

84 in 7'

24 in 2'

36 in 3'

Samuel's

LED READER BOARD

72 in 6'

18 LED Panel

32 LED total

Illuminated LED Sign

14 LED Sign face

Non Illuminated Column

LED READER BOARD

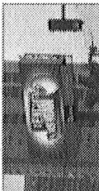
18 in

16 in

1/4"

LED Miami Sign / 305-338-9357
www.ledmiamisign.com

Outdoor Digital Display
LMS Series Pitch
100mm / 3.94" x 3.94"



Characteristics

- High brightness, 1000 nits
- 100% Refresh rate, 60Hz
- High contrast, 1000:1
- Wide viewing angle, 170°
- Low power consumption, 150W/m²
- Long life span, 100,000 hours
- Easy installation and maintenance
- Full color, 16.7 million colors
- High reliability, 99.999%
- Low heat, 40°C
- Low noise, 55dB
- Low vibration, 0.5g
- Low electromagnetic interference, 100V/m
- Low static electricity, 100V
- Low dust, 0.1μm
- Low moisture, 95%RH
- Low salt crystal, 5%NaCl
- Low acid rain, 5.6pH
- Low UV radiation, 100W/m²
- Low ozone, 100ppm
- Low sulfur dioxide, 100ppm
- Low nitrogen dioxide, 100ppm
- Low carbon monoxide, 100ppm
- Low carbon dioxide, 100ppm
- Low hydrogen sulfide, 100ppm
- Low ammonia, 100ppm
- Low hydrogen chloride, 100ppm
- Low hydrogen fluoride, 100ppm
- Low hydrogen cyanide, 100ppm
- Low hydrogen peroxide, 100ppm
- Low hydrogen sulfide, 100ppm
- Low hydrogen chloride, 100ppm
- Low hydrogen fluoride, 100ppm
- Low hydrogen cyanide, 100ppm
- Low hydrogen peroxide, 100ppm

Specifications

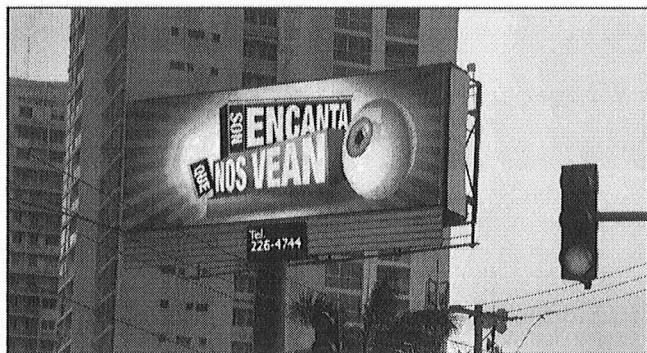
Item	Unit	Value
Model	100mm / 3.94" x 3.94"	100mm / 3.94" x 3.94"
Pixel Pitch	mm	100
Resolution	mm	1000 x 1000
Refresh Rate	Hz	60
Viewing Angle	°	170
Contrast		1000:1
Brightness	nits	1000
Power Consumption	W/m²	150
Life Span	hours	100,000
Operating Temperature	°C	-20 ~ 50
Storage Temperature	°C	-30 ~ 70
Humidity	%RH	5 ~ 95
Shock	g	0.5
Vibration	g	0.5
Static Electricity	V	1000
Dust	μm	0.1
Moisture	%RH	95
Salt Crystal	%NaCl	5
Acid Rain	pH	5.6
UV Radiation	W/m²	100
Ozone	ppm	100
Sulfur Dioxide	ppm	100
Nitrogen Dioxide	ppm	100
Carbon Monoxide	ppm	100
Carbon Dioxide	ppm	100
Hydrogen Sulfide	ppm	100
Ammonia	ppm	100
Hydrogen Chloride	ppm	100
Hydrogen Fluoride	ppm	100
Hydrogen Cyanide	ppm	100
Hydrogen Peroxide	ppm	100



LED Miami Signs / 305-328-9557
www.ledmiamisigns.com

Outdoor Digital Display

LMS Series Pitch 10MM / 3.14' x 3.14'



Characteristics

- High Resolution P10mm RGB
- LEDs Screens are Fabricated with the Highest Level of Technology
- Cabinet 960 x 960 x 150mm
- Protection IP65 (Front) & IP54 (Rear)
- Cabinet Weight 100lbs
- Easy To Use Program for Distribution of content
- Brightness **9,500** Nits
- **MAX** Consumption 450W

