ARRIFTRAKT

495'

310'

OPEN SPACE

310'

PROPOSED RECREATION PATH

495'

LANDS OF NATIONAL FUEL

1970'

CLARENCE CENTER ROAD

266'

68' 68' 68' 68' 68' 68' 68' 68' 68' 68' 68' 68'

140' 140' 140' 140' 140' 140' 140' 140' 140' 140' 140' 140'

1 2 3 4 5 6 7 8 9 10 11 12

30' setback

68' 68' 68' 68' 68' 68' 68' 68' 68' 68' 68' 3'

174' 174'

79'

74' 74' 74' 75' 74'

175' 175' 175' 175' 175' 175' 142' 142' 141'

13 14 15 16 17

76' 32' 62' 74' 74' 12' 37' 35' 53' 141'

PROPOSED 60' PUBLIC R.O.W.

18

140' 140'

177'

STORMWATER DETENTION AREA

FLOODPLAIN LIMIT

FEDERAL JURISDICTIONAL WETLANDS

70' 140'

34 33

93' 93'

140' 140'

140'

32

68' 68'

140'

140'

31

68' 68'

140' 140'

70' 30 69'

141'

367'

245'

OPEN SPACE BUFFER

7' 74' 74' 66' 8' 29' 51' 54' 51' 51' 140' 140' 659'

19 20 21 22 23 24 25

93' 68' 68' 51' 17' 91' 203' 203' 175' 175' 175' 175' 174' 174' 140' 140' 124' 33'

140' 140' 140' 140' 140' 140' 142' 142' 140' 140'

29 28 27 26

30' setback

93' 68' 68' 68' 68' 79' 74' 74' 75'

OPEN SPACE BUFFER

30'

1470'

KAMNER DR

KAMNER DR

Site Data

Present Zoning: R-SF (Residential Single Family)
Proposed utilizing the Open Space Overlay District
Lots:
Number shown: 34
Minimum lot width at setback: 68'
Minimum lot area shown: 9,517± sq.ft.
Site Area: 23.44± Acres
Open Space: 11.72± Acres (50.0%)

Town of Clarence
ERIE COUNTY NEW YORK
TOWN JOB NO.: _____

APPROVED BY:

TOWN ENGINEER DATE:

REVISION	DATE	BY
REMOVED PRIVATE ACCESS ROAD	4/01/25	KCZ

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

CLARENCE CENTER
OPEN SPACE DEVELOPMENT

SKETCH PLAN

GPI
GREENMAN-PEDERSEN, INC.
CONSULTING ENGINEERS
ENGINEERING • SURVEYING • PLANNING
SURVEYING SERVICES PERFORMED BY GPI ENGINEERING AND SURVEYING LLP
4950 GENESEE STREET SUITE 100 BUFFALO, NY 14225
(716) 633-4644 FAX (716) 633-4940

DRAWN:	JOB NO.: 2007086	SHEET NO.:
CHECKED:	DATE: APRIL 2025	
CHECKED:	SCALE: 1"= 60	

ARBITRARY

OPEN SPACE

PROPOSED RECREATION PATH

495'

310'

LANDS OF NATIONAL FUEL

1970'

266'

CLARENCE CENTER ROAD

PROPOSED 60' PUBLIC R.O.W.

30' setback

STORMWATER DETENTION AREA

FLOODPLAIN LIMIT

FEDERAL JURISDICTIONAL WETLANDS

367'

245'

OPEN SPACE BUFFER

1470'

KAMNER DR

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4950 GENESEE STREET SUITE 100 BUFFALO, NY 14225
(716) 633-4844 FAX (716) 633-4940

DRAWN:	JOB NO.: 2007086	SHEET NO.:
CHECKED:	DATE: APRIL 2025	
CHECKED:	SCALE: 1"= 60	

CLARENCE CENTER PARCEL
April 22, 2025

Density Calculation

Total Parcel Acreage: 23.44 Acres

Available Acreage with undevelopable land removed:

R-SF
- Parcel 1: 18.70 Acres
- Parcel 2A: 3.53 Acres

Total in R-SF: 22.23 Acres

Total Acreage minus 10% for streets:

R-SF acreage: 22.23 minus 10% = 20.01 Acres

LOT DENSITY CALCULATION

R-SF

Minimum lot area for R-SF: 20,000 sq. ft.
Acreage Available: 20.01 Acres or 871,504 sq. ft.
871,504/20,000 = 43.5 or 43 lots

