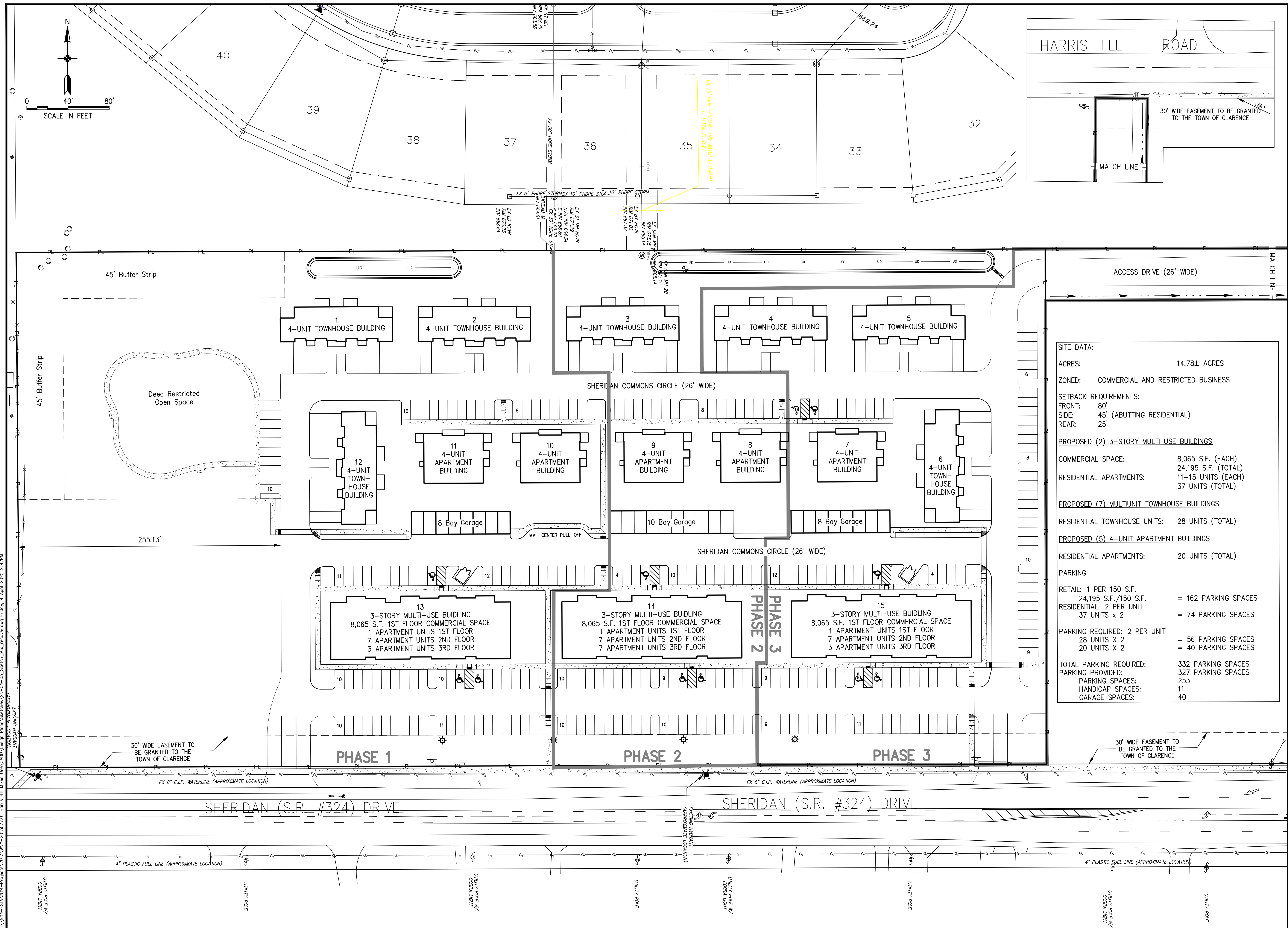
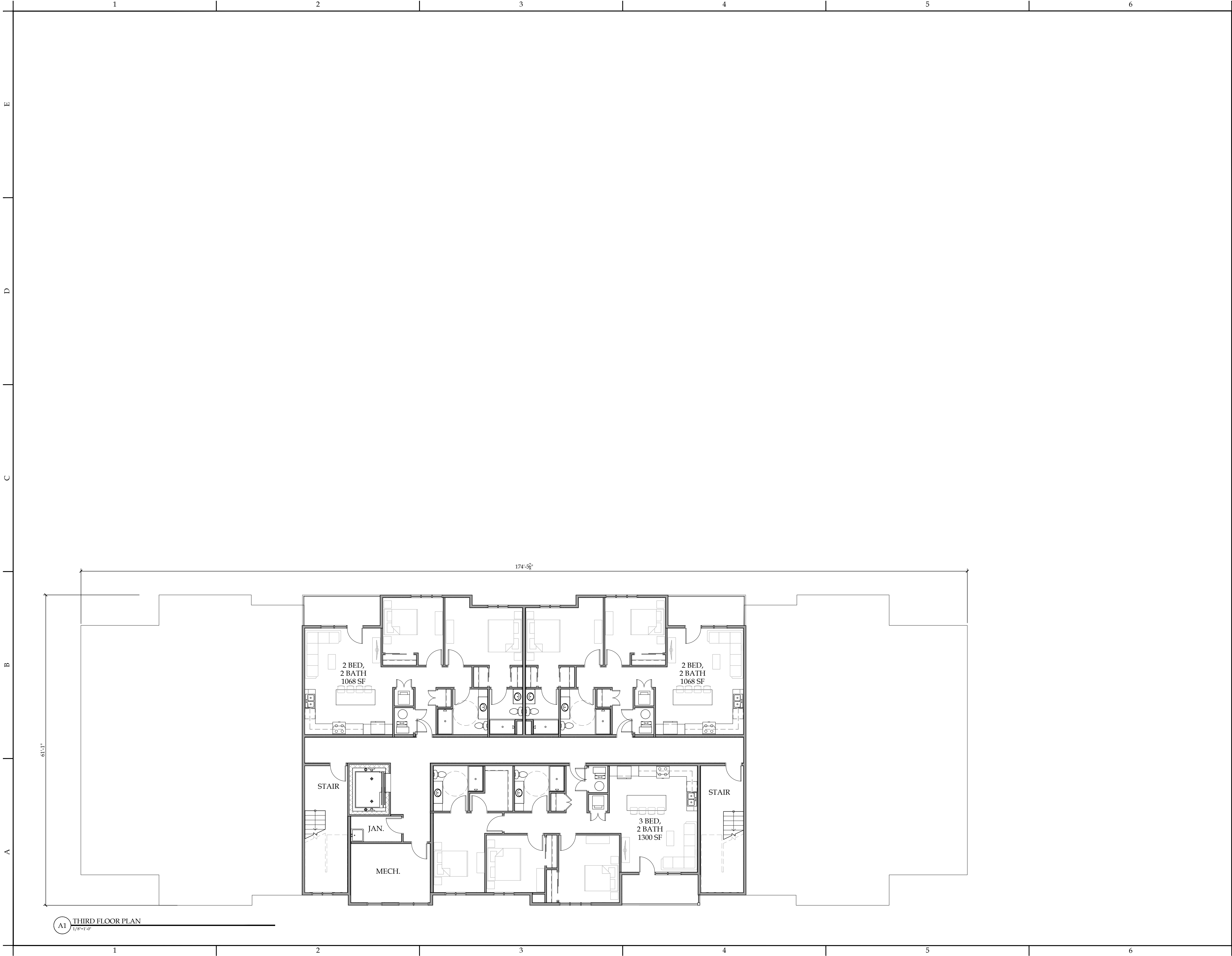


April 2025

Concept Plan

WNY-2013077.01





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Sheridan Hill Commons

MIXED USE BUILDING

Harris Hill Road,
Clarence , NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri


PROJ. ARCH. _____ DRAFTER _____

JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

FLOOR PLANS



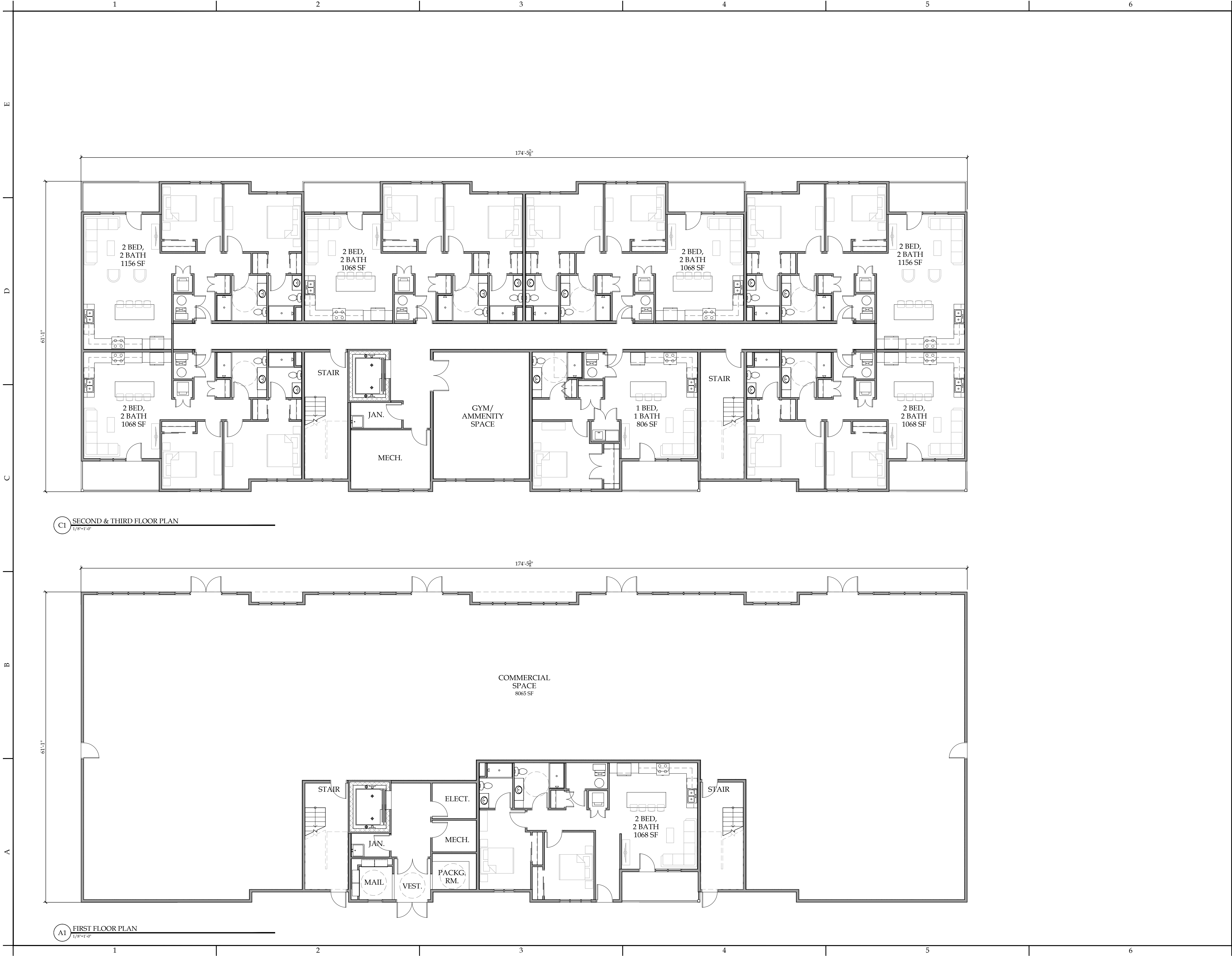
SILVESTRI
ARCHITECTS • PC

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

SA JOB #: **15093.05**

DATE: **04-11-25**

DRAWING #: **A-102**



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Sheridan Hill Commons

MIXED USE BUILDING

Harris Hill Road,
Clarence , NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri


PROJ. ARCH. _____ DRAFTER _____

JOB CAPT. _____ INTERIORS _____

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FLOOR PLANS



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SA JOB #: **15093.05**

DATE: **04-11-25**

DRAWING #: **A-103**



D1 FRONT ELEVATION AT PARTIAL THREE STORY BUILDING
1/8"=1'-0"

A1 FRONT ELEVATION AT FULL THREE STORY BUILDING
1/8"=1'-0"

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Sheridan Hill Commons
MIXED USE BUILDING
Harris Hill Road,
Clarence , NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:
FRONT ELEVATIONS OF MIXED USE BUILDINGS


SILVESTRI ARCHITECTS • PC
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SA JOB #: **15093.05** DATE: **04-11-25**

DRAWING #: **A-201**

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: Sheridan Hills Commons		
Project Location (describe, and attach a general location map): 8450 Sheridan Dr (SBL 70.11-5-1), Town of Clarence		
Brief Description of Proposed Action (include purpose or need): The proposed project (the "action") consists of a mixed-use development on an 11.78 acre parcel located at 8450 Sheridan Dr in the Town of Clarence. The proposed mixed-use project has been defined broadly to include all required approvals and permits and all proposed site improvements including the three 3-story mixed use buildings along Sheridan Drive that each consist of 5,700 sq. ft. of commercial space and thirteen apartments, four 4-unit buildings, five 4-unit townhouses, one 3-unit townhouse, one 2-unit townhouse, the proposed driveways onto Sheridan Drive and Harris Hill Road, access aisles and parking spaces, on-site sanitary sewer and water infrastructure, storm water improvements, and all required utility connections and improvements. The project is a Type I Action pursuant to the Town's list of Type I actions contained in Section 91-6A of the Clarence Town Code since it involves the construction of 30 or more residential units to be connected to be serviced by sanitary sewer. The Project Sponsor is requesting that the Town of Clarence Planning Board issue a negative declaration pursuant to SEQRA. It is important mention that the Planning Board previously issued a Negative Declaration pursuant to SEQRA on		
Name of Applicant/Sponsor: Harris Hill Development, LLC c/o Sean Hopkins, Esq.	Telephone: (716) 510-4338 E-Mail: shopkins@hsmlegal.com	
Address: 35 California Drive, Suite 100		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role): Ken Zollitsch, Greenman-Pedersen, Inc.	Telephone: (716) 989-3342 E-Mail: kzollitsch@gpinet.com	
Address: 4950 Genesee St, Suite 100		
City/PO: Buffalo	State: New York	Zip Code: 14225
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Concept Plan, Development Plan	September 25, 2024
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Board of Appeals - Area Variance	TBD
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Clarence Building Dept - Building Permits	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ECDPW - Highway Work Permit; ECHD - Sanitary sewer and water permits; ECWA - RPZ	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 - SPDES; NYSDOT - Highway Work Permit	TBD
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?

The Project Site is zoned RB Restricted Business District ("RB") and Commercial District ("C"). The only portion of the mixed-use project on the property zoned Commercial District consists of a driveway connection to Harris Hill Road.

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?

NY State Police and Erie County Sheriff Department

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

Harris Hill Fire Department

d. What parks serve the project site?

Various parks located in the Town of Clarence

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed-use project consisting of mixed-use buildings and multifamily buildings.

b. a. Total acreage of the site of the proposed action? 11.78 acres

b. Total acreage to be physically disturbed? 9.28± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14.78 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated 2-3

- Anticipated commencement date of phase 1 (including demolition) Mar. month 2026 year

- Anticipated completion date of final phase Aug. 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: _____

Phasing to be determined based on market demand. Each phase will include both mixed-use buildings and multifamily buildings.

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	_____	_____	_____	28± _____
At completion of all phases	_____	_____	_____	80 _____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures _____ 3	
ii. Dimensions (in feet) of largest proposed structure: _____ 45± height; _____ 61' width; and _____ 174' length	
iii. Approximate extent of building space to be heated or cooled: _____ 17,100 square feet Commercial SF only	

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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: <u>Stormwater management</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: _____ Surface runoff from impervious surfaces.	
iii. If other than water, identify the type of impounded/contained liquids and their source. Not Applicable.	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ TBD acres	
v. Dimensions of the proposed dam or impounding structure: _____ N/A height; _____ N/A length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Excavated from existing earth.</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: _____ 32,850 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
- 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 waterlines onto the Project Site to service the proposed buildings.
- Source(s) of supply for the district: ECWA

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: _____ 21,900 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): _____

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

- Name of wastewater treatment plant to be used: Town of Amherst Wastewater Treatment Plant
- Name of district: Town of Clarence Sanitary Sewer District No. 10
- 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

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<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ To be determined - typical residential and small commercial operations.</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): NYSEG - Existing local utility company.</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 am to 7:00 pm • Saturday: _____ 7:00 am to 5:00 pm • Sunday: _____ As needed • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ To be determined • Saturday: _____ To be determined • Sunday: _____ To be determined • Holidays: _____ To be determined </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 am to 7:00 pm • Saturday: _____ 7:00 am to 5:00 pm • Sunday: _____ As needed • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ To be determined • Saturday: _____ To be determined • Sunday: _____ To be determined • Holidays: _____ To be determined
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 am to 7:00 pm • Saturday: _____ 7:00 am to 5:00 pm • Sunday: _____ As needed • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ To be determined • Saturday: _____ To be determined • Sunday: _____ To be determined • Holidays: _____ To be determined 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>Construction of the proposed project will result in temporary impacts from construction equipment and activities.</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>Clearing of existing vegetation on Project Site.</u></p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Typical residential lighting on units and parking lot lighting in compliance with the lighting standards of the Town of Clarence.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

There is a mixture of commercial and residential uses along Sheridan Drive both to the east and west of the Project Site. The property to the north of the Project Site primarily consists of single-family residential use.

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	-	4.9	+ 4.9
• Forested	0.3	0.0	- 0.3
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	11.5	2.5	- 9.0
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: <u>Lawns and landscaping</u>	-	4.4	+ 4.4

c. Is the project site presently used by members of the community for public recreation? <i>i.</i> If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes, <i>i.</i> Identify Facilities: <u>Doodle Bug daycare approximately 1,200 feet east on Sheridan Drive</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: <i>i.</i> Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii.</i> Dam's existing hazard classification: _____ <i>iii.</i> Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: <i>i.</i> Has the facility been formally closed? • If yes, cite sources/documentation: _____ <i>ii.</i> Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ <i>iii.</i> Describe any development constraints due to the prior solid waste activities: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: <i>i.</i> Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: <i>i.</i> Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database <i>ii.</i> If site has been subject of RCRA corrective activities, describe control measures: _____ _____ <i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ <i>iv.</i> If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ _____ 																
E.2. Natural Resources On or Near Project Site																
a. What is the average depth to bedrock on the project site? _____ <u>5+</u> feet																
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">Ovid</td> <td style="width: 40%; text-align: right; border-bottom: 1px solid black;">80 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Cazenovia</td> <td style="text-align: right; border-bottom: 1px solid black;">20 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="text-align: right; border-bottom: 1px solid black;"> %</td> </tr> </table>		Ovid	80 %	Cazenovia	20 %		%									
Ovid	80 %															
Cazenovia	20 %															
	%															
d. What is the average depth to the water table on the project site? Average: _____ <u>0.5-4.0</u> feet																
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><input type="checkbox"/> Well Drained:</td> <td style="width: 70%; text-align: right;">_____ % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">20 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">80 % of site</td> </tr> </table>		<input type="checkbox"/> Well Drained:	_____ % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	20 % of site	<input checked="" type="checkbox"/> Poorly Drained	80 % of site									
<input type="checkbox"/> Well Drained:	_____ % of site															
<input checked="" type="checkbox"/> Moderately Well Drained:	20 % of site															
<input checked="" type="checkbox"/> Poorly Drained	80 % of site															
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site									
<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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____ _____																
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No EAF mapper automatically filled out wetland fields, per a delineation there are no jurisdictional wetlands on site. </td> </tr> <tr> <td> ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"> iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>Federal Waters</u></td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No EAF mapper automatically filled out wetland fields, per a delineation there are no jurisdictional wetlands on site.	ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name <u>Federal Waters</u>	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No EAF mapper automatically filled out wetland fields, per a delineation there are no jurisdictional wetlands on site.																
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iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																
• Streams:	Name _____	Classification _____														
• Lakes or Ponds:	Name _____	Classification _____														
• Wetlands:	Name <u>Federal Waters</u>	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">i. Name of aquifer:</td> <td>_____</td> </tr> </table>		i. Name of aquifer:	_____													
i. Name of aquifer:	_____															

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p style="margin-left: 20px;">Typical suburban wildlife species _____</p> <p style="margin-left: 20px;">_____</p>	
<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): _____</p> <p style="margin-left: 20px;">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>	
<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 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: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<div style="text-align: right; font-size: small;">No impact letter previously issued by SHPO on 11/19/98- See Attach B</div> g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. 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: <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. 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.

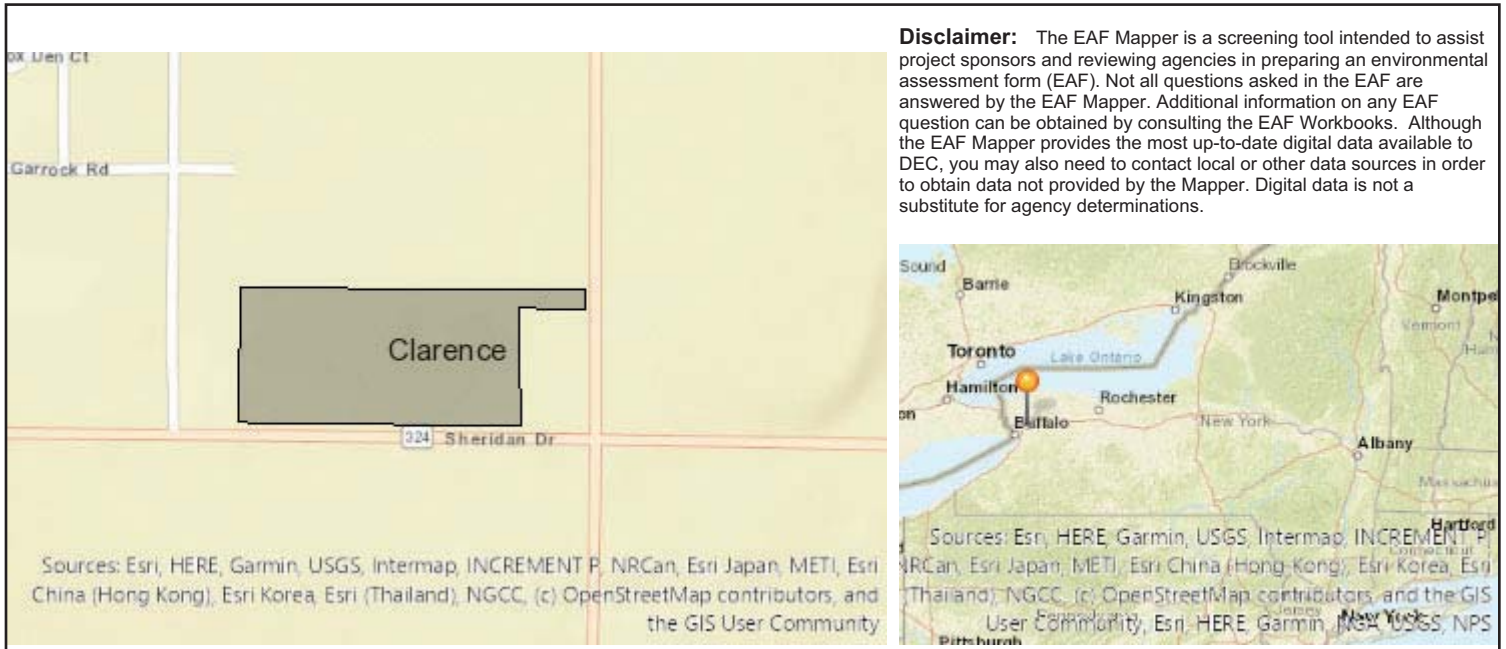
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Harris Hill Development, LLC Date January 29, 2025

Signature  Title Counsel for Project Sponsor



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



**Exhibit 5 - Elevation and Floor Plans – Four Plex
Buildings**

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Sheridan Hill Commons

FOURPLEX APARTMENTS

Harris Hill Road,
Clarence, NY 14221

ISSUE:


2022-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM: PRINCIPAL: J. SILVESTRI
PROJECT ARCHITECT: DRAFTER: J. SILVESTRI
PROJECT ARCHITECT: DRAFTER: J. SILVESTRI
PROJECT ARCHITECT: DRAFTER: J. SILVESTRI

SEAL:

TITLE:

FLOOR PLAN
LOWER LEVEL



SILVESTRI
ARCHITECTS-PC

135 MILLERSPORT HWY. PL. 714.691.0000
AMHERST, NY 14201 FAX: 714.691.4773

SA JOB #:

15093-02

DATE:

5-07-2024

DRAWING #:

A-101



A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
LOWER LEVEL UNITS

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Clarence, NY 14221

ISSUE:
0021-07-15 - ISSUED FOR PERMIT

LEA PROJECT TEAM:

PRINCIPAL	P. Silvestri
DRAFTER	
INTERIORS	N. Caluza
DESCRIPT.	D. Garry

SEAL:

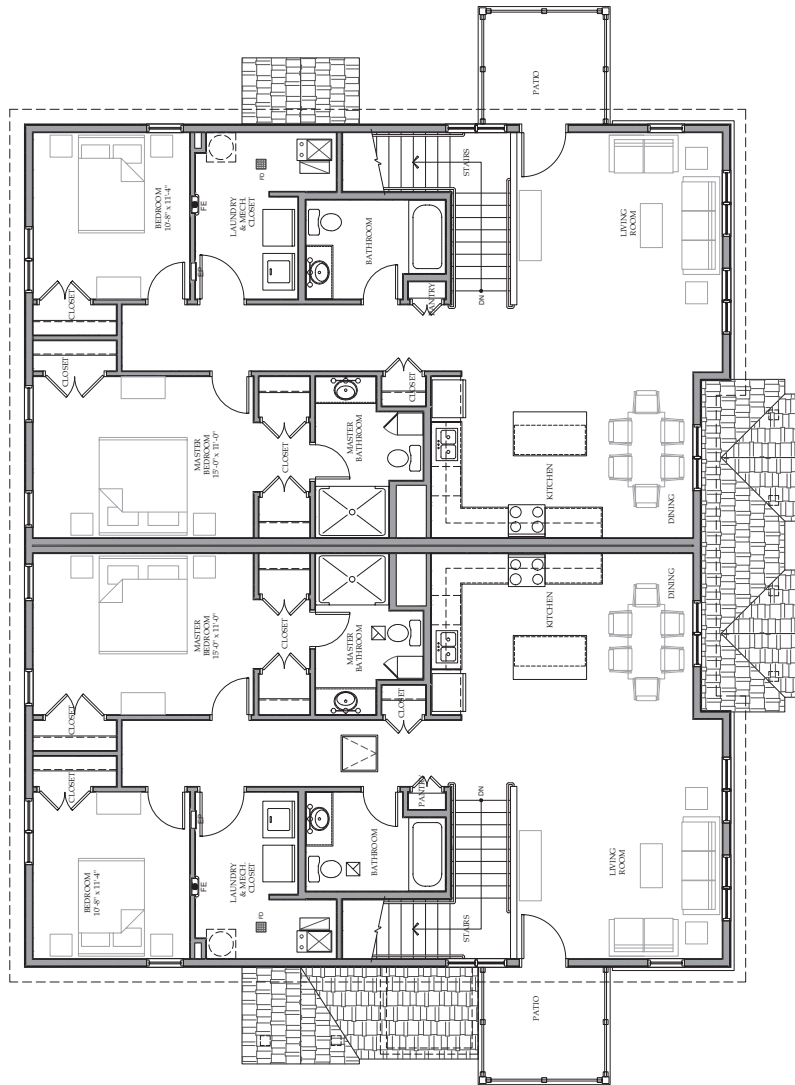
TITLE:

FLOOR PLAN
UPPER LEVEL



SA JOB #: 15093-02
DATE: 5-07-2024

DRAWING #:
A-102



FLOORPLAN
A1 SCALE: 1/4" = 1'-0" UPPER LEVEL UNITS

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Clarence, NY 14221

ISSUE:
2023.07.15 - SUBMIT FOR PERMIT

SA PROJECT TEAM: PRINCIPAL: J. SILVESTRI
PROJECT ARCHITECT: DRAFTER: J. SILVESTRI
DESK: CAPTAIN: J. SILVESTRI INTERIOR: J. SILVESTRI

SEAL:

TITLE:

EXTERIOR
ELEVATIONS

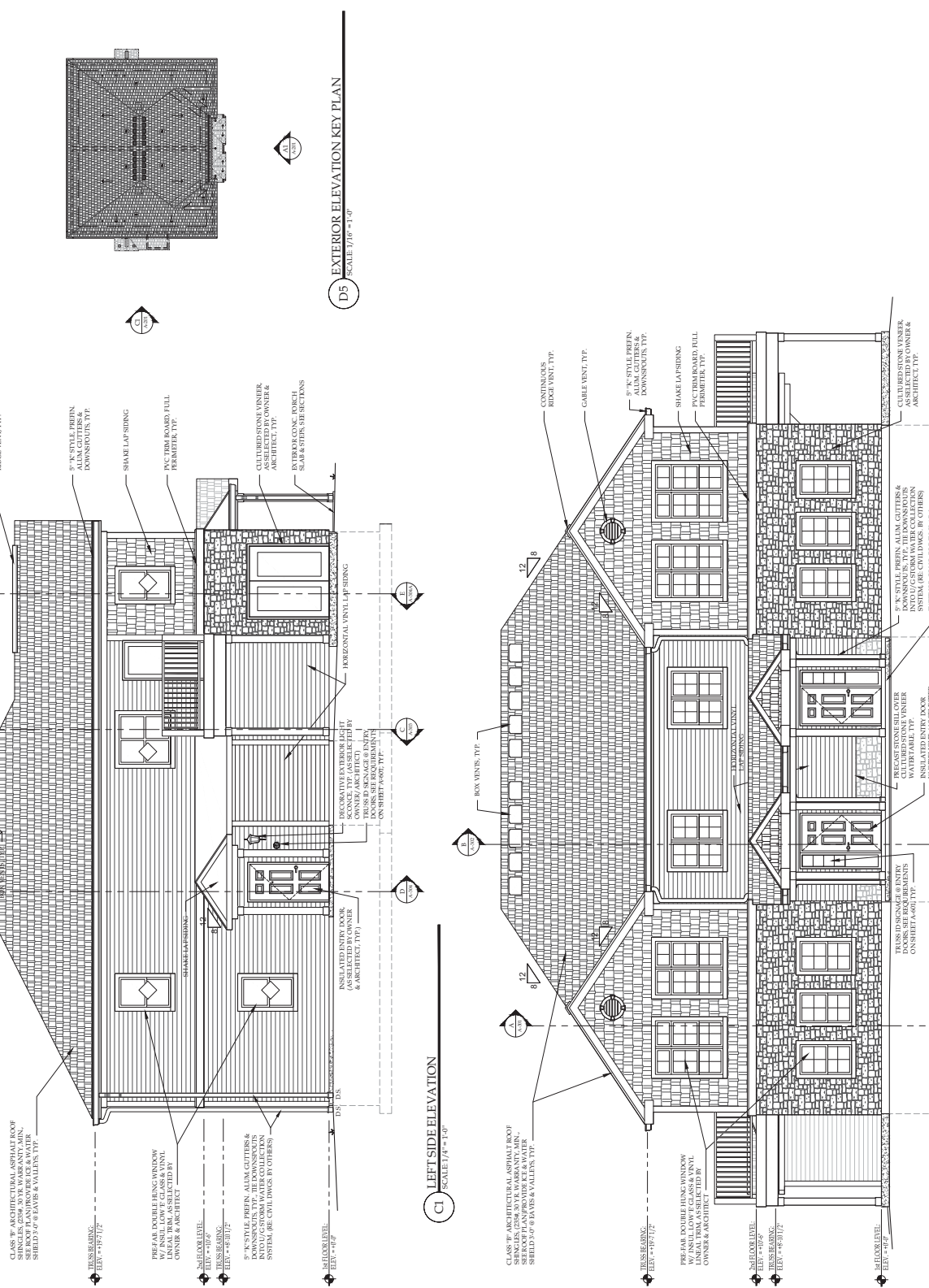


**SILVESTRI
ARCHITECTS-PC**
135 MILLERSPORT HWY. PA. 17469-0003
PHILADELPHIA, PA. 19102
AMHERST, NY 14201 FAX: 716.691.4773

SA JOB #:
15093-02

DATE:
5-07-2024

DRAWING #:
A-201



D5 EXTERIOR ELEVATION KEY PLAN
SCALE 1/16" = 1'-0"

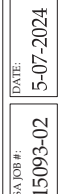
D1 LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

A1 FRONT ELEVATION
SCALE 1/4" = 1'-0"

**Sheridan Hill
Commons**
FOURPLEX APARTMENTS
Harris Hill Road,
Clarence, NY 14221

PROJECT TEAM: PRINCIPAL: P. Silvestri
DRAFTER: _____
INTERIOR: N. Chiriza
ARCH: _____
CAPT: D. Capov

TITLE: EXTERIOR ELEVATIONS





**Exhibit 6 – Elevation and Floor Plans – Four Unit
Townhome Buildings**

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Commons
4 UNIT TOWN HOMES
Harris Hill Road,
Clarence, NY 14221

ISSUE:
2021-07-15 - REVISED PER OWNER COMMENTS
2021-07-15 - BUILD PLAN TAKEN

SA PROJECT TEAM: PRINCIPAL: J. SILVESTRI
PROJECT ARCHITECT: J. SILVESTRI
DESIGNER: J. SILVESTRI
INTERIOR: J. SILVESTRI

SEAL:

TITLE:

FLOOR PLAN
UPPER LEVEL



SA JOB #: 15093-02
DATE: 7-15-2021

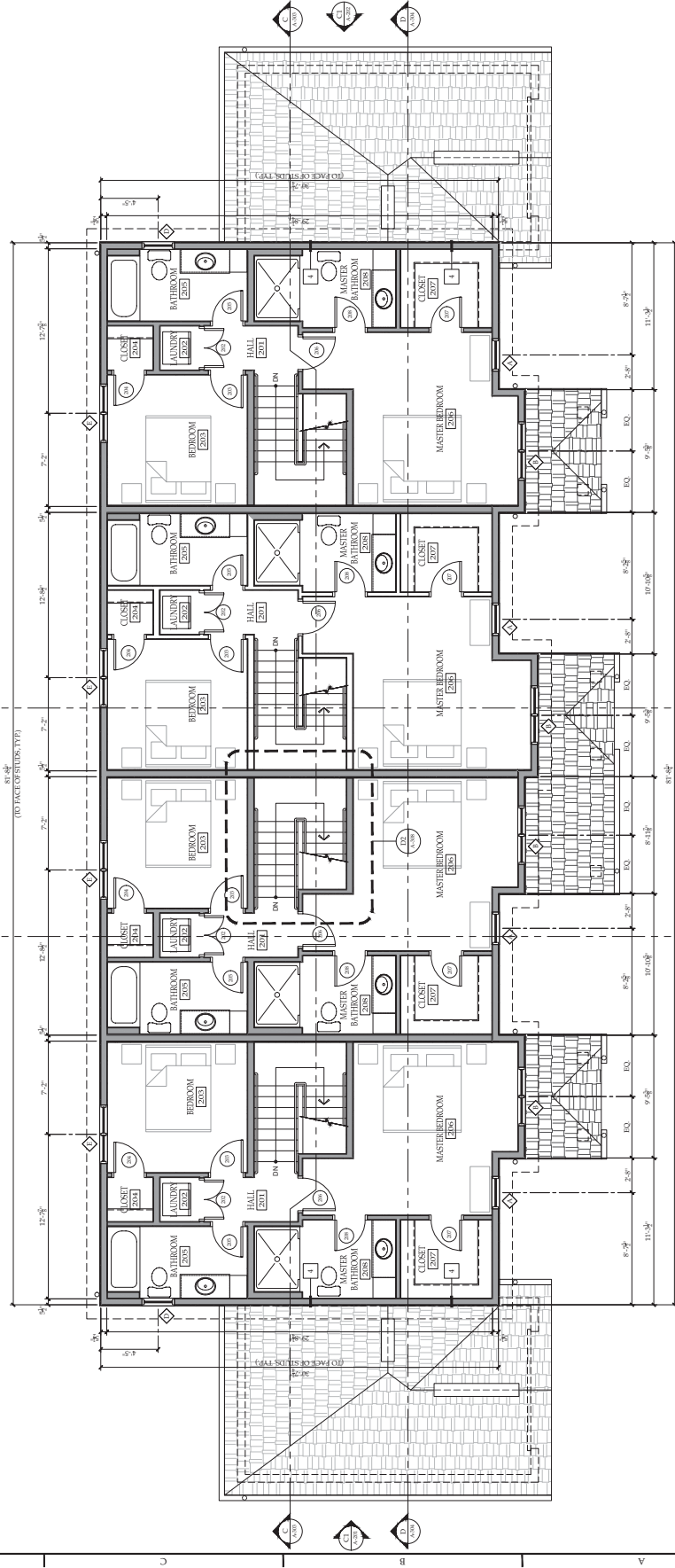
DRAWING #: A-102

GENERAL NOTES:

- MECHANICAL, PLUMBING OR ELECTRICAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROVISION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL MATERIALS AND LABOR AT ALL LOCATIONS WHERE THEIR WORK IS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL MATERIALS AND LABOR AT ALL LOCATIONS WHERE THEIR WORK IS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL MATERIALS AND LABOR AT ALL LOCATIONS WHERE THEIR WORK IS REQUIRED.
- G.C. SHALL ENSURE THAT ALL ELECTRICAL OUTLETS IN EXTERIOR ARE PROTECTED BY GROUND-Fault Circuit Interrupter (GFCI) PROTECTION. ALL EXTERIOR ELECTRICAL OUTLETS SHALL BE PROTECTED BY GFCI PROTECTION. ALL EXTERIOR ELECTRICAL OUTLETS SHALL BE PROTECTED BY GFCI PROTECTION.
- CONTRACTOR SHALL COORDINATE ALL CEILING FIXTURES, LIGHTING, ETC. WITH MECHANICAL & ELECTRICAL CONTRACTOR.
- REFER TO MECHANICAL & ELECTRICAL DRAWINGS PROVIDED BY OTHERS.

FLOOR PLAN SYMBOL LEGEND:

- INDICATES PARTITION WALL (SEE SHEET A-601 FOR PARTITION DETAILS)
- INDICATES DOOR NUMBER (SEE SHEET A-601 FOR DOOR SCHEDULE & DETAILS)
- INDICATES WINDOW NUMBER (SEE SHEET A-601 FOR WINDOW DETAILS)
- INDICATES ELECTRICAL SERVICE PANEL
- INDICATES FLOOR DRAIN



A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

UPPER LEVEL

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Harris Hill Road,
Clarence, NY 14221

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2023-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM: PRINCIPAL: J. SHELLEY
PROJECT ARCHITECT: DRAFTER: J. SHELLEY
PROJECT CAPTAIN: J. SHELLEY INTERIOR: J. SHELLEY

SEAL:

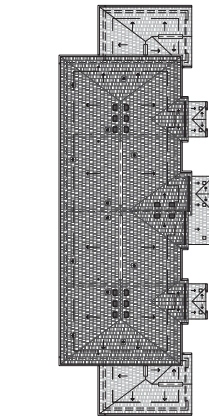
TITLE:

EXTERIOR
ELEVATIONS

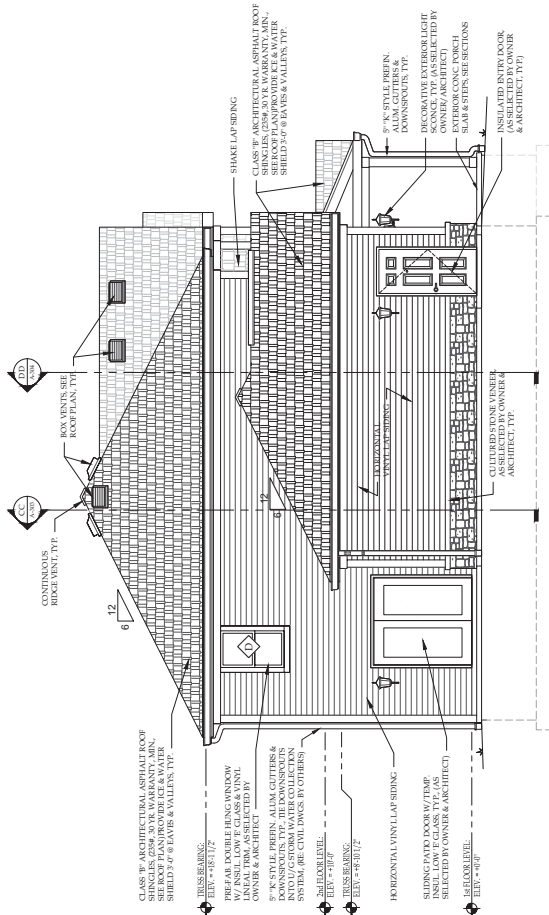


SA JOB #: 15093-02
DATE: 7-15-2021

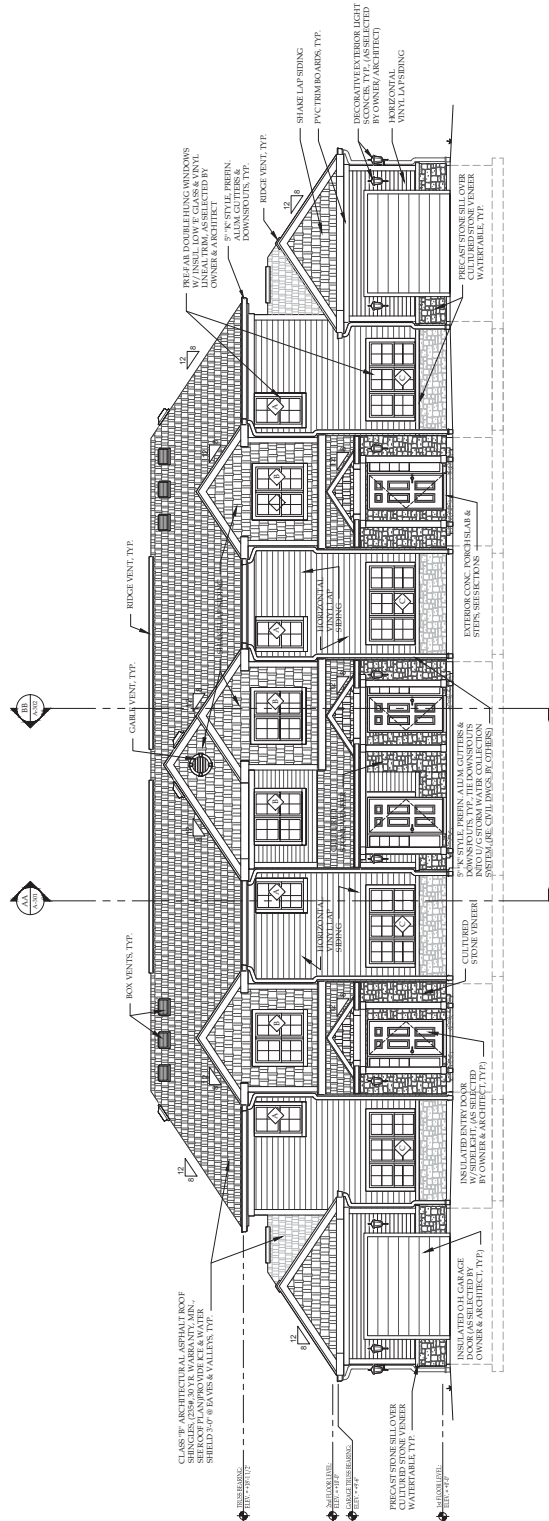
DRAWING #: A-201



D5 EXTERIOR ELEVATION KEY PLAN
SCALE: 1/8" = 1'-0"



D1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



A1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTICE

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**Sheridan Hill
Commons**
2 UNIT TOWN HOMES
Harris Hill Road,
Clarence, NY 14221

ISSUE: 12/21-01-19 - REVISED PER OWNER COMMENTS
12/21-07-15 - ISSUED FOR PERMIT

PROJECT TEAM:	PRINCIPAL	P. Silvestri
DESIGNER:	DRAFTER	
ARCHITECT:	INTERIORS	N. Catuza
CONTRACTOR:		

REAL:

FILE:

EXTERIOR
ELEVATIONS

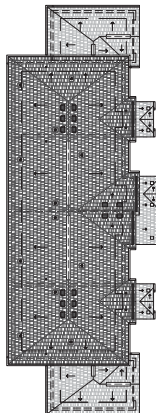


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ARCHITECTS-PC

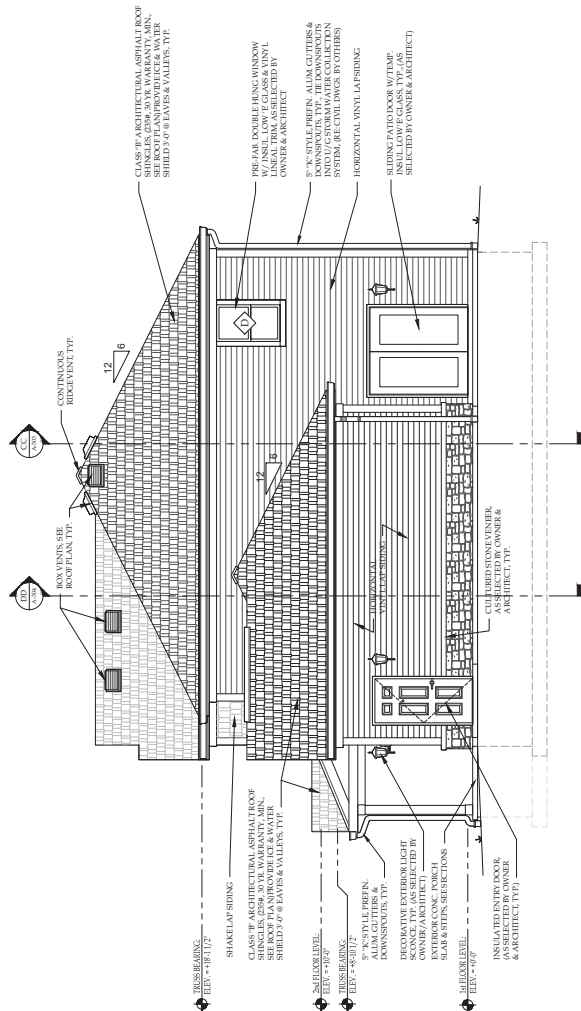
321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

DATE: 7-15-2021
 A JOB #: 15093-02

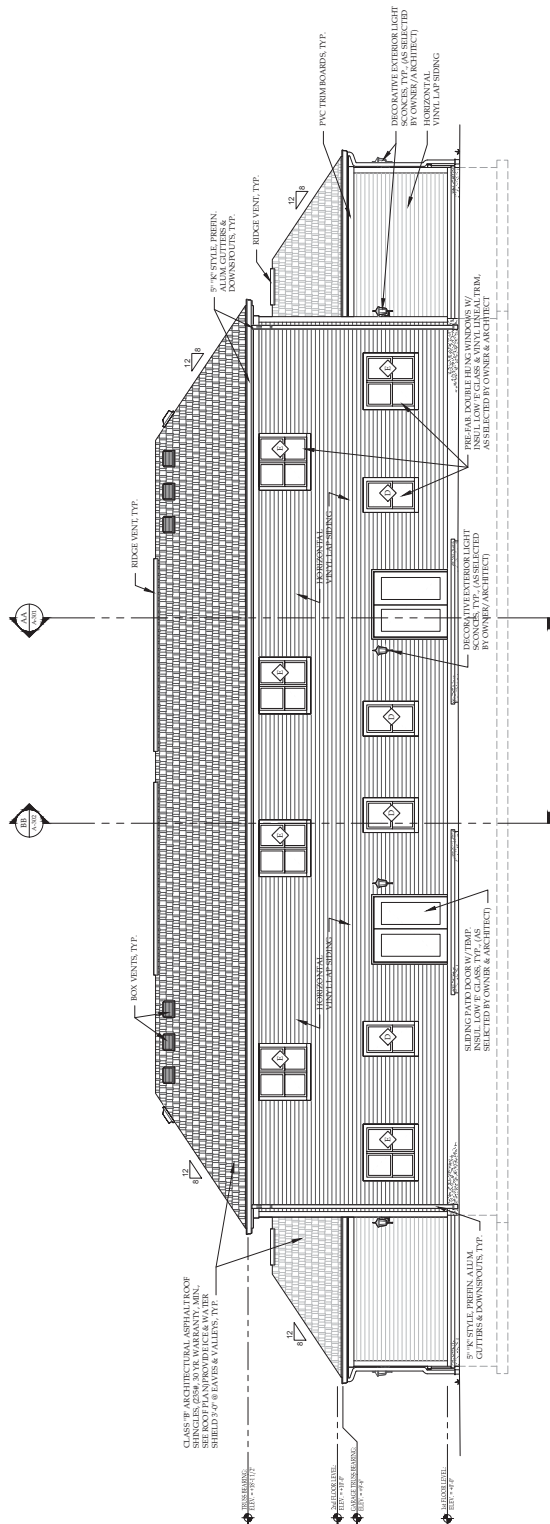
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EXTERIOR ELEVATION KEY PLAN



C1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



A1 REAR ELEVATION
SCALE: 3/16" = 1'-0"

PARKING CALCULATIONS:

"OFFICE"

1 SPACE PER 300 GSF OF FLOOR AREA
2000 GSF / 300 = 6.67 SPACES

"RETAIL"

1 PER 150 GSF OF FLOOR AREA
1750 GSF / 150 = 11.67 SPACES

"RESTAURANT" (500 SF)

1 PER 3 SEATS
40 SEATS / 3 = 13.34 SPACES

"RESIDENTIAL"

2 PER UNIT
27 UNITS x 2 = 54 SPACES

TOTAL SPACES REQUIRED = 84 SPACES

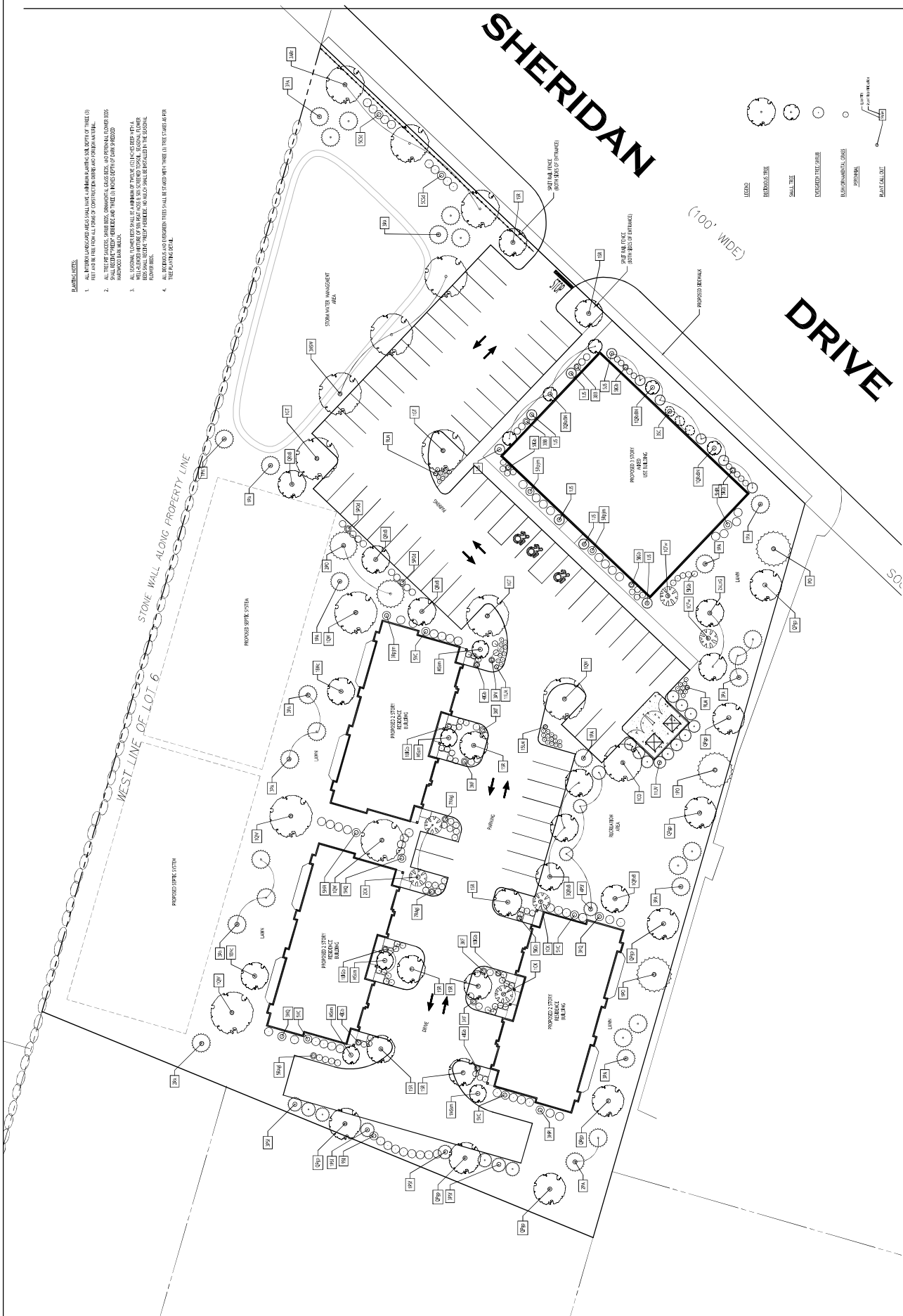


NOTE: DIMENSIONS AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS.
CARMINAWOOD ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

SCALE: 1"=40'

N Landscape Plan
SCALE: 1"=40'

- PLANTING NOTES:**
1. ALL PLANTING AREAS SHALL HAVE A MINIMUM PLANTING DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF COMPACTED SOIL, ROCK, OR OTHER OBSTACLES.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE PLANTING STANDARDS AND SPECIFICATIONS, LATEST EDITION.
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE PLANTING STANDARDS AND SPECIFICATIONS, LATEST EDITION.
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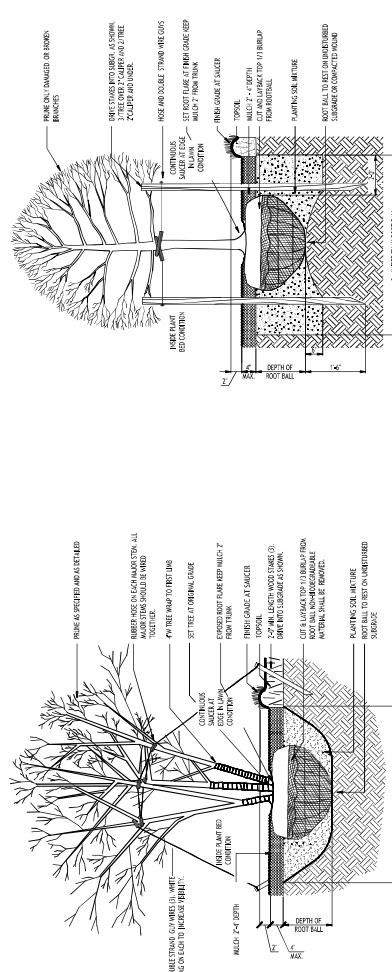
Recommended Plant List

SYMBOL	QUANTITY	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES				
ARV	3	Acer rubrum 'Redpointe'	25'-3" Cal.	B&B: Grows to 40 ft. high, 35 ft. wide
GL	3	Gleditsia triacanthos 'Inermis' 'Skytale'	25'-3" Cal.	B&B: Grows to 45 ft. high, 35 ft. wide
GT	3	Gleditsia triacanthos 'Inermis' 'Skytale'	25'-3" Cal.	B&B: Grows to 45 ft. high, 35 ft. wide
NSW	3	Nyssa sylvatica 'Wildfire'	25'-3" Cal.	B&B: Grows to 30-40 ft. high and wide
QW	5	Quercus wari	25'-3" Cal.	B&B: Grows to 75 ft. high, 60 ft. wide
OP	1	Opuntia	25'-3" Cal.	B&B: Grows to 65 ft. high, 45 ft. wide
CP	8	Celtis occidentalis	25'-3" Cal.	B&B: Grows to 35 ft. high, 35 ft. wide
SMALL ORNAMENTAL TREES				
ORAB	6	Ornithoglossum 'Redpointe'	8" High Min.	B&B: Height to 20 ft. width to 20 ft.
ORAB	7	Ornithoglossum 'Redpointe'	8" High Min.	B&B: Height to 20 ft. width to 20 ft.
CK	4	Cornus kousa	8" High Min.	B&B: Height to 18 ft. width to 20 ft.
OB&B	5	Quercus oblongifolia 'Nadler ppi 7604'	8" High Min.	B&B: Height to 20 ft. width to 20 ft.
MSM	5	Magnolia stellata	8" High Min.	B&B: Height to 20 ft. width to 20 ft.
CFW	3	Cornus florida 'White Cloud'	8" High Min.	B&B: Height to 20 ft. width to 20 ft.
ALUG	2	Aureo-umbellifera grandifolia	8" High Min.	B&B: Height to 20 ft. width to 20 ft.
EVERGREEN TREES				
PA	10	Pinus strobus 'Millenium'	6" High min. *	B&B: Full to Ground
PO	2	Pinus strobus 'Millenium'	6" High min. *	B&B: Full to Ground
PO	5	Pinus strobus 'Millenium'	6" High min. *	B&B: Full to Ground
SHRUBS				
CS&D	10	Cornus sericea	16" High Min.	No. 7 Cont.: Grows 6-9 ft. h. 7-10 ft. w
IOU	12	Ilex glabra 'Lumina'	24" High Min.	Grows to 4 ft. high and wide
JS	12	Juniperus scopulorum	4" High Min.	B&B: Grows to 15 ft. tall, 6 ft. wide.
JV	11	Juniperus virginiana 'Emerald Sentinel'	4" High Min.	B&B: Grows to 15 ft. tall, 6 ft. wide.
BOjm	13	Rhododendron pjm	24" High Min.	B&B: Grows to 6 ft. tall, 7 ft. wide.
SC	3	Sambucus nigra	4" High Min.	B&B: Grows to 20 ft. tall, 20 ft. wide.
HPI	13	Hydrangea paniculata 'Limelight'	24" High Min.	B&B: Grows to 8 ft. tall, 8 ft. wide.
HQ	11	Hydrangea quercifolia	24" High Min.	B&B: Grows to 8 ft. tall, 8 ft. wide.
C&D	15	Cotoneaster divaricatus	24" High Min.	No. 5 Cont.: Grows 4-6 ft. high and wide
VC	20	Viburnum sp. 'Viburnum'	24" High Min.	No. 7 Cont.: Grows 6-9 ft. h. 7-10 ft. w
VC	9	Salix integra 'Hakuro-nishiki'	24" High Min.	B&B: Grows to 8 ft. tall, 8 ft. wide.
POD	10	Physocarpus opulifolius	16" High Min.	No. 5 Cont.: Grows 4-6 ft. high and wide
ORNAMENTAL GRASS/GROUND COVER				
B&B	19	Rhus aromatica 'Gro-low'	12" H. Min.	No. 3 Cont.: Grows 2 ft. high and 6" w
KF	12	Chamaecrista x acutifolia 'Karl Foerster'	No. 3 Cont.	Grows 2.5 ft. high, 2.5 ft. wide
PV	3	Panicum virgatum	No. 3 Cont.	Grows 2.5 ft. high, 2.5 ft. wide
BS	5	Andropogon gerardii	No. 3 Cont.	Grows 2.5 ft. high, 2.5 ft. wide
LVI	44	Liriodendron	No. 3 Cont.	Grows 1.5 ft. high, 2.5 ft. wide

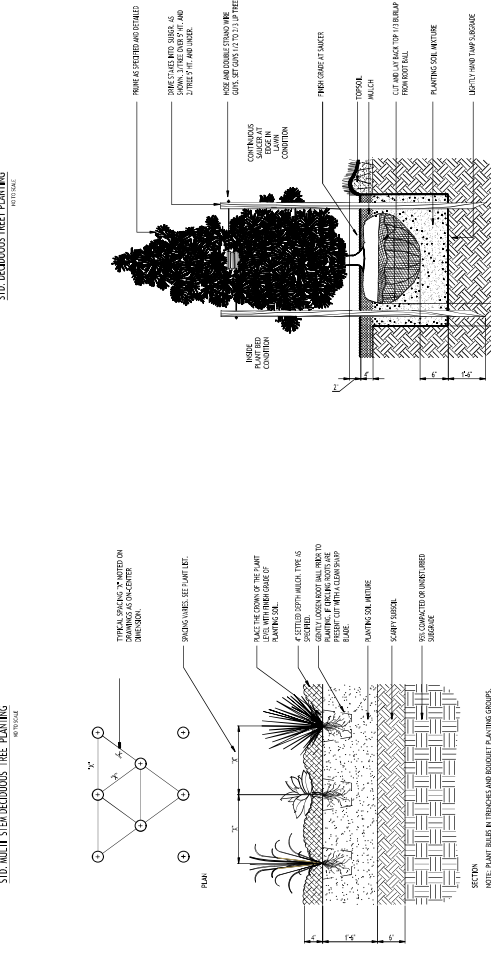
NOTE: All planting beds and trees shall receive a minimum 3-inch depth of dark shredded hardwood bark mulch

LANDSCAPE NOTES

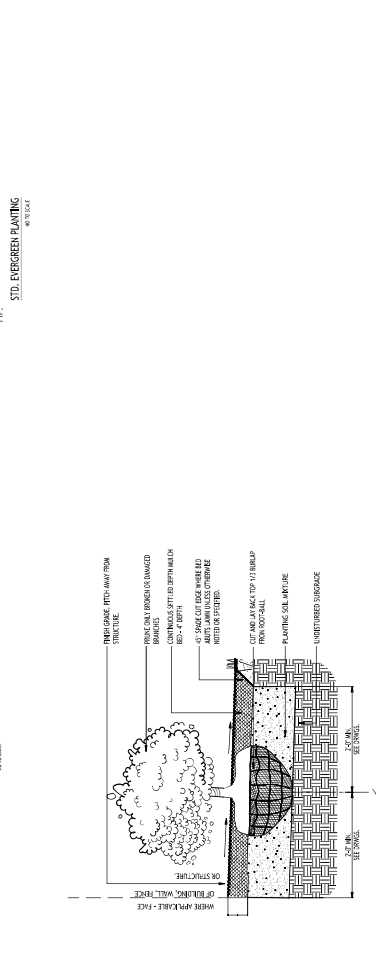
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5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20 FEET FROM ANY OVERHEAD ELECTRICAL LINES.
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STD. MULTI-STEM DECIDUOUS TREE PLANTING



STD. SINGLE-STEM DECIDUOUS TREE PLANTING



STD. EVERGREEN TREE PLANTING







Clarence Boutique

Jordan Coffee Shop