Specifications

Pixel Configuration	1 Red, 1 Green, 1 Blue
Pixel Density	10,000 Pixel/m ²
Diode Density	15,624 Pixel/m ²
Brightness	9,500 Nits
Viewing Angel	120° (+/- 70°) Horizontal 60° (+/- 32.5°) Vertical
LED Life Span	100,000 Hours by 50% Brightness
Video Processing	16 Bit, 100% Digital
Processing Color	16 Bit Per Color
Colors	18 Quadrillion
Color Wavelength	Red: 1600nm, Green: 3300nm, Blue: 700nm

Color Temperature 6,000 - 12,000k (Adjustable)

Module Configuration 24 x 24 Matrix
240 x 240 mm

Cabinet Configurations in Pixels 96 x 96

Voltage 120/240 Volts, 50/60 Hz

Cabinet Weight 100lbs

Software NovaStar

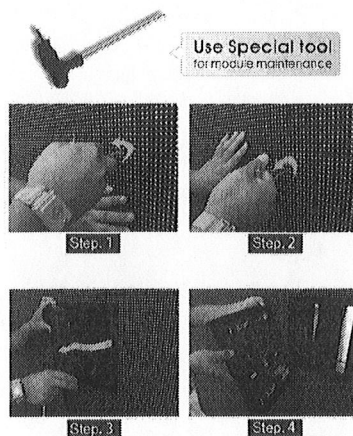
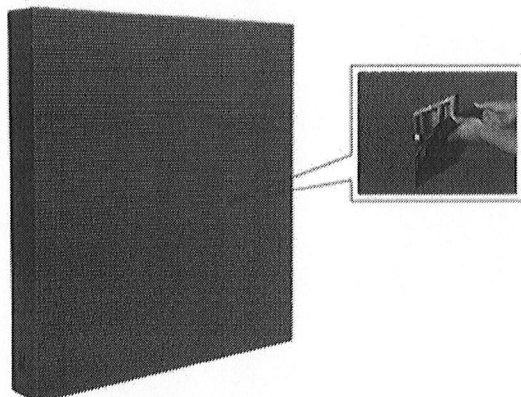
Refresh Rate 1,920HZ

Warranty 3-Year

Working Tempurature (-34°C a 50°C)

Cabinet Materials Steel

Degree of Protection IP65 (Front) & IP54 (Rear)





SITE DATA TABLE	
EXISTING ZONING:	RSF
PROPOSED ZONING:	TND
AREA OF PARCEL:	3.16 ACRES
MINIMUM LOT WIDTH REQUIRED:	70.00'
LOT WIDTH PROVIDED:	68.80' (EXISTING)
MINIMUM LOT DEPTH REQUIRED:	120.00'
LOT DEPTH PROVIDED:	600'±
MAXIMUM DENSITY ALLOWED:	8 DU/ACRE
MAXIMUM DENSITY ALLOWED:	24 UNITS
NUMBER OF UNITS PROVIDED:	20 UNITS
MAXIMUM LOT COVERAGE ALLOWED:	60.0%
LOT COVERAGE PROVIDED:	54.4%
LOT COVERAGE BREAKDOWN:	
BUILDINGS	0.62 ACRES
PAVEMENT	1.03 ACRES
SIDEWALKS	0.07 ACRES
TOTAL LOT COVERAGE	1.72 ACRES
GREEN SPACE PROVIDED:	1.44 ACRES
GREEN SPACE PROVIDED:	45.6%
RESIDENTIAL FLOOR AREA:	29,024 SF
COMMERCIAL FLOOR AREA:	10,124 SF
TOTAL FLOOR AREA:	39,148 SF
MINIMUM COMMERCIAL SPACE REQUIRED:	25.0%
COMMERCIAL SPACE PROVIDED:	25.9%
SETBACKS:	
FRONT ALLOWED:	10.0'
FRONT PROVIDED:	208'±
SIDE ALLOWED:	10.0'
SIDE PROVIDED:	17.5'
REAR ALLOWED:	25.0'
REAR PROVIDED:	40.0'
TOTAL PARKING:	
COMMERCIAL SPACE =	10,124 SF (TOTAL)
PARKING REQUIRED FOR COMMERCIAL=	1 SPACE / 1,000 SF IN TND
RESIDENTIAL DWELLINGS =	20 UNITS
PARKING REQUIRED FOR DU =	2 SPACES / DU
PARKING FOR COMMERCIAL REQUIRED =	11 SPACES
PARKING FOR RESIDENTIAL REQUIRED =	40 SPACES
TOTAL PARKING REQUIRED =	51 SPACES
TOTAL SPACES PROVIDED =	75 SPACES

