

Site Plan
SCALE: 1"=40'

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

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

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

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

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



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan
Concept

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

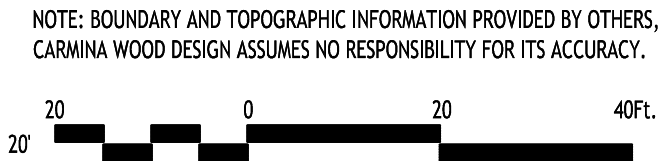
DRAWING NO.

C-100

Project No: 24-4145


Office/Warehouse
8003 Transit Rd
Clarence, New York


CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro





- PLANTING NOTES:**
1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
 2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES DEEP OF DARK SHREDDED HARDWOOD BARK MULCH.
 3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
 4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.


LEGEND


DECIDUOUS TREE 

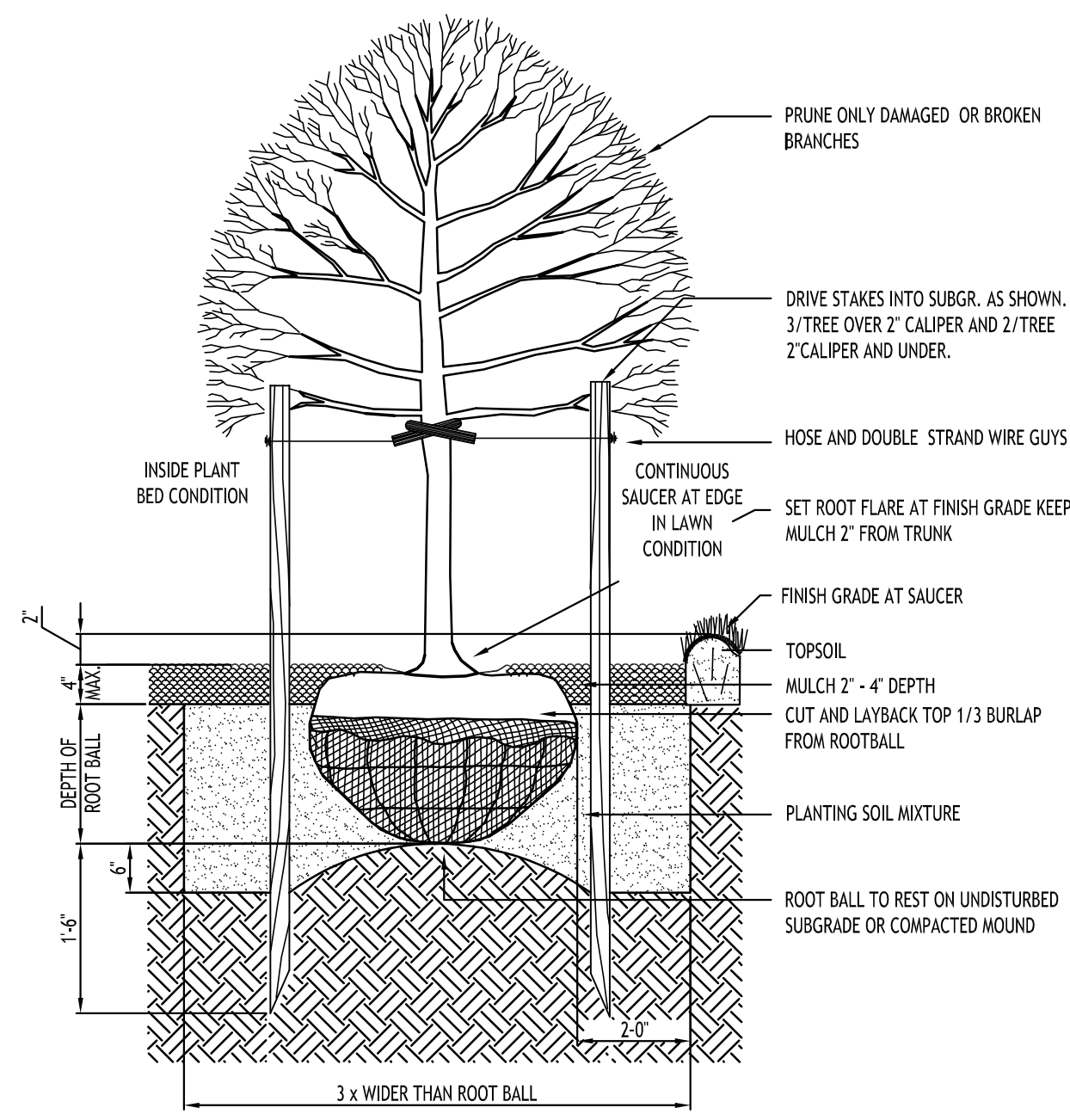
SMALL TREE 

EVERGREEN TREE/SHRUB 

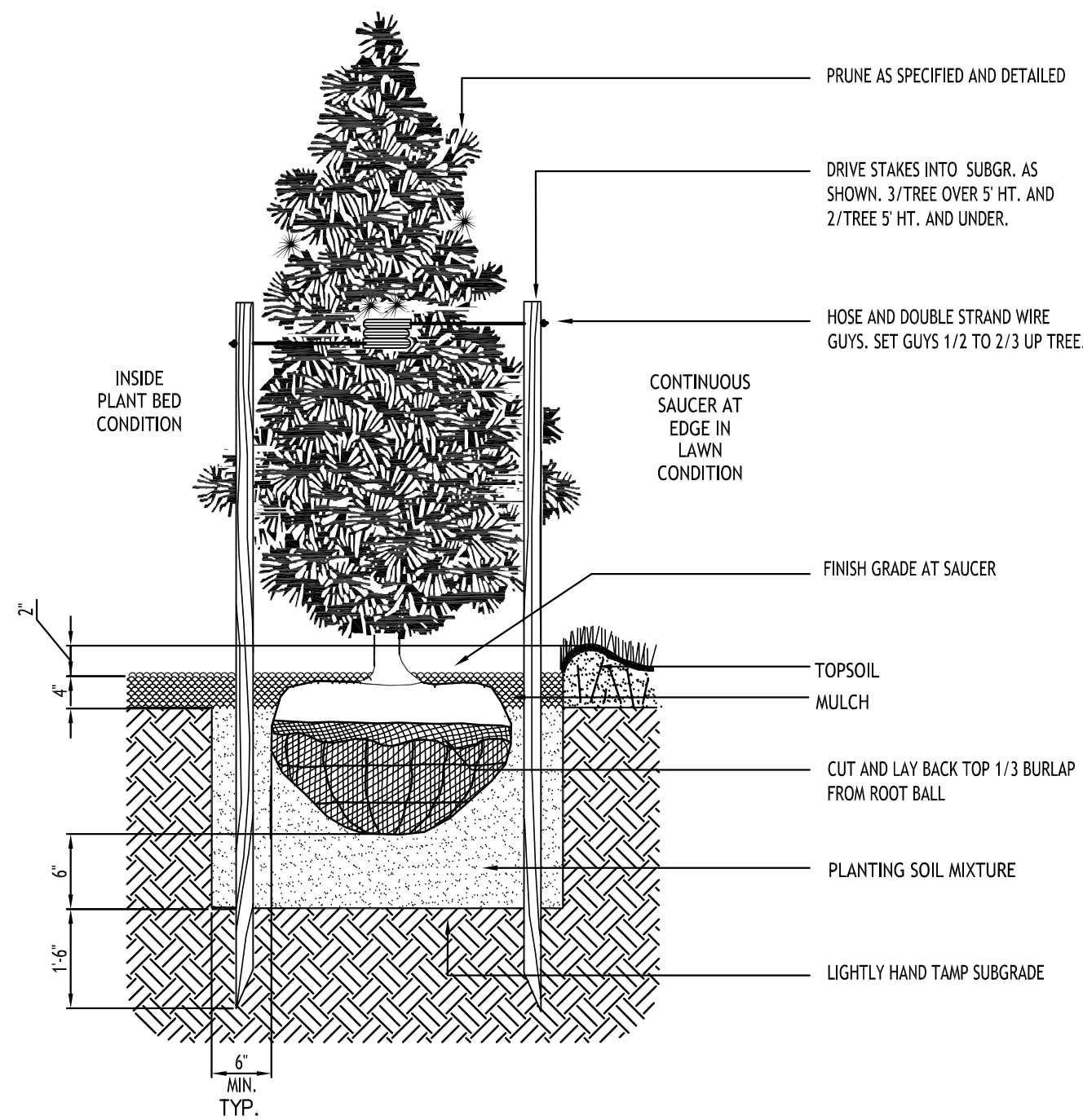
BUSH/ORNAMENTAL GRASS 

PERENNIAL 

EXISTING/PRESERVED TREELINE 



STD. DECIDUOUS TREET PLANTING



STD. EVERGREEN PLANTING

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

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

PRELIMINARY
NOT FOR CONSTRUCTION

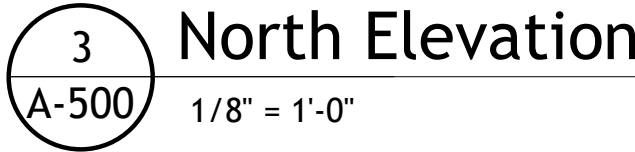
DRAWING NAME:
Landscape Details
Plant Schedule

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

DRAWING NO.

L-101

Project No: 24-4145



NOTES:

- A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color.
- B. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.

- 1 Custom illuminated signage provided by owner.
- 2 Exterior Wall Sconce - All Exterior sconces shall be 6'-0" above finish floor unless otherwise noted.
- 3 Exterior wall pack centered above garage door.

Short Environmental Assessment Form

Part 1 - Project Information

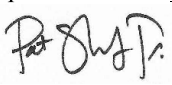
Instructions for Completing

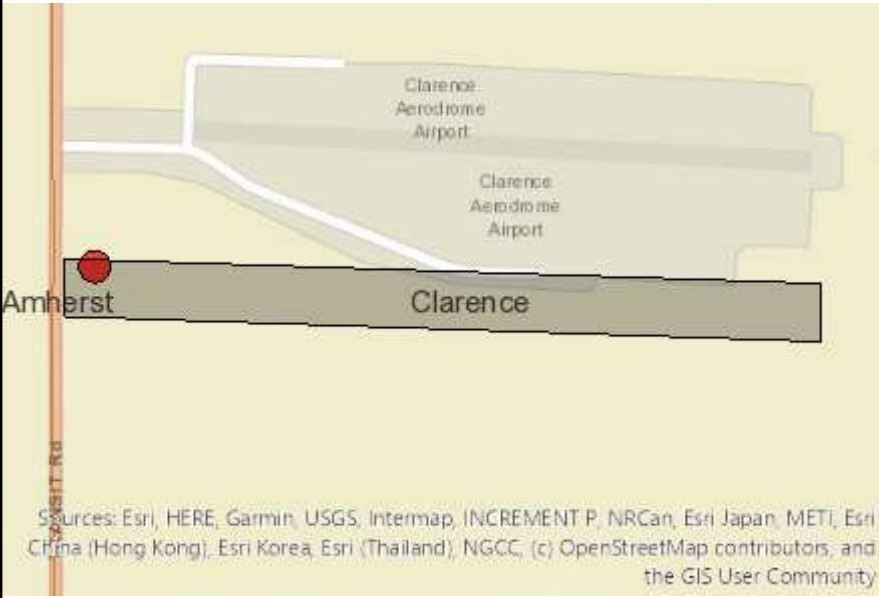
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Office/Warehouse			
Project Location (describe, and attach a location map): 8003 Transit Road, Clarence, New York 14051 [SBL: 17.00-1-5]			
Brief Description of Proposed Action: This project is the proposed development of an approximately 4,800 sf warehouse office building located in the Town of Clarence. Additional site improvements will include the installation of parking, on-site sanitary septic system, stormwater management and landscaping. The total property is 12.05 acres, split zoned 'Restricted Business' and Agricultural Flood Zone. The development is proposed in the Restricted Business portion of the parcel.			
Name of Applicant or Sponsor: Christopher Wood, PE on behalf of Custom Controllerzz		Telephone: 716-842-3165, ext 103 E-Mail: cwood@carminawooddesign.com	
Address: 80 Silo City Row, Suite 100			
City/PO: Buffalo		State: New York	Zip Code: 14203
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		12.05 acres	
b. Total acreage to be physically disturbed?		0.58 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.05 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> 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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Patrick Sheedy Jr, PE - Carmina Wood Design</u> Date: <u>3/10/25</u></p> <p>Signature: <u></u> Title: <u>Project Engineer</u></p>		



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



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

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

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

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

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

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

EAF Part 3b Reasons Supporting this Determination:

8003 Transit Road – Custom Controllerzz Building

05-07-2025

The “Project Site” is located at 8003 Transit Road (SBL: 17.00-1-5), consists of +/- 12.0 acres of land, and is zoned as Restricted Business (“RB”) and Agricultural Flood Zone (“A-FZ”) pursuant to the Town of Clarence Zoning Map. The “Proposed Project” involves the construction of an office / warehouse facility with associated facilities wholly located in the RB zone. The proposed structure is approximately 4,802 sq.ft., with 2,869 sq.ft. planned for office and assembly, and 1,933 sq.ft. planned for warehousing of merchandise.

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, office and assembly activities are permitted uses in the underlying zoning classification. The Proposed Project is not in sharp contrast to nearby land use patterns, which include office buildings, storage buildings, a hobby airport, and residential homes. Clarence 2030, the Town’s Comprehensive Plan, encourages the development of complementary commercial uses in the Town of Clarence. The variety of building materials for the Proposed Project, which include stone, board and batton siding, and shake siding 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.

Although it is not anticipated, a Stormwater Pollution Prevention Plan (“SWPPP”) prepared by a licensed engineering firm will be required if the Proposed Project results in disturbance of more than one acre of land. If required, 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”) and does not include a known source of regulated hazardous materials detrimental to human health or environmental resources. 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 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"). The Proposed Project would not physically alter or encroach into any wetland; however, the Proposed Project would encroach into the 100-foot NYS DEC wetland buffer. In a letter dated April 2, 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-foot buffer and the abundance of undisturbed wetland on the remainder of the Project Site.

In the aforementioned letter from Lisa M. Czechowicz of the NYS DEC, it was stated that Federal Emergency Management Agency's (FEMA) FIRM Map No. 36029C0079H shows the Project Site is located within the designated 100-year floodplain and that the Proposed Project should be designed in accordance with all applicable local municipal laws for flood damage reduction. Per the letter dated April 25, 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. Provide a boundary and topographic survey which has been stamped and signed by a licensed NYS PLS.
2. There appears to be wetlands on the property. Provide correspondence from USACE that states wetlands are not being disturbed or provide a wetland delineation showing the bounds of the onsite wetlands.
3. Provide an Engineer's Report with sanitary, storm pipe and fire flow calculations included within.
4. Drainage calculations and elevations for the 10 and 25 year storms must be shown within the Report and the plan set.
5. ECHD approval is required for the proposed sanitary work.
6. NYSDOT approval is required for the proposed work within the Transit Road ROW.
7. Project is within the Black Creek Density Floodway. Based on the proposed finish floor elevations, a LOMR-F application must be filed with FEMA prior to the issuance of a Building Permit.
8. A Floodplain Development Permit is required for this project prior to the issuance of a PIP.

Per the letter from Daniel Mackay of the New York State Parks, Recreation and Historic Preservation Office ("SHPO") dated March 14, 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 February 12, 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. Using the NYSDEC Environmental Assessment Form (“EAF”) Workbook as a guiding document, the wastewater discharge does not constitute a moderate to large impact. In a letter dated March 21, 2025, Jennifer Delaney of the Erie County Department of Health (“ECDOH”) stated that the Proposed Project requires a septic system and approval from the ECDOH for the system design. The on-site septic system will be designed by a licensed engineering firm to collect, manage and disburse on-site sanitary wastewater for eventual percolation into the groundwater system. The on-site septic system to be installed will be required to comply with the applicable stringent water quantity standards of the NYS DEC, the Erie County Health Department, and the Town of Clarence.

In an email correspondence dated March 25, 2025, Alyssa Schoenfeldt of the New York State Department of Transportation (“NYS DOT”) stated the following:

- NYSDOT concurs with the Town of Clarence for it to act as the Lead Agency.
- Based upon the information provided, the proposed project does not appear to have a significant impact to traffic on the State Highway System.
- A NYSDOT Highway Work Permit will be required for work located within the State Highway Right-of-Way. More detailed plans will be required for the Highway Work permit application and an additional site engineering review will be performed as part of the Highway Work Permit process. This correspondence does not constitute approval for the purpose of a Highway Work Permit.

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. The preservation of existing vegetation located on the western portion of the Project Site will limit the amount of vegetation disturbance to the Project Site.