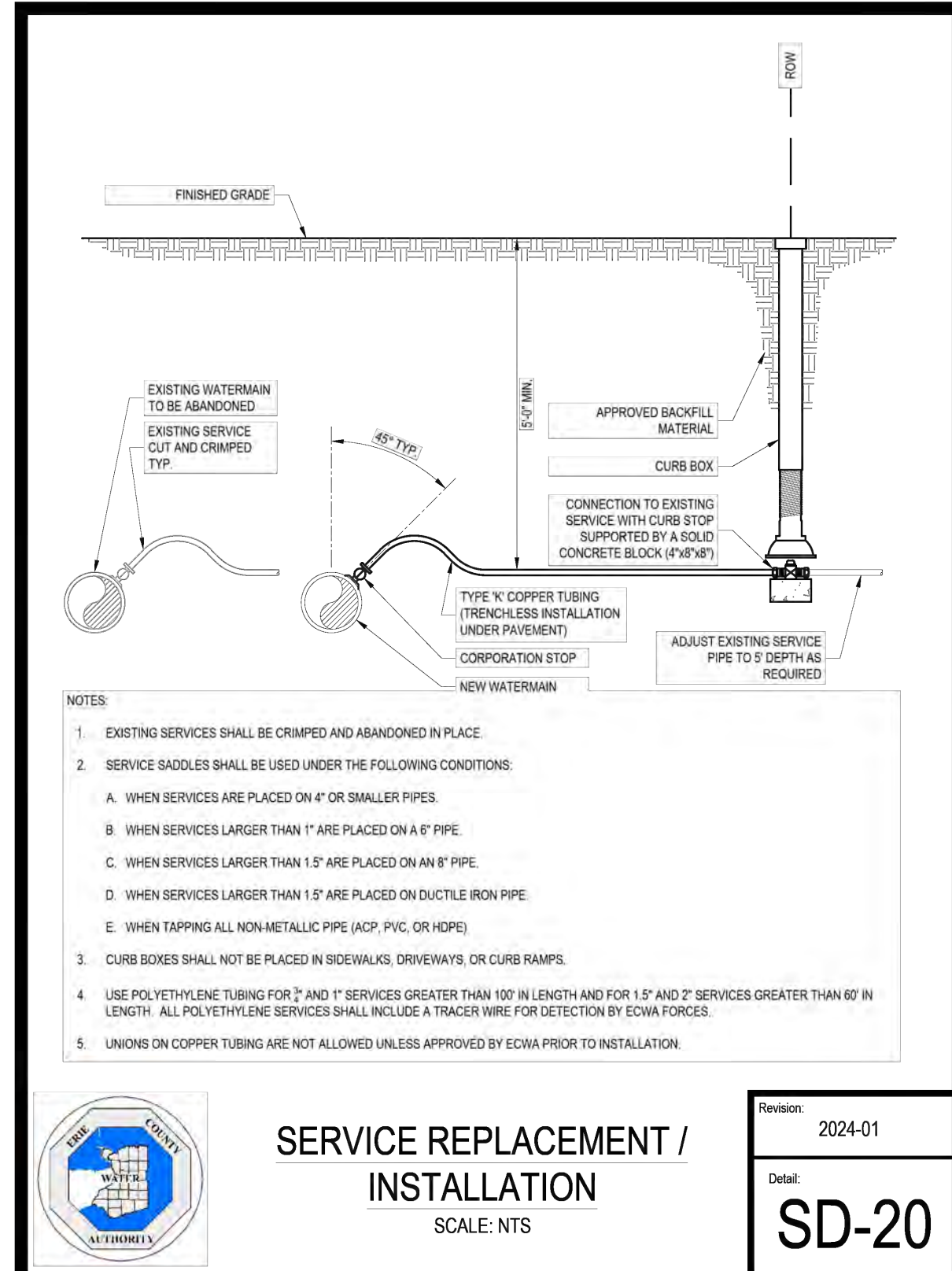
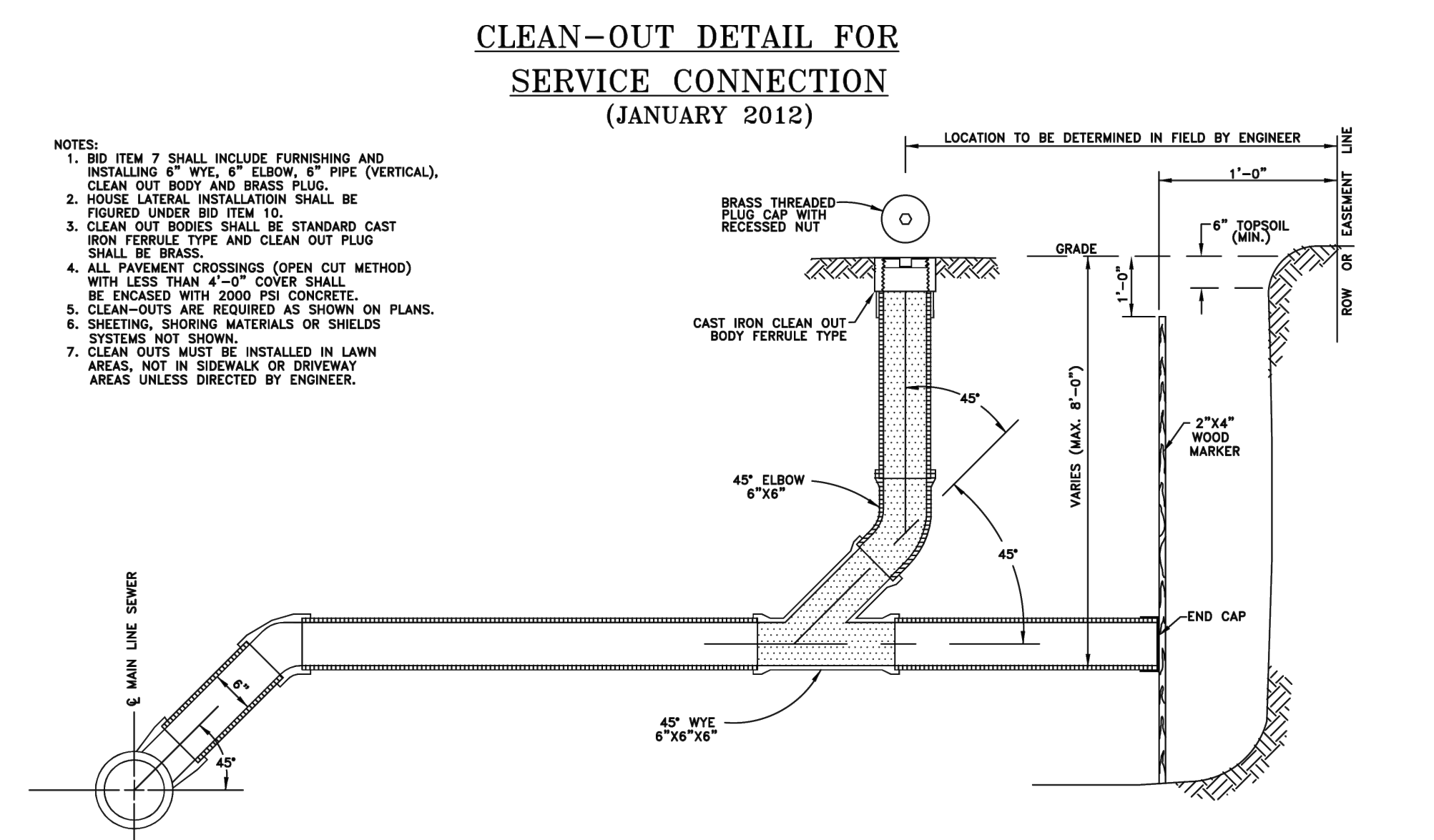