NOTES:
BOUNDARY SURVEY COMPLETED BY OTTNEY
& MILLER, LSPC DATED JULY 10, 2012.
THIS IS NOT A PROPERTY SURVEY

DESIGNED BY: JCM
DRAWN BY: JCM
CHECKED BY: MJM
CAD FILE: M 1232

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

PRK COMMENTS: RANSOM CREEK / SIDEWALK	06.09.25	JCM
FIRE SAFETY COMMENTS	04.24.25	JCM
BUILDING FOOTPRINT REVISIONS	02.26.25	JCM/MJM
REVISION	DATE	BY/CK

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

RANSOM HOLLOW LIVE/WORK MIXED USE
4880 RANSOM ROAD
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK
CONCEPT PLAN

SCALE: 1"=30'
DATE: NOVEMBER 27, 2024
JOB NO: M-1232
SHEET NO:

CP-5



Clarence Planning Board
One Town Place
Clarence, NY

RE: Draft Use Restriction Language for Ransom Hollow Live/Work Mixed Use Project

Dear Members of the Planning Board and Town Attorney,

We are submitting this letter in response to the Planning Board Executive Committee's request for clarification regarding the proposed use restrictions for the commercial portions of the live/work townhomes included in our Ransom Hollow Live/Work Mixed Use project at 4880 Ransom Road.

Please find attached draft language for both the deed restrictions and the condominium association rules that address the intended use of the designated commercial spaces within the Live-Work Townhomes. These drafts are intended to support the Town's review of our request for Concept Plan Approval. Given that this is still an early stage in the process, we acknowledge that these drafts are preliminary and may require adjustment as the project moves through the Development Plan Review process.

We remain committed to working collaboratively with the Town and are open to any feedback or revisions deemed necessary throughout the Development Plan Review process.

If any additional documentation or information is required to process this request, please do not hesitate to contact us at 716-759-1715.

Thank you for your consideration!

Use Restriction Clause - Deed

A portion of the Property, specifically 641* square feet of the first floor (the “Restricted Area”), shall be used solely for nonresidential purposes as permitted by the applicable zoning regulations of the Town of Clarence, New York. Residential occupancy or use of the Restricted Area—including, but not limited to, use as a primary or secondary dwelling unit, overnight accommodations, or any other form of residential habitation—is strictly prohibited, except as may be incidental to a permitted nonresidential use, in accordance with the Town of Clarence Zoning Code as it exists on the date this deed is recorded. This restriction shall run with the land and shall be binding upon the Owner and all successors, heirs, and assigns.

Notwithstanding the foregoing, if at any time the Town of Clarence or New York State amends its zoning regulations to permit residential use of the Restricted Area without the requirement of an accompanying non-residential or commercial use, then this deed restriction shall be deemed null and void and of no further force or effect, as of the effective date of such zoning amendment.

**Please note that the commercial component of the Live-Work Townhomes varies by unit on the concept plans (613 sf to 655 sf) and will be adjusted accordingly*

Condo Rules:

Rule Title: Use Restriction – First Floor of Live-Work Units

Applies To: Units designated as “Live-Work Townhomes” within the Condominium

Permitted Use:

A portion of the ground floor of each Live-Work Townhome per deed shall be used exclusively for non-residential purposes permitted under the Town of Clarence’s current zoning code. Residential occupancy or use of this portion is strictly prohibited. Residential occupancy, habitation, or use of this space (e.g. personal living space) is strictly prohibited.

Zoning Changes:

Should the State or the Town of Clarence amend its zoning regulations to permit residential use on the first floor of Live-Work Units without requiring commercial use, the deed restriction and this rule shall become null and void.

Lease and Sales Disclosures:

Any lease agreement for a Live-Work Unit must include language expressly stating that the requisite portion of the unit’s ground floor is restricted to non-residential use in accordance with this rule and the recorded deed restriction. Owners must provide the Association with a copy of each executed lease within 20 days of signing, showing inclusion of the restriction clause.

Owners must disclose the restriction to prospective buyers and tenants in writing before sale or lease execution.