TOTAL LOTS AVAILABLE: 43

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 project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Clarence Center Open Space Design		
Project Location (describe, and attach a general location map): Property located on the south side of Clarence Center Road (SBL 58.00-3-15.11)		
Brief Description of Proposed Action (include purpose or need): Action consists of a proposed development on a 23.4 acre parcel of land located on the south side of Clarence Center Road in the Town of Clarence. The Project Site is properly zoned Residential Single-Family pursuant to the Town of Clarence Zoning Map. The proposed residential subdivision has been defined broadly to include all required approvals and permits and all proposed site improvements including the proposed single-family homes, roadway improvements, on-site sanitary sewer and water infrastructure, a storm water management system, curb cuts, and all required utility connections and improvements. The proposed development consists of 34± lots and utilizes the Open Space Design Development overlay which requires 50% open space. The lots will be serviced by a public right-of-way and a single private drive.		
Name of Applicant/Sponsor: Natale Builders	Telephone: (716) 580-3318 E-Mail: angelo@natalebuilders.com	
Address: 9159 Main St		
City/PO: Clarence	State: NY	Zip Code: 14031
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Spaulding Green, LLC	Telephone: (716) 523-6380 E-Mail:	
Address: PO Box 470		
City/PO: East Amherst	State: NY	Zip Code: 14051

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 Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Town of Clarence Town Board - Open Space Design Approval, Final Plat	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Clarence Planning Board - Concept Plan & Development Plan Approval	TBD
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No		TBD
d. Other local agencies ☑Yes ☐No	Clarence Building Dept: Building Permits	TBD
e. County agencies ☑Yes ☐No	Erie County Health Dept: Sewer & Water Extensions, ECDPW: Curb Cut	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS Dept. of Env. Conservation - SPDES Permit, DSCA	TBD
h. Federal agencies ☑Yes ☐No	U.S. Army Corps of Engineers - Nationwide Wetland Permit	TBD

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas:West Erie Canal Corridor

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential Single Family (R-SF) with Open Space Design Development Overlay

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 School District

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

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

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

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)? Clustered residential subdivision consisting of detached single-family homes on individual lots.

b. a. Total acreage of the site of the proposed action? 23.4± acres
b. Total acreage to be physically disturbed? 11.7± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 23.2+ acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential subdivision consisting of detached single-family homes on individual lots.
ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No
iii. Number of lots proposed? 34
iv. Minimum and maximum proposed lot sizes? Minimum 9,520± sqft Maximum 15,300± sqft

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 5 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	34			
At completion of all phases	34			

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

If Yes,

i. Total number of structures _____

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

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

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

If Yes,

i. Purpose of the impoundment: Stormwater detention

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

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

_____

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: 1.4± 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): Stormwater facilities will be excavated from the existing earth.

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will 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: 17,850± 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: Erie County Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

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

- Describe extensions or capacity expansions proposed to serve this project: Extension of waterlines into subdivision to service the proposed lots.
- Source(s) of supply for the district: Lake Erie/Erie County Water Authority

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), 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: 11,900± 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): Sanitary wastewater.

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

- Name of wastewater treatment plant to be used: Town of Amherst Waste Water Treatment Plant
- Name of district: Clarence Town Sewer District #2
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Extension of sanitary sewer line into subdivision to service proposed lots.

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

If Yes:

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

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

_____

_____

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

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 3.5± acres (impervious surface)

_____ Square feet or 23.4 acres (parcel size)

ii. Describe types of new point sources. Stormwater outlets from detention basins/facilities

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff will be directed to stormwater facilities on site which will then outlet to Ransom Creek located on site.

- If to surface waters, identify receiving water bodies or wetlands: Ransom Creek
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Heavy equipment emissions during site construction.

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

None

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

None

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☑ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

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

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

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

_____

_____

_____

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

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

_____

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

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

i. During Construction:

- Monday - Friday: 7am - 6pm or as allowed by Town
- Saturday: 7am - 6pm or as allowed by Town
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: N/A
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

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

If yes:

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

Operation of construction vehicles during site work only, temporary in nature.

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

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Street fixtures and lighting on single family homes.

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

_____

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	-	3.5±	+ 3.5±
• Forested	8.5±	1.6±	- 6.9±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	14.1±	7.9±	- 6.2±
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	1.4±	+ 1.4±
• Wetlands (freshwater or tidal)	0.8±	0.8±	0.0
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: Lawns and Landscaping	-	8.2±	+ 8.2±

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

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

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

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

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 5+ feet

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

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

Cazenovia	61 %
Ovid	28.5 %
Schoharie	10.5 %

d. What is the average depth to the water table on the project site? Average: 0.5 - 4.0 feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☑ Moderately Well Drained: 71.5 % of site
☑ Poorly Drained 28.5 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name 837-46 Classification C(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses:Ransom Creek, Upper, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Typical sucessional growth wildlife

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

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

Upland Sandpiper

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

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

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

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

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

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

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Natale Builders Date April 22, 2025

Signature Kenneth C. Zollitsch Title Project Manager

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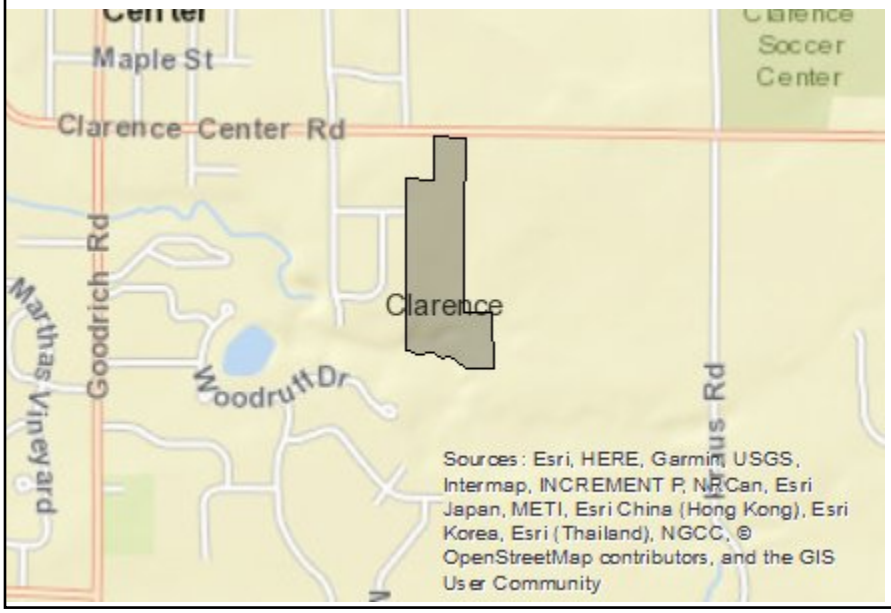
EAF Mapper Summary Report

Monday, October 29, 2018 4:32 PM



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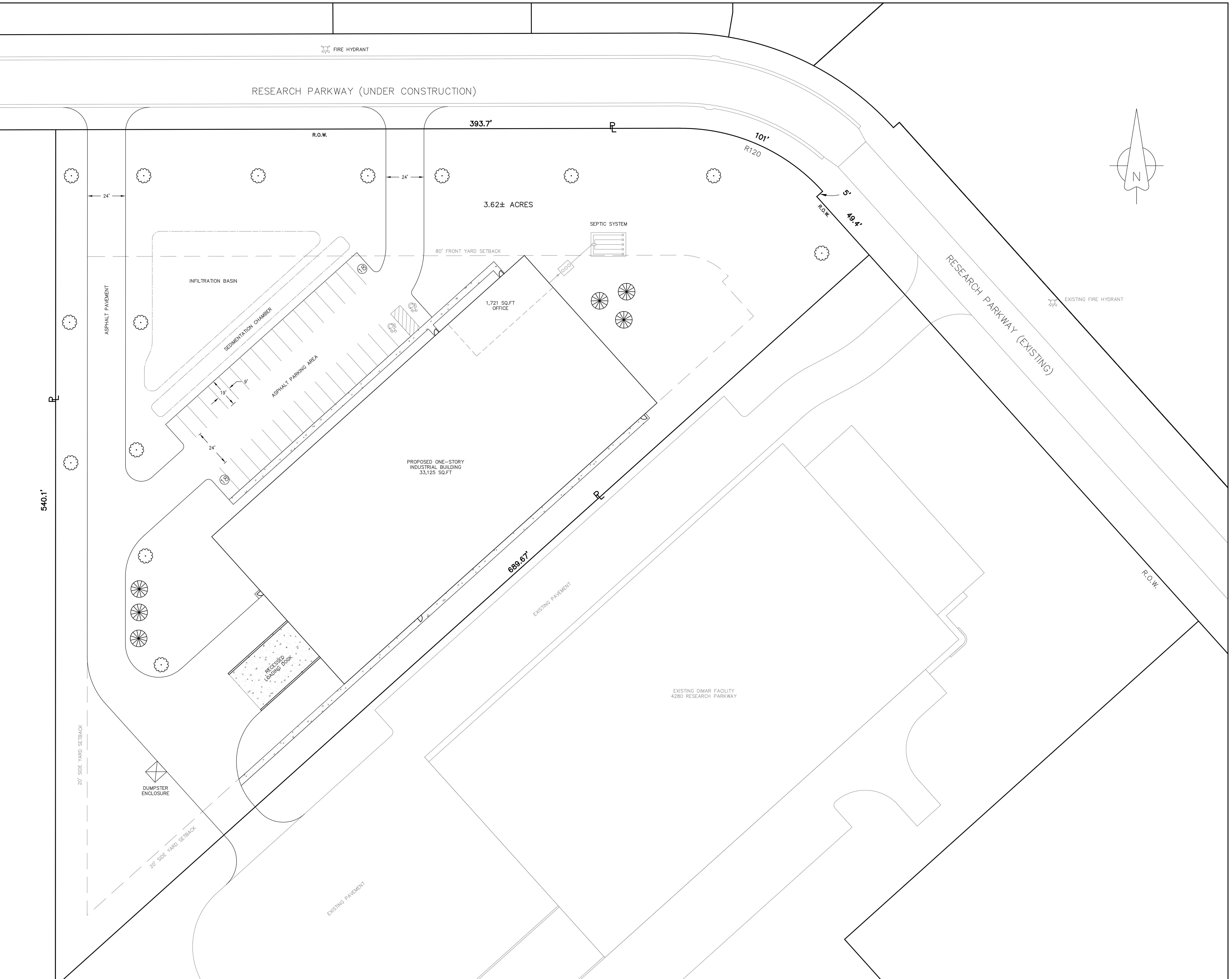
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal 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 - Stream Name]	837-46
E.2.h.iv [Surface Water Features - Stream Classification]	C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ransom Creek, Upper, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life

E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Upland Sandpiper
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 Register of Historic Places]	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

SITE DATA TABLE

ZONING CLASSIFICATION:	INDUSTRIAL BUSINESS PARK
LOT SIZE REQUIRED:	1.0 ACRE (MINIMUM)
LOT SIZE PROPOSED:	3.62 ACRES
LOT FRONTAGE REQUIRED:	125'
LOT FRONTAGE PROPOSED:	534'
LOT WIDTH REQUIRED:	125'
LOT WIDTH PROPOSED:	482'
LOT DEPTH REQUIRED:	200.0'
LOT DEPTH PROPOSED:	540' (WEST PL), 690' (EAST PL)
FRONT YARD SETBACK REQUIRED:	80.0'
FRONT YARD SETBACK PROVIDED:	80.0'
SIDE YARD SETBACK REQUIRED:	20.0'
SIDE YARD SETBACK PROVIDED:	20.0'
LOT COVERAGE ALLOWED:	75%
LOT COVERAGE PROPOSED:	21%
PARKING SPACES REQUIRED:	29
PARKING SPACES PROVIDED:	36
HANDICAP SPACES REQUIRED:	2
HANDICAP SPACES PROVIDED:	2
MAXIMUM BUILDING HEIGHT:	45'
BUILDING HEIGHT PROPOSED:	< 45'
MINIMUM FLOOR AREA:	2,000 SF
FLOOR AREA PROPOSED:	33,125 SF



NOTES:

1) BASED ON MAP COVER PREPARED BY NUSSBAUMER AND CLARK, INC. DATED 06/28/24 AND THE TOPOGRAPHIC SURVEYS PERFORMED BY NUSSBAUMER AND CLARK, INC., DATED 12/02/22 AND 02/28/23. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	LKM
DRAWN BY:	LKM
CHECKED BY:	MJM
CAD FILE:	M2502

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

REVISIONS	DATE	BY/CHK
DOOR / LOADING DOCK REVISIONS	04.29.25	JCM/LKM

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DR.
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

DIMAR MANUFACTURING EXPANSION
PROPOSED LIGHT MANUFACTURING BUILDING
RESEARCH PARKWAY – SUBLOT 5

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

CONCEPT PLAN

SCALE:	1"=30'
DATE:	JANUARY 15, 2025
JOB NO:	M-2502
DRAWING NO:	CP-1

LEGEND:

+741.7	PROPOSED ELEVATION
x741.38	EXISTING ELEVATION
- - - -	PROPOSED CONTOUR
— — —	EXISTING CONTOUR
— — —	EXISTING CONTOUR (RECENT DEVELOPMENT)

NOTES:

1) BASED ON MAP COVER PREPARED BY NUSSBAUMER AND CLARK, INC. DATED 06/28/24 AND THE TOPOGRAPHIC SURVEYS PERFORMED BY NUSSBAUMER AND CLARK, INC., DATED 12/02/22 AND 02/28/23. THIS IS NOT A PROPERTY SURVEY.

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REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC

8245 SHERIDAN DR.
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

DIMAR MANUFACTURING EXPANSION
PROPOSED LIGHT MANUFACTURING BUILDING
RESEARCH PARKWAY – SUBLOT 5

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE:	1"=30'
DATE:	APRIL 28, 2025
JOB NO:	M-2502
DRAWING NO:	PGD-1

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:
DIMAR II - New Light Manufacturing Building - Research Parkway Sublot 5

Project Location (describe, and attach a location map):
Research Parkway, Clarence, NY 14031

Brief Description of Proposed Action:
Construction of a 33,125 square foot light manufacturing and storage facility.

Name of Applicant or Sponsor:	Telephone: 716-633-2601
Metzger Civil Engineering on behalf of Stephen Development	E-Mail: meteng@roadrunner.com

Address:
8245 Sheridan Drive

City/PO:	State:	Zip Code:
Williamsville	NY	14221

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Clarence PB Concept & Development Plan Approval; NYSDEC Stormwater SPDES Permit; ECHD Septic Approval; ECWA RPZ Approval;	☐	☑

3. a. Total acreage of the site of the proposed action? 3.62 acres
   b. Total acreage to be physically disturbed? 3.40 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 314± acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☑ Rural (non-agriculture) ☑ Industrial ☐ Commercial ☐ Residential (suburban)
   ☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
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
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: On-site wastewater treatment system	☑	☐

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

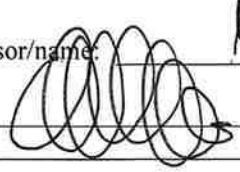
☐ Shoreline ☑ Forest ☑ Agricultural/grasslands ☑ Early mid-successional

☑ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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: The use of catch basins and down spouts will direct all stormwater from impervious areas to traditional stormwater treatment facilities and will be designed in accordance with all the applicable NYSDEC stormwater regulations. Following proper treatment, stormwater will be discharged via injection wells.		
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:	☑	☐
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:	☑	☐
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: DEC ID number 915243: Remediation site was a result of a fire to the facility adjacent to the project where hazardous waste was stored. Groundwater and soil samples were obtained after the fire at the facility, which were not above the allowable limits. The site was properly closed with no further action needed.	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Michael O-Metzger, PE Date: 1/15/25

Signature:  Title: Consultant / Agent

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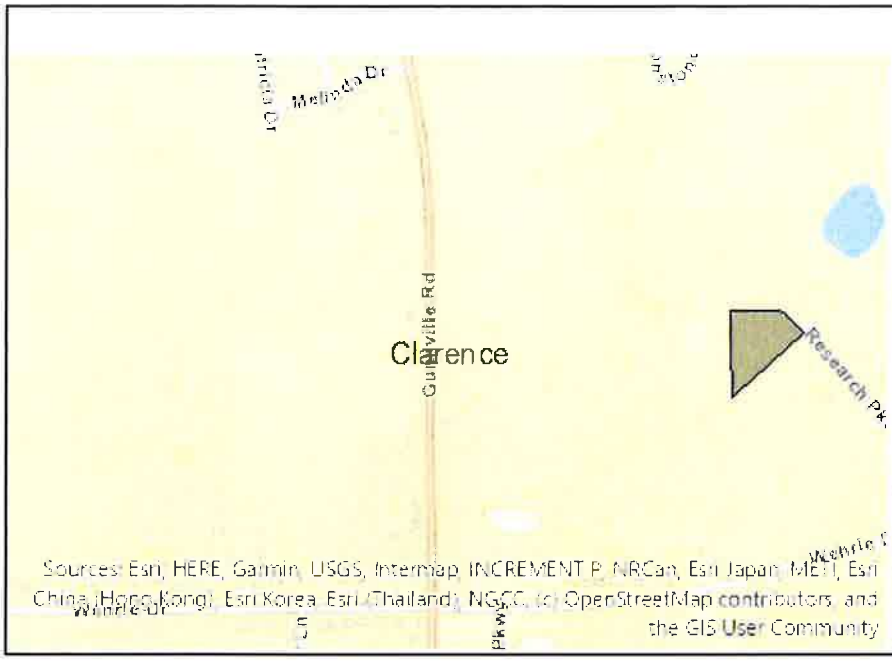
EAF Mapper Summary Report

Wednesday, January 15, 2025 12:12 PM



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

Agency Use Only [If applicable]

Project: Research Parkway - Dimar II

Date: 05-21-2025

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?	☑	☐

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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.

See "EAF Part 3b Reasons Supporting this Determination."

☐ 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.

Town of Clarence Planning Board	05-21-2025
Name of Lead Agency	Date
Robert Sackett	Town of Clarence Planning Board Chair
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)

PRINT FORM

EAF Part 3b Reasons Supporting this Determination:

Research Parkway - Sublot 5 Phase I: Dimar II

05-21-2025

The "Project Site" is Sublot 5 of Phase 1 of the Research Parkway Extension Project on SBL: 83.00-3-31. The Project Site consists of +/- 3.5 acres of land and is zoned as Industrial Business Park ("I") pursuant to the Town of Clarence Zoning Map. The "Proposed Project" involves the construction a light manufacturing and warehouse facility, of approximately 33,125 sqft, with associated facilities. Two curb cuts are proposed to Research Parkway, and cross access is planned to the recently constructed Dimar Facility immediately adjacent to the southeast. The new facility will be used for distribution, warehousing, and light manufacturing, and act as an expansion of the established business. Phase 1 of the Research Parkway Industrial Business Park was approved by the Town of Clarence Planning Board in September of 2024, and is still in the construction phase.

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. Pursuant to §229-76 of the Town of Clarence Zoning Code, warehousing, light manufacturing, and assembly operations are permitted uses in the underlying zoning classification. The Proposed Project is not in sharp contrast to nearby land use patterns, which include industrial operations, rural residential homes, and manufacture housing. Clarence 2030, the Town's Comprehensive Plan, encourages the development of complementary industrial uses in the Town of Clarence. The variety of building materials for the Proposed Project, which include Tuff Cote Panels, insulated glass, and concrete are keeping with the recommended design standards for the Town's Comprehensive Plan. The Proposed Project is in keeping with the recommended land use, design guidelines, and site layout for the area.

A Stormwater Pollution Prevention Plan ("SWPPP") prepared by a licensed engineering firm will be required as the Proposed Project results in disturbance of more than one acre of land. The SWPPP will need to 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. The proposed erosion control measures 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"). As indicated on the EAF Pt.1 and the letter from the New York State Department of Environmental Conservation ("NYS DEC") dated April 25, 2025, the Project Site is adjacent to the Clear Harbors BDT LLC Remediation Site, which is a Resource Conservation and Recovery Act ("RCRA") Remediation Site. The Project Sponsor shall coordinate with the NYS DEC Division of Environmental Remediation prior to site disturbance. There are no unique or unusual land forms documented at this project site. Any proposals for deep excavations are subject to a hydrogeologic/geotechnical evaluation report as required by the

Town of Clarence Engineering Department. Such report shall include, but not be limited to, analysis of the deep soils, soil stability, proximity to existing structures, basin constructability, groundwater, dewatering operations, and ability to hold water. The management of stormwater will result in minimal surface water bodies being constructed in the form of stormwater management areas. The stormwater management areas are designed to collect, discharge and improve the quality of surface water. These features will be designed and installed per Federal, State and Local standards. There will be minimal additional groundwater introduced as a result of this Proposed Project. A portion of the post developed site stormwater will be collected, managed and disbursed on-site for eventual percolation into the groundwater system, through stormwater detention areas, as designed and permitted to meet Federal, State and Local standards.

The Project Site contains or is adjacent to regulated wetlands subject to the jurisdictional control of the New York State Department of Environmental Conservation ("NYS DEC") and the United States Army Corps of Engineers ("USACE"). In a letter dated February 14, 2024 from Shaina Souder of the USACE, it was stated that the aquatic resources found on the Project Site are not waters of the U.S.; therefore, these aquatic resources are not regulated under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act of 1899, and USACE authorization is not required for propose work, installation of structures, or a discharge of dredged or fill material in these aquatic resources.

In a letter dated April 25, 2025 from Lisa M. Czechowicz of the NYS DEC, it was stated that most activities that involve disturbance within a wetland or its 100-foot adjacent area require an Environmental Conservation Law (ECL) Article 24, Freshwater Wetlands permit from the NYS DEC. Additionally, it was stated that to determine whether the property contains regulated freshwater wetlands, the Project Sponsor must submit a request for a Parcel Jurisdictional Determination ("Parcel JD"). The Project Sponsor shall obtain all necessary permits from the NYS DEC prior to disturbance on the Project Site. The impact to wetland is considered minimal due to the limited site disturbance within the 100-foor buffer and the abundance of undisturbed wetland on the remainder of the Project Site.

Per the letter dated May 9, 2025 from Joseph Lancellotti of the Town of Clarence Engineering Department, the Project Sponsor must address the following comments during the Development Plan review phase of the Proposed Project:

1. The land disturbance for this project appears to be greater than 1 acre and therefore a full Stormwater Pollution Prevention Plan must be developed and implemented for this project. Provide this document during the Development Plan review phase.
2. Note the area of land disturbance on all future grading and drainage plans.
3. Existing and proposed 1' contours must be shown within the plan set on all grading, drainage and erosion control sheet.
4. Provide additional spot elevations around the edge of pavement.
5. Provide the width of the driveway.
6. Plan must show roof conductor connections into the storm system.

Per the letter from Daniel Mackay of the New York State Parks, Recreation and Historic Preservation Office ("SHPO") dated April 10, 2025, no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. Additionally, per the Environmental Assessment Form submitted by the Project Sponsor, there is no documented presence of protected, threatened or endangered species on the Project

Site. The Proposed Project will not result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

In a letter dated April 1, 2025, Mark S. Carney of the Erie County Water Authority ("ECWA") stated that any and all new water service must be approved by the ECWA. The Project Sponsor shall obtain all appropriate permits and approvals from the ECWA for connection to existing water supply. The Proposed Project includes wastewater discharge to groundwater. The Research Parkway Extension Project, which received a Negative Declaration under the State Environmental Quality Review Act in August of 2023, involved off-site sanitary sewer infrastructure improvements to accommodate the full build-out of the extension project. For the overall extension project of Research Parkway, it was determined that downstream sanitary sewer flows from the extension project do not represent a potentially significant adverse environmental impact since there are numerous governmental agencies that will need to review the sanitary sewer flows during wet weather conditions for the extension project. The Project Sponsor shall obtain all necessary permits from the jurisdictional agencies associated with the connection to the sewer system.

Using the NYS SEQRA EAF Workbook as a guiding document, the Proposed Project will not result in a significant increase in traffic. The Project Sponsor will be required to obtain all appropriate permits from the Town of Clarence Highway Department for any proposed curb cut modifications. The Proposed Project will cause an increase in the use of energy; however, the overall use of power will not exceed the amount of power currently available at the site. Additionally, the Proposed Project shall be designed to meet energy compliance standards through the installation of energy efficient facilities and features having minimal impact on the environment. As part of the Development Plan review, all proposed lighting shall be dark sky compliant and shielded to ensure no light pollution or spillage will occur off site. A Landscape Plan prepared by a Registered Landscape Architect will need to be reviewed and approved by the Town Landscape Review Committee for the purpose of introducing native and beneficial vegetation to the Project Site.


SHERIDAN DR
FENCE
4
1 2 3 4 5 6 7 8
SHIMERVILLE RD
DUMPSTER
9 10 11 12 13 14 15 16 17

CD Tinting

Our company:

CD Tinting is an automotive restyling company geared towards a higher clientele. Initially begun as an automotive window tint business has now recently expanded towards vinyl wraps and soon offering paint protection film (PPF). We strive for the best quality output as we often work with higher end vehicles; therefore a clean and presentable workspace is a necessity.

Owner:

Colton Depke

Employees- 0

Services:

Window tint, vinyl wrap, and paint protection film (PPF)

Location:

8925 Sheridan Drive. is a great central location for our company, to benefit from the wonderful Clarence clients and the surrounding areas. I often work with nearby companies that can benefit from my services; including detail shops, other wrap shops, dealerships, and including the FBI.

Future:

To us first impressions have a big impact. We want our customers to know their high end vehicles are in good hands. More work will continue to be done to the shop to enhance the quality of our location including paint, landscaping, and proper maintenance to uphold our professional appearance.

Storage:

Minimal cars will be stored at a time. When working on vehicles that require overnight or long term storage, the vehicles will be kept inside. There will be a few marked parking spaces outfront for arriving customers and pick ups. Some cars may be parked in an organized fashion on the rear of the building, which is hidden from the public/ traffic. Lot will be clean and maintained. Cars will not be parked outside of our designated parking areas. Vehicles that do not meet our standards can and will be denied service as we won't be able to provide the top quality we intend.

Parking:

There will be a total of 21 designated parking spots. Primarily cars will be parked along the rear of the building (1-8). Extra Parking spaces will include directly across the lot (9-17). For arriving customers there will be four parking spaces along the front of the building.

Hours:

Monday-Saturday, 10am-6pm

Business Plan: Tickers Import Performance

High-End Performance, Servicing and Customization

1. Executive Summary

Business Name: Tickers Import Performance

Location: 8925 Sheridan Dr

Owner(s): Chris Tucker

Business Type: Performance Auto services

Hour(s):10AM-6PM

Mission Statement:

Tickers Import Performance is dedicated to providing top-tier import vehicle performance solutions, including high-performance upgrades, ECU tuning, custom fabrication, and maintenance. Our goal is to be the go-to destination for enthusiasts seeking superior vehicle performance, reliability, and customization.

Objectives:

- Establish a high-end performance tuning and import shop known for quality and expertise.
- Offer premium services such as, engine builds, forced induction systems, and custom builds
- Develop a loyal customer base through excellent service and expert craftsmanship.

2. Company Description

Tickers Import Performance will cater to car enthusiasts, professional racers, and individuals looking for specialized High End solutions. The business will focus on Japanese, European, and American high-End vehicles, offering a range of services from routine maintenance to full performance builds.(McLaren,Ferrari ,AMG,M series,Porsche,Aston Martin,Audi)

Legal Structure: [LLC,Sole Proprietorship

Competitive Advantage:

- Expertise in high-end performance modifications.
- Access to exclusive imported vehicles and aftermarket parts.
- Advanced diagnostic and tuning equipment
- A strong community presence through events, sponsorships, and partnerships.

3. Products and Services

A. Performance Upgrades

- Turbocharging & Supercharging Kits
- ECU Tuning
- Custom Exhaust and Intake Systems
- Suspension Upgrades (Coilovers, Air Suspension, etc.)
- Brake System Upgrades

B. Engine and Transmission Services

- Engine Rebuilds & Swaps (JDM, Euro, Domestic)
- Transmission Tuning & Upgrades
- Fuel System Enhancements

C. Maintenance & Repairs

- High-performance cooling system upgrades
- Clutch replacements, differential servicing
- Track-day prep and safety inspections

D. Custom Fabrication

- Aerodynamic body kits and carbon fiber fabrication

- Custom vinyl wraps

4. Market Analysis

Industry Overview

The automotive performance and tuning industry continues to grow, driven by increasing interest in motorsports, car culture, and aftermarket modifications. The demand for high-performance vehicles and tuning services is rising, especially among enthusiasts of JDM, European vehicles.

Target Market

- **Car Enthusiasts** – Individuals who modify their vehicles for speed, aesthetics, or uniqueness.
- **Motorsport Competitors** – Amateur and professional racers needing specialized performance services.
- **Collectors** – Clients interested in rare and high-performance import vehicles.
- **Luxury & Exotic Car Owners** – Customers seeking premium upgrades and tuning for supercars and high-end brands.(Ferrari,McLaren,Aston Martin)

Competitive Analysis

- Competitors include performance shops, dealerships
- Tickers Import Performance will differentiate itself with superior service, exclusive imports, and expert craftsmanship.

5. Marketing & Sales Strategy

Branding & Positioning

- Establish Tickers Import Performance as a premier performance tuning and import specialist.
- Offer a premium experience with high-quality workmanship and customer service.

Marketing Channels

- **Social Media:** Instagram, YouTube, TikTok for builds, customer projects, and final results.
- **Sponsorships & Events:** Car meets, track days, and sponsored racers.
- **Website & E-commerce:** Showcase services and allow appointment bookings.
- **Partnerships:** Collaborate with automotive influencers, part manufacturers, and local car clubs.

6. Operations Plan

Facility & Equipment

- **Location:** A workshop with ample space for vehicle servicing, tuning, and inventory.
- **Equipment:**
- Lifts, tools, and diagnostic systems
- Fabrication and engine-building tools

7. Growth Plan

- **Phase 1 (Year 1):** Establish operations, build reputation

8. Conclusion

Tickers Import Performance aims to become a leader in the performance automotive industry by offering top-quality services, exclusive vehicle imports, and a passion-driven approach to tuning and customization. With a strong foundation and strategic planning, the business is poised for success in a growing market.