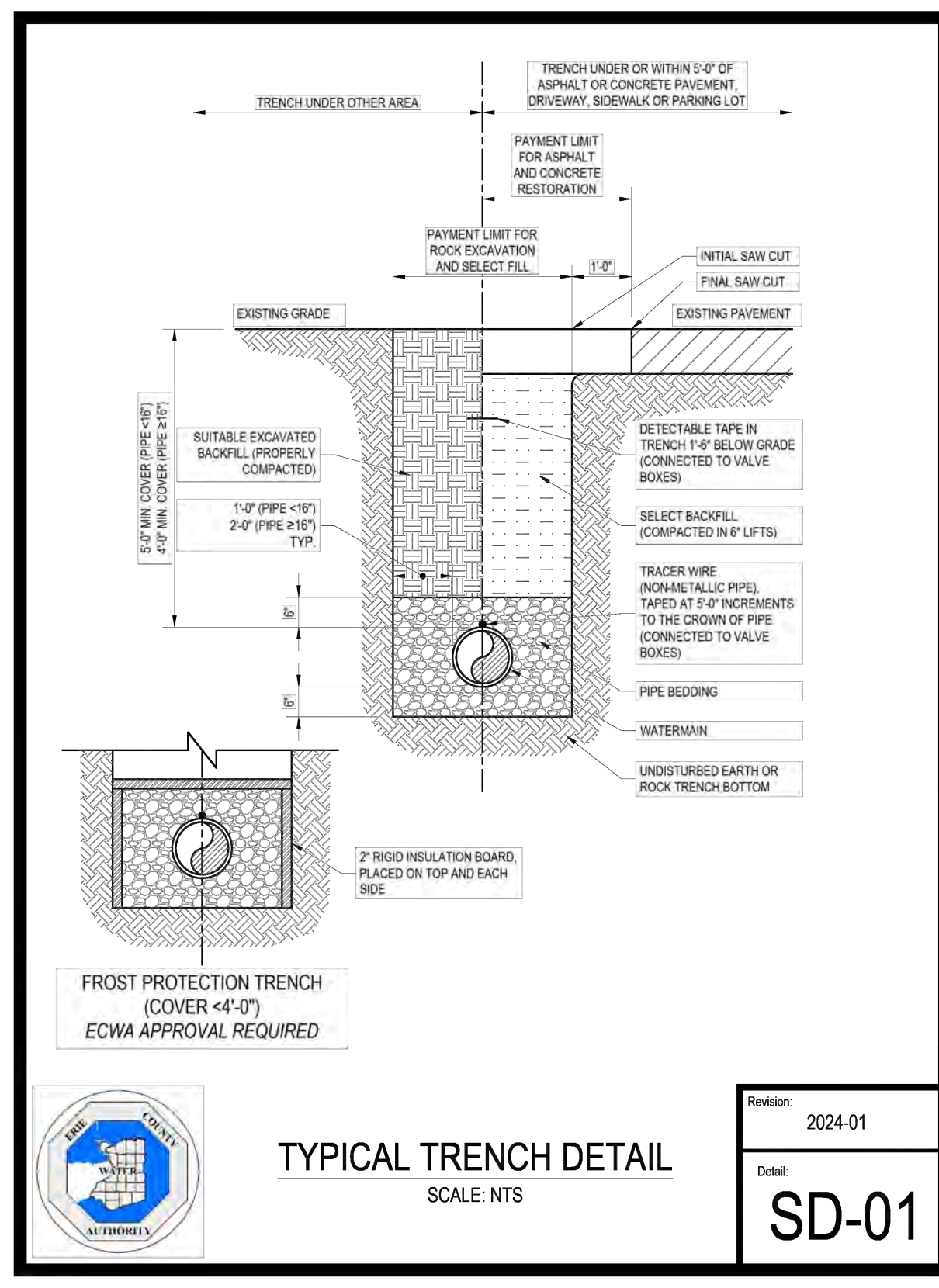
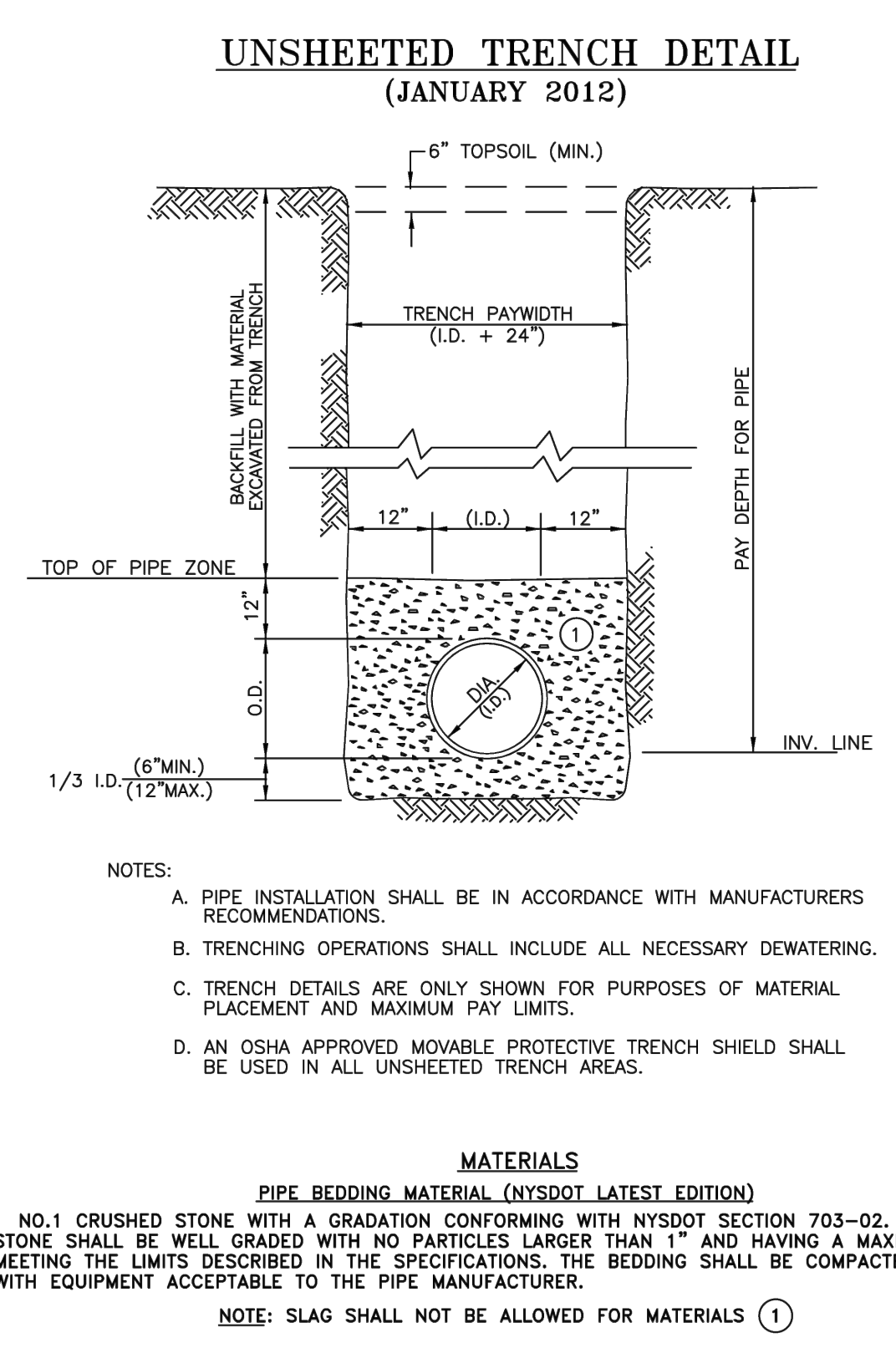
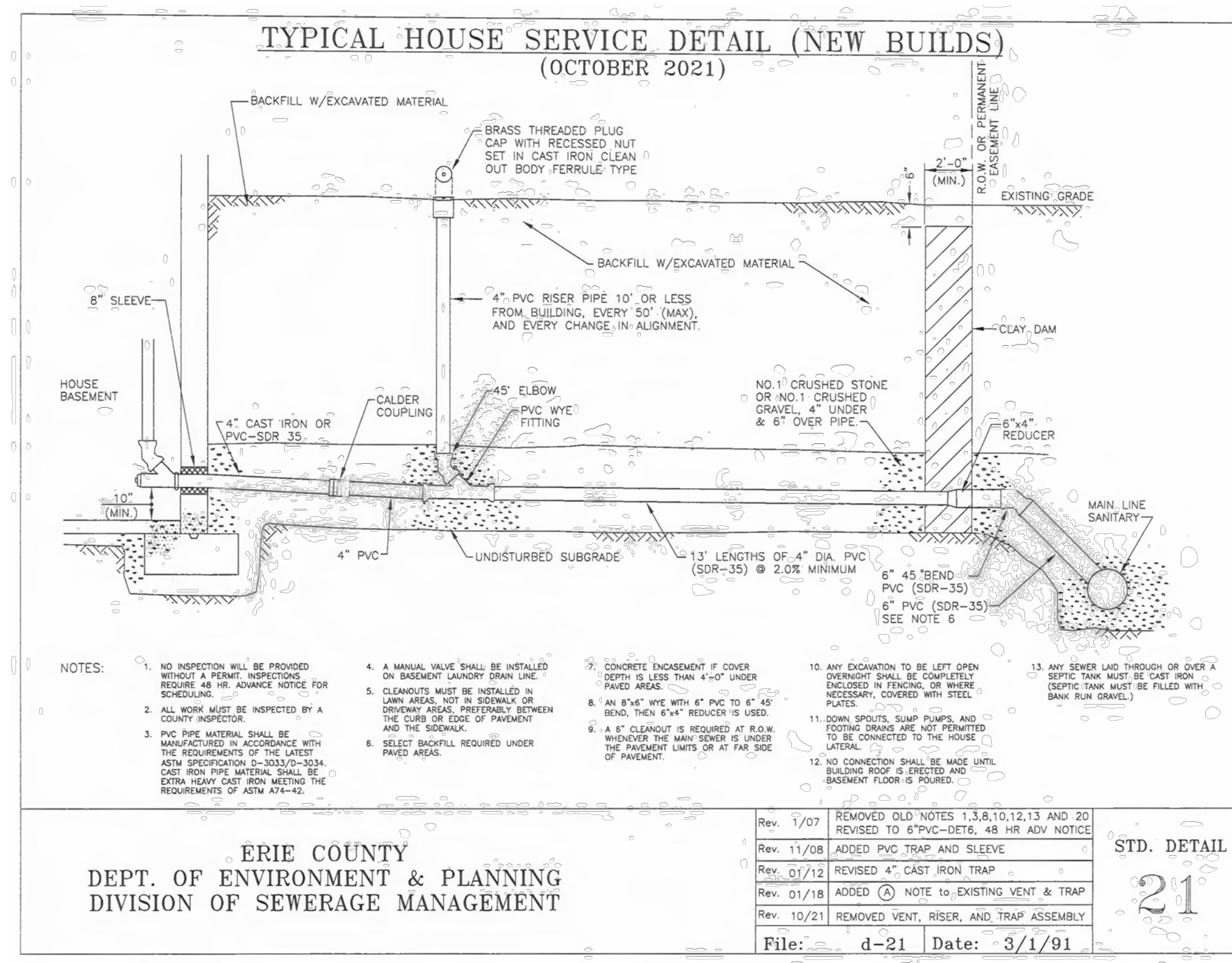
February 2024
DRAWN/DESIGN BY: D.V. CHECKED BY: K.Z.

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REVISIONS	
NO.	REVISION

February 2024

DRAWN/DESIGN BY: D.V. CHECKED BY: D.V.



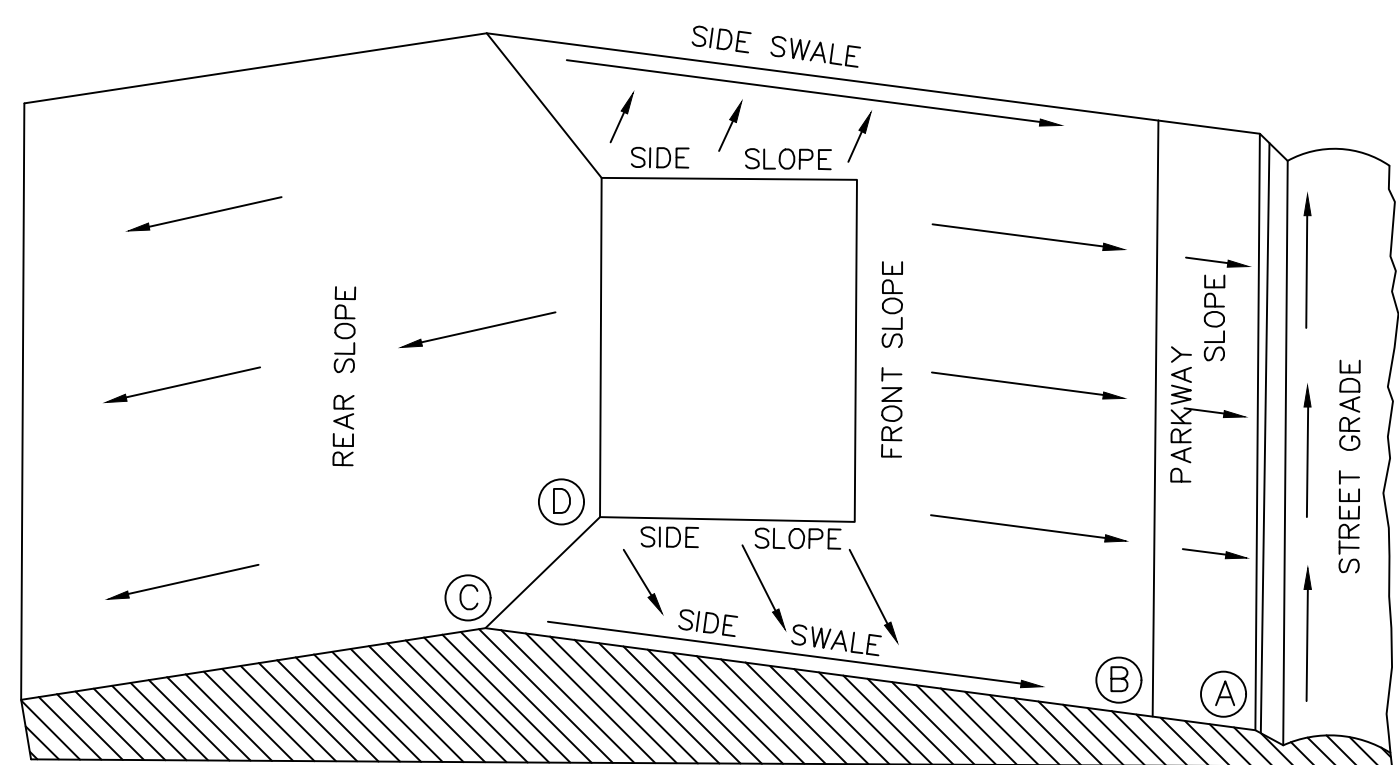
LOT DATA					
LOT #	LOT AREA	BASEMENT TYPE	BASEMENT FLOOR ELEVATION	BASEMENT WALL HEIGHT	MIN. SETBACK FROM STREET
1	87,315± SQ. FT.	TRADITIONAL	569.33'	8'-0"	45'-0"

NOTE :

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

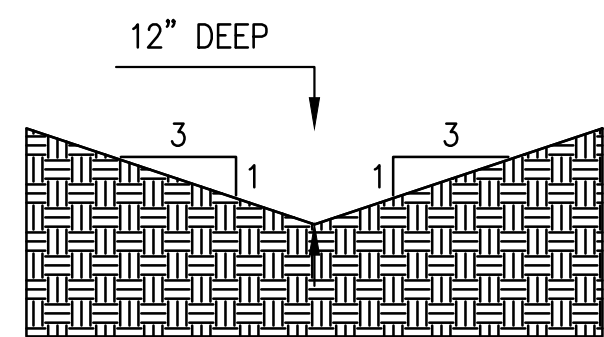
LOT GRADING TYPE "B"

DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

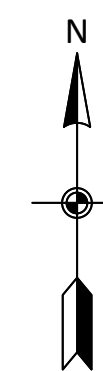
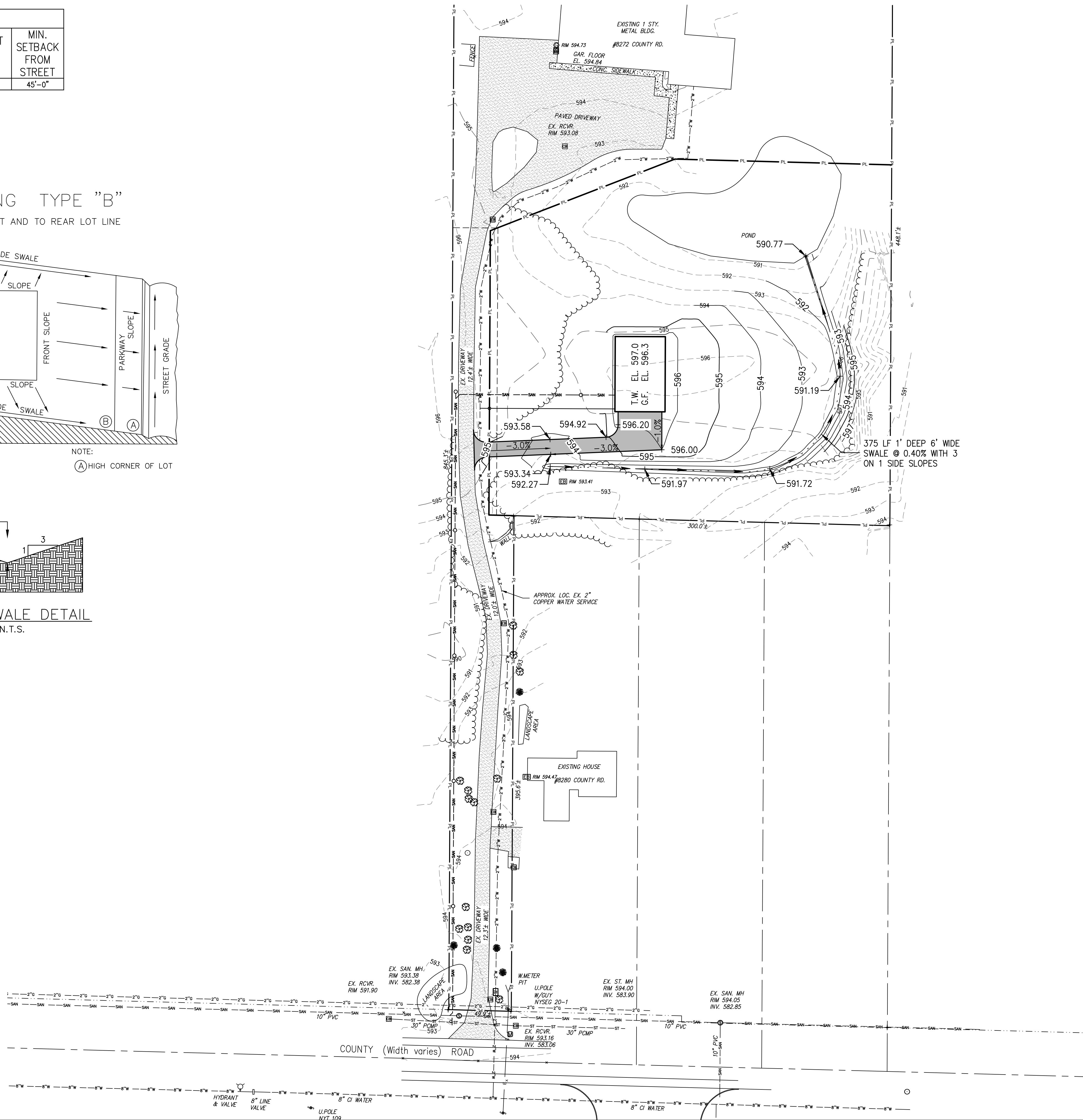


NOTE:

(A) HIGH CORNER OF LOT



YARD SWALE DETAIL
N.T.S.



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

PREPARED FOR
Jurek Builders
8272 County Road
East Amherst, NY

Open Development Area
County Road
8272 County Road
Clarence, New York

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 2209, SUBSECTION 2, STATE EDUCATION LAW, ARE PROHIBITED.

REVISIONS				
NO.	REVISION	DATE	BY	APP'D
1	Rev. Per Town Comments	3/17/25		

February 2024

DRAWN/DESIGN BY	CHECKED BY
D.V.	K.Z.

GRADING PLAN

SCALE: 1"=40'

WNY-2300117.00

05

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STANDARD AND SPECIFICATIONS FOR COMPOST FILTER SOCK



that 8" diameter socks may be used for residential lots to control areas less than 0.25 acres.

- The flat dimension of the sock shall be at least 1.5 times the nominal diameter.
- The **Maximum Slope Length** (in feet) above a compost filter sock shall not exceed the following limits:

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

* Length in feet



Definition & Scope

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

Condition Where Practice Applies

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

Design Criteria

- Compost filter socks will be placed on the contour with both terminal ends of the sock extended 8 feet upslope at a 45 degree angle to prevent bypass flow.
- Diameters designed for use shall be 12" - 32" except
- Compost filter socks shall be anchored in earth with 2" x 2" wooden stakes driven 12" into the soil on 10 foot centers on the centerline of the sock. On uneven terrain, effective ground contact can be enhanced by the placement of a fillet of filter media on the disturbed area side of the compost sock.
- All specific construction details and material specifications shall appear on the erosion and sediment control construction drawings when compost filter socks are included in the plan.

Maintenance

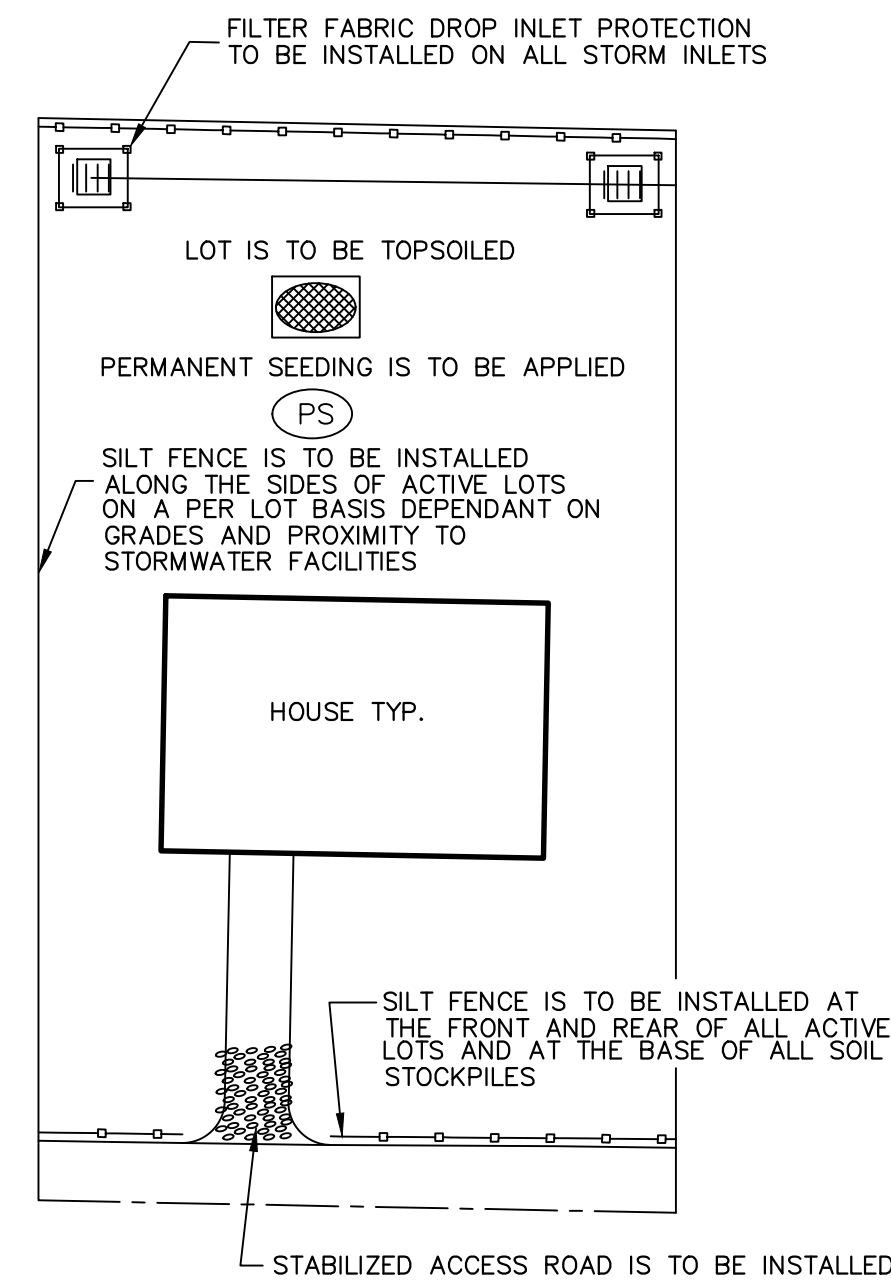
- Traffic shall not be permitted to cross filter socks.
- Accumulated sediment shall be removed when it reaches half the above ground height of the sock and disposed of in accordance with the plan.

Table 5.1 - Compost Sock Fabric Minimum Specifications Table

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

Table 5.2 - Compost Standards Table

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



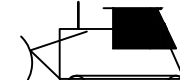
TYPICAL HOME LOT EROSION AND SEDIMENT CONTROL PLAN

KEY

FILTER FABRIC DROP INLET PROTECTION



LAND GRADING



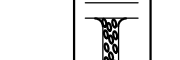
SILT FENCE



PERMANENT SEEDING



STABILIZED CONSTRUCTION ENTRANCE



DUST CONTROL



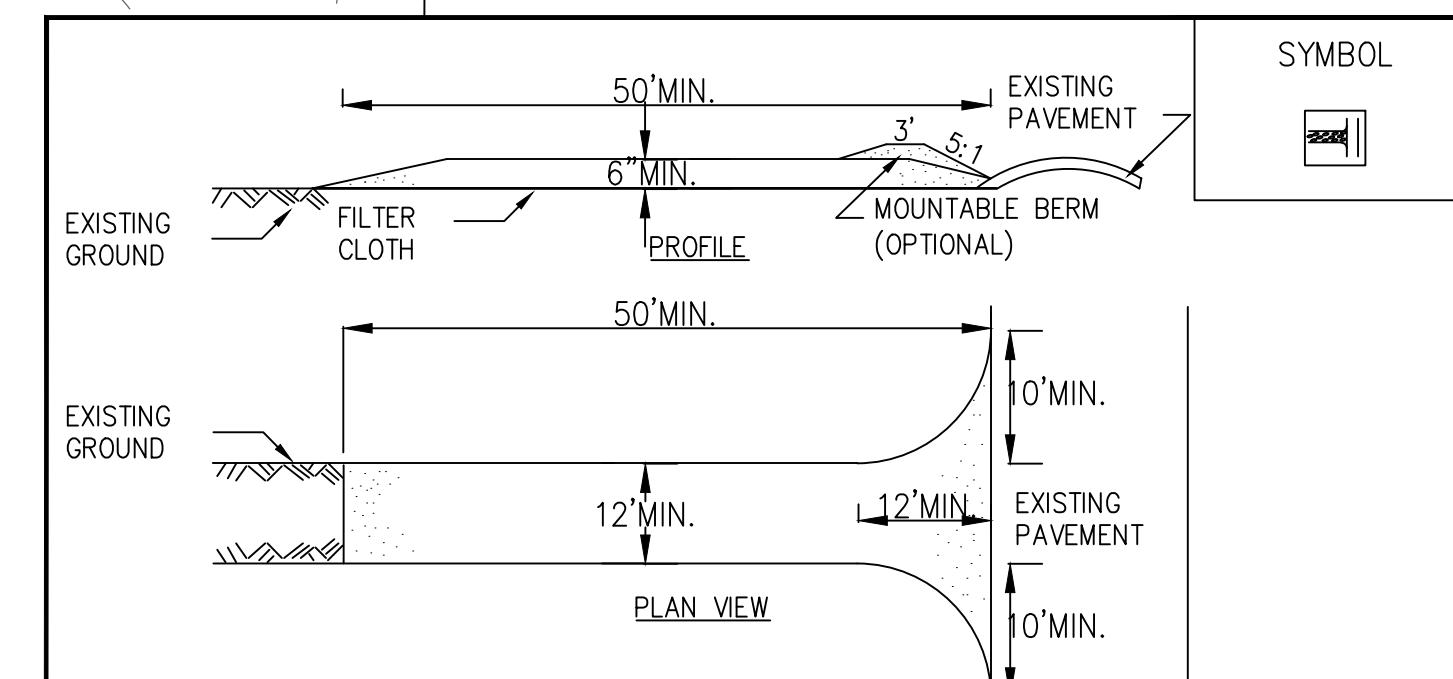
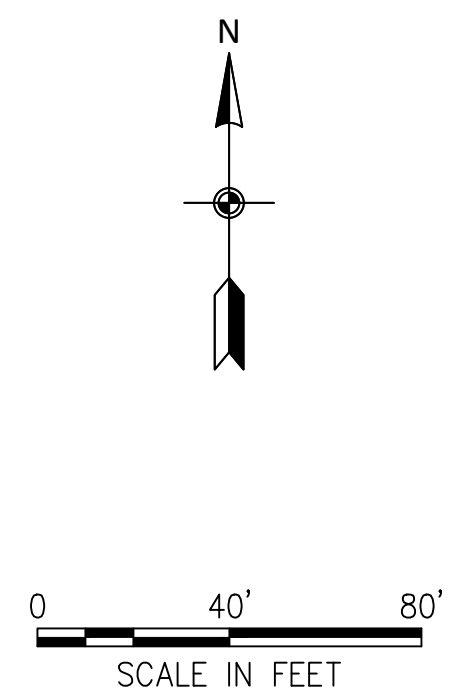
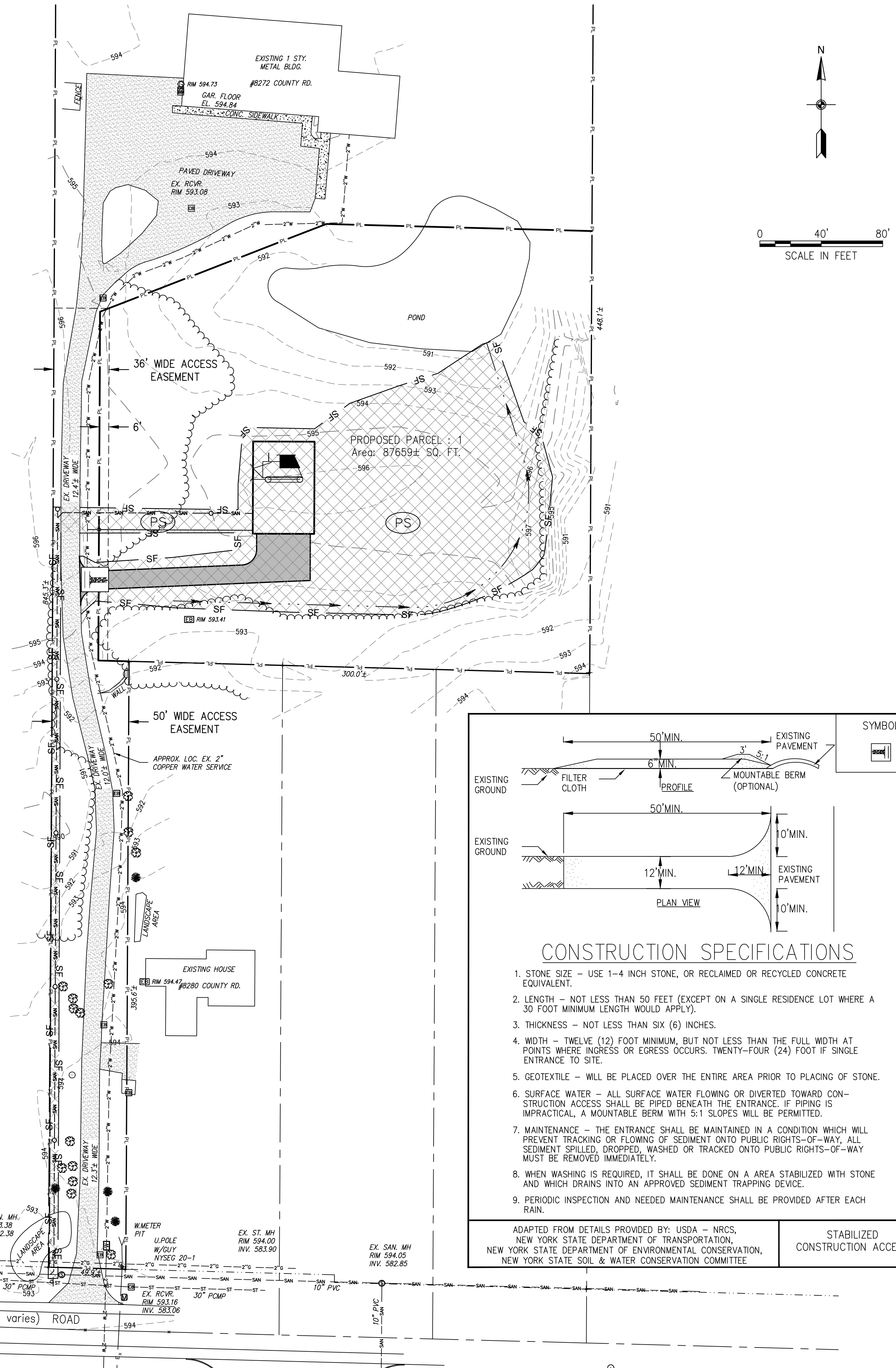
TOPSOILING



INDICATES MIN. AREA TO BE STRIPPED, GRADED & WHERE APPLICABLE, SEEDED OR PAVED DURING HOME CONSTRUCTION. (TYP.)

SITE DISTURBANCE AREA = 0.81± ACRES

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



CONSTRUCTION SPECIFICATIONS

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

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

STABILIZED CONSTRUCTION ACCESS

REVISIONS				
NO.	REVISION	DATE	BY	CHK
1				

February 2024
 DRAWN/DESIGN BY: D.V. CHECKED BY: K.Z.

EROSION & SEDIMENT CONTROL PLAN AND DETAILS

N:\2023\WNY-2300117\00 8272 County Rd\CAD\Design Plans\06 EROSION & SEDIMENT CONTROL PLAN AND DETAILS.dwg Friday, 7 March 2025 1:11PM

STATE OF NEW YORK
DEPARTMENT OF STATE

ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
WWW.DOS.NY.GOV

KATHY HOCHUL
GOVERNOR
WALTER T MOSLEY
SECRETARY OF STATE

In the Matter of the Petition of:
KENNETH C. ZOLLITSCH
For a Variance to the New York State
Uniform Fire Prevention & Building Code

DECISION

PETITION NO. 2025-0038

Upon the application of Kenneth Zollitsch, Architect for Greenman-Pedersen, Inc., filed pursuant to 19 NYCRR 1205 on January 15, 2025, upon all other papers in this matter, the Department makes the following determination:

NATURE OF GRIEVANCE AND RELIEF SOUGHT

This petition pertains to the construction of a one-family dwelling of Type VB (wood frame – unprotected) construction, two-stories in height, approximately 4,000 square feet in total gross area, located at 8272 County Road, Town of Clarence, Erie County, State of New York.

The petitioner is seeking relief from:

19 NYCRR Part 1225, The 2020 Fire Code of New York State, Section, 507.5.1, Where required, states that where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

[The petitioner requests relief from the requirement that a building be located 400 feet or less from a fire hydrant.]

FINDINGS OF FACT

1. This petition pertains to the construction of a one-family dwelling in the Town of Clarence located approximately 800 feet from the nearest fire hydrant.
2. The 2020 Fire Code of New York State, Section 507.5.1 requires newly constructed buildings to be located no more than 400 feet from a fire hydrant, or no more than 600 feet, if equipped with an approved automatic sprinkler system.
3. The Fire Official and Swormville Fire Company has been consulted with respect to the placement of



**Department
of State**

the proposed building and has assured the petitioner that their fire apparatus is equipped with more than sufficient fire hose to service their building from the existing fire hydrant without a loss in the level of safety.

4. Petitioner will install a driveway that complies with Section 511 of the 2020 Residential Code of New York State and will delineate the edges of the driveway as approved by the fire official.
5. Petitioner will install a monitored fire alarm system, as approved by the fire official.
6. The local code official has been consulted in this matter and has no objection to the granting of a routine variance under 19 NYCRR Part 1205.5.

CONCLUSION OF LAW

The proposed variance will not substantially adversely affect the Code's provisions for health, safety and security. Strict compliance with the provisions of the Uniform Fire Prevention and Building Code would entail practical difficulties, economic hardship, or would otherwise be unwarranted because such would create an excessive and unreasonable economic burden.

DETERMINATION

WHEREFORE IT IS DETERMINED that the application for a variance from 19 NYCRR Part 1225, Section 507.5.1, be and is hereby PROPOSED TO BE GRANTED with the following conditions:

1. That a driveway that complies with Section 511 of the 2020 Fire Code of New York State will be provided.
2. That the edges of the driveway will be delineated as required by the fire code official.
3. That a visible address identification will be provided at the driveway entrance and on the dwelling, as approved by the fire code official.
4. That a monitored fire alarm system will be provided as approved by the fire code official.
5. That all conditions, enhancements, and equipment offered by the petitioner be installed as described, and in accordance with the applicable generally accepted reference standards.

This DECISION is issued under 19 NYCRR 1205.5. Unless objected to by the petitioner in a writing received by the department, the decision shall become FINAL after fifteen days of receipt of the decision by the parties.

This decision is limited to the specific building and application before it, as contained within the petition,

and should not be interpreted to give implied approval of any general plans or specifications presented in support of this application.



John Addario P.E., Director
Division of Building Standards and Codes

DATE: January 23, 2025
CJ: nc

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

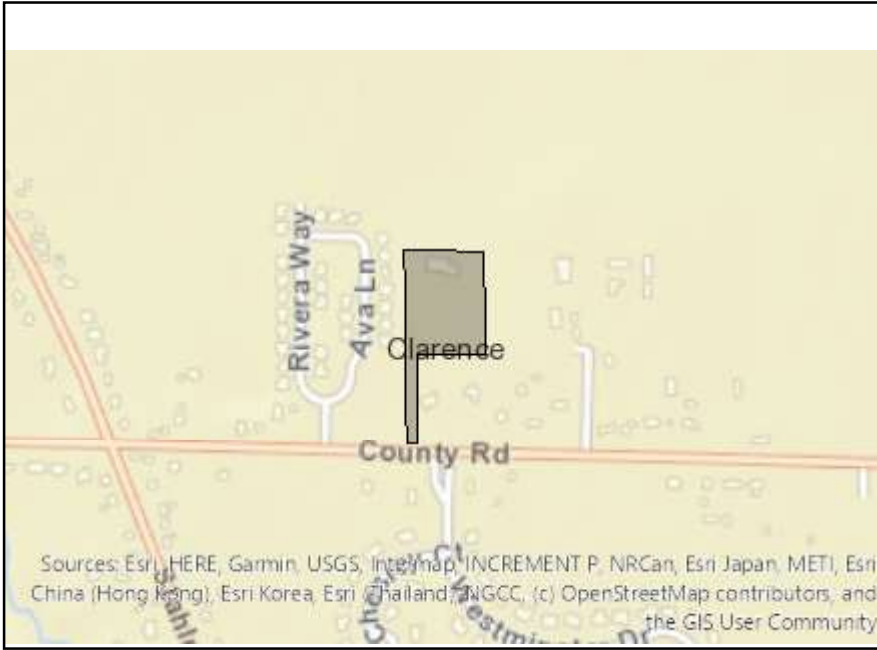
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: County Road Open Development Area			
Project Location (describe, and attach a location map): 8272 County Road, Clarence NY, SBL 29.00-2-7.12			
Brief Description of Proposed Action: The proposed action consists of the development of an open development area, minor subdivision located to accommodate one 2.0 acre single family residential building lot on an existing parent parcel of 4.05 acres. The proposed project includes all related site improvements as depicted on the project plans. The proposed action has been defined to include all required discretionary approvals and permits as well as all proposed site improvements.			
Name of Applicant or Sponsor: Henry Jurek		Telephone: (716) 472-7914	
		E-Mail:	
Address: 8272 County Road			
City/PO: East Amherst		State: NY	Zip Code: 14051
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.05 acres	
b. Total acreage to be physically disturbed?		0.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.05 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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: _____ Proposed project will not impact wetlands. Proposed building location is on an existing lawn area that has been maintained. _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 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? Henslow's Sparrow	NO	YES
	<input type="checkbox"/>	<input checked="" 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? 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater will discharge to the existing pond on site and through the existing conveyance system. _____		
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>Henry Jurek</u> Date: <u>2/20/24</u> Signature: <u><i>Kenneth C. Zollitsch</i></u> Title: <u>Project Manager</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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Henslow's Sparrow
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

EAF Part 3b Reasons Supporting this Determination:

8270 County Road – Jurek 1-Lot Open Development Area

03-19-2025

The “Project Site” is located at 8270 County Road (SBL: 29.00-2-7.12), consists of +/- 4.1 acres of land, and is zoned as Traditional Neighborhood (“TND”) pursuant to the Town of Clarence Zoning Map. The Project Site contains an existing commercial structure that is proposed to remain. The “Proposed Project” involves the creation of a 1-lot Open Development Area, which would contain approximately 2-acres and access the existing private drive used by the existing commercial structure.

After a thorough review with involved and interested agencies, it has been determined that the Proposed Project will not have any potentially significant adverse impacts to the environment. Open Development Areas are a permitted action in the underlying zoning classification pursuant to §193 of the Town of Clarence Code. The Proposed Project is not in sharp contrast to nearby land use patterns, which include residential homes, commercial operations, and agricultural operations. Clarence 2030, the Town’s Comprehensive Plan, encourages context sensitive infill development within the Town’s hamlets. The Proposed Project is in keeping with the recommended land use, design guidelines, and site layout for the area.

Per the letter from Lisa M. Czechowicz of the New York State Department of Environmental Conservation (“NYSDEC”) dated May 20, 2024, the Proposed Project may require a Stormwater Pollution Prevention Plan (SWPPP) if the Proposed Project involves the disturbance of more than 1 acre of land. A SWPPP is not anticipated for the Proposed Project because it does not disturb more than one acre of land. Alterations and additions to the existing stormwater management system on the Project Site shall be reviewed and approved by the Town Engineering Department prior to site disturbance. The Proposed Project will result in physical disturbance and vegetation removal; however, this potential impact represents a small impact since construction activities will need to comply with required applicable erosion and sediment control measures. Such erosion and sediment control measures will be specified in the engineered plans, to be prepared by a licensed engineering firm, and will be reviewed by the Town Engineering Department during the Development Plan Application review process. The Project Site disturbance is considered minimal due to the absence of documented environmentally sensitive features that otherwise could be negatively impacted.

The Project Site is not located within or adjacent to a Critical Environmental Area (“CEA”) and does not include a known source of regulated hazardous materials detrimental to human health or environmental resources. The Project Site is adjacent to regulated wetland; however, the Proposed Project would not physically alter or encroach into the wetland. Additionally, the Project Site is not located within the 100-year flood plan. The NYSDEC EAF Mapping Tool indicated that the Project Site is not located in an archaeologically sensitive area, and this was confirmed by the letter dated May 6, 2024 from Daniel Mackay of the New York State Office of Parks, Recreation and Historic Preservation (“SHPO”). The NYSDEC EAF Mapping Tool also indicated that there is no documented presence of protected, threatened or endangered species on the Project Site.

Any and all water service associated with the future buildout of the open development lot must be reviewed and approved by the Erie County Water Authority (“ECWA”). The Project Sponsor shall obtain all appropriate permits and approvals from the ECWA for connection to the existing water supply. The Project Site is located within Erie County Sewer District No. 5, and any proposed connection to the sanitary sewers shall be reviewed and approved by the Erie County Department of Sewerage Management (“ECDSM”). In an email correspondence dated March 7, 2025, Christopher Fiume of the ECDSM stated that the Project Sponsor can connect to the existing sewer after the appropriate permits are obtained.

In an email correspondence dated May 30, 2024 from Casey Gordon of the New York State Department of Transportation (“NYSDOT”), stated the following:

- NYSDOT concurs with the Town of Clarence for it to act as the Lead Agency.
- Based upon the information provided, the Proposed Project does not appear to have a significant impact to traffic on the State Highway System.
- Based upon the information provided, a NYSDOT highway work permit is not needed at this time, and that if any changes are made to the site plan and work would be needed in the State right of way, a highway work permit would be required.

Using the NYS SEQRA EAF Workbook as a guiding document, the Proposed Project will not result in a significant increase in traffic. The Project Site is located on County Road, which is an Erie County owned right of way. In a letter dated June 12, 2024 from Dawn S. Urbino of the Erie County Department of Public Works (“ECDPW”), it was stated that the Project Sponsor shall obtain all appropriate permits from the ECDPW for the Proposed Project; this would include but not be limited to an Erie County Highway Work Permit for Utility Work Perm-2 for construction of utilities within County Road and for Non-Utility Work Perm-3 for construction of a new subdivision road within County Road.

The Proposed Project will cause an increase in the use of energy compared to Project Sites’ current use; however, the overall use of power will not exceed the amount of power currently available at the site. As part of the Site Plan review, all proposed lighting shall be dark sky compliant and shielded to ensure no light pollution or spillage will occur off site. The Proposed Project will require the creation of a landscape plan. Said landscape plan will require review and approval by the Town of Clarence Landscape Review Committee.

The Project Sponsor received a variance from the New York Department of State (“NYSDOS”) regarding *19 NYCRR Part 1225, The 2020 Fire Code of New York State, Section, 507.5.1*. The conditions of the variance approval are outlined in the letter dated January 23, 2025 from the NYSDOS and signed by John Addario. The conclusion of the aforementioned letter stated:

- “The proposed variance will not substantially adversely affect the Code's provisions for health, safety and security. Strict compliance with the provisions of the Uniform Fire Prevention and Building Code would entail practical difficulties, economic hardship, or would otherwise be unwarranted because such would create an excessive and unreasonable economic burden.”