Owner Responsibility:

Each unit owner is responsible for ensuring that their tenants and occupants are aware of and comply with this restriction. Owners must immediately take corrective action upon notification of a violation, including but not limited to removing residential use of the restricted space or terminating a non-compliant lease. Failure to act within 14 calendar days of notice may result in fines or legal action by the Association.

Enforcement:

The Association reserves the right to enforce this rule through notices of violation, fines, and/or legal action, as permitted by the Condominium Declaration and Bylaws.

The Association, through its property manager or designated agent, reserves the right to conduct reasonable inspections (with prior notice) of the restricted area to confirm compliance. Inspections may be triggered by complaints, visible signs of residential use, or other credible evidence.

Legal and Financial Liability:

Owners shall indemnify and hold harmless the Association from any fines, penalties, enforcement costs, or legal actions arising from their or their tenants' noncompliance. Any costs incurred by the Association to enforce this rule shall be charged to the owner as a special assessment.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Ransom Hollow Live-Work Mixed Use		
Project Location (describe, and attach a general location map): 4880 Ransom Road - Clarence, NY 14031		
Brief Description of Proposed Action (include purpose or need): Proposed development includes rezoning of the property and the construction of five (5) 2-story buildings. Four (4) of the buildings will be comprised of 4 "live-work" units (16 total). Each "live-work" unit will consist of first floor commercial space with the second floor consisting of residential space. The purpose of the "live-work" concept is to provide a tenant with commercial space for their business as well as residential space for their living space. The fifth building will include a four (4) unit townhouse. Additional site improvements include asphalt pavement, stormwater infrastructure and utilities (i.e. sanitary, water, gas, electric, etc), all of which will serve the buildings.		
Name of Applicant/Sponsor: Metzger Civil Engineering, PLLC on behalf of Visone Co Site Development, LLC	Telephone: 716-633-2601 E-Mail: meteng@roadrunner.com	
Address: 8245 Sheridan Drive		
City/PO: Williamsville	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role): SAME AS APPLICANT	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): L Visone Development, LLC	Telephone: 716-759-1715 E-Mail: lou@visoneco.com	
Address: 9829 Main Street		
City/PO: Clarence	State: NY	Zip Code: 14031

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board Rezoning; Special Use Permit	April 2024
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board Development Plan; Recommendation of SUP	April 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Landscape Committee Hollow Community Charactor Protection Board	April 2024
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ECDPW Highway Work Permit; ECWA RPZ; ECHD - Sanitary Sewer Approval	April 2024 April 2024
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC SPDES Permit & Article 15 Permit; Sanitary Sewer Approval	April 2024
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE Nationwide Permit & JD	November 2024
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas: West Erie Canal Corridor

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Residential Single-Family (RSF)

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? Traditional Neighborhood (TND)

C.4. Existing community services.

a. In what school district is the project site located? Clarence Central School District

b. What police or other public protection forces serve the project site?

Erie County Sheriff's Department & New York State Police

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

Clarence Fire District No. 1

d. What parks serve the project site?

Clarence Town Park; Parker Commons

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial & Residential

b. a. Total acreage of the site of the proposed action? 3.16 acres

b. Total acreage to be physically disturbed? 3.0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.63 acres

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

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

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

If Yes,

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

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

iii. Number of lots proposed? _____

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

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

i. If No, anticipated period of construction: 12 months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	20
At completion of all phases	_____	_____	_____	20

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>5</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>32±</u> height; <u>58±</u> width; and <u>127±</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>100%</u> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>On-site federal jurisdictional wetland</u>	

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:
0.015 acres of wetland will be filled along the north property line to accommodate the project features. Additionally, 0.006 acres of wetland will be disturbed by the placement of the culvert for upgraded access to the site. In total, 0.021 acres of wetlands will be disturbed. A standard nationwide permit from the USACOE will be obtained, which allows up to 0.1 acres of wetland disturbance.

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No
If Yes:
• acres of aquatic vegetation proposed to be removed: _____
• expected acreage of aquatic vegetation remaining after project completion: _____
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
• proposed method of plant removal: _____
• if chemical/herbicide treatment will be used, specify product(s): _____

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

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:
i. Total anticipated water usage/demand per day: 5,852 gallons/day
ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:
• Name of district or service area: ECWA Direct Service
• Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
• Is the project site in the existing district? ☒ Yes ☐ No
• Is expansion of the district needed? ☐ Yes ☒ No
• Do existing lines serve the project site? ☒ Yes ☐ No
iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:
• Describe extensions or capacity expansions proposed to serve this project: _____
• Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:
• Applicant/sponsor for new district: _____
• Date application submitted or anticipated: _____
• Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:
i. Total anticipated liquid waste generation per day: 5,852 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 sewerage

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:
• Name of wastewater treatment plant to be used: Amherst WWTP
• Name of district: Clarence District 9
• 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

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ Typical energy consumption of a small business venture.</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Electric to be provided by the local provided / grid.</u></p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00 am - 6:00 pm</u> • Saturday: <u>7:00 am - 6:00 pm</u> • Sunday: <u>9:00 am- 4:00pm</u> • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Continuous</u> • Saturday: <u>Continuous</u> • Sunday: <u>Continuous</u> • Holidays: <u>Continuous</u> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00 am - 6:00 pm</u> • Saturday: <u>7:00 am - 6:00 pm</u> • Sunday: <u>9:00 am- 4:00pm</u> • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Continuous</u> • Saturday: <u>Continuous</u> • Sunday: <u>Continuous</u> • Holidays: <u>Continuous</u>
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00 am - 6:00 pm</u> • Saturday: <u>7:00 am - 6:00 pm</u> • Sunday: <u>9:00 am- 4:00pm</u> • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Continuous</u> • Saturday: <u>Continuous</u> • Sunday: <u>Continuous</u> • Holidays: <u>Continuous</u> 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;"><u>Temporary typical construction noise will occur during construction operations</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">Describe: <u>Existing natural barriers will be removed to the extent necessary for development</u></p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;"><u>Low level, dark sky compliant lighting will be placed on the building at entrances and garage doors.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">Describe: <u>Existing natural barriers will be removed to the extent necessary for development</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p style="margin-left: 20px;"><u>Typical residential type lawn fertilizer and weed control</u></p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 16 tons per _____ month (unit of time) • Operation : _____ 6 tons per _____ month (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Standard construction practices will be implemented for recycling of construction materials (i.e. wood, metals) on a regular basis.</u> • Operation: <u>Individual recycling practices is required for each individual owner and their responsibility.</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Refuse containers will be located on site during construction and will be collected on a regular basis by a local waste hauler.</u> • Operation: <u>Refuse containers will be utilized by the individual owners, which will be collected on a regular basis by a local waste hauler.</u> 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.20	1.72	+1.52
• Forested	1.20	0.0	-1.20
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.10	0.0	-1.10
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.10	0.10	0.00
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: Lawn	0.56	1.34	+0.78

<p>c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p><i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ <u>2-4</u> feet													
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Wassaic silt loam</td> <td style="width: 40%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		Wassaic silt loam	100 %	_____	_____ %	_____	_____ %						
Wassaic silt loam	100 %												
_____	_____ %												
_____	_____ %												
d. What is the average depth to the water table on the project site? Average: _____ <u>2-3</u> feet													
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 70%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	100 % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site						
<input checked="" type="checkbox"/> Well Drained:	100 % of site												
<input type="checkbox"/> Moderately Well Drained:	_____ % of site												
<input type="checkbox"/> Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 70%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input checked="" type="checkbox"/> 0-10%:	100 % of site												
<input type="checkbox"/> 10-15%:	_____ % of site												
<input type="checkbox"/> 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
If Yes to either <i>i</i> or <i>ii</i> , 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name <u>837-46, 837-50</u></td> <td style="width: 50%;">Classification <u>C(T)</u></td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>Federal Waters, Federal Waters, Federal Waters,...</u></td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name <u>837-46, 837-50</u>	Classification <u>C(T)</u>	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name <u>Federal Waters, Federal Waters, Federal Waters,...</u>	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name <u>837-46, 837-50</u>	Classification <u>C(T)</u>											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name <u>Federal Waters, Federal Waters, Federal Waters,...</u>	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ Name - Pollutants - Uses: <u>Ransom Creek, Upper, and tribs – Pathogens; D.O./Oxygen Demand – Recreation; Aquatic Life</u>													
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:													
i. Name of aquifer: _____													

m. Identify the predominant wildlife species that occupy or use the project site:		
White tailed deer Various species of birds	Rabbit Raccoon	Squirrel Various species of rodents
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:		
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing (endangered or threatened): _____		

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing: _____		

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: <u>Eligible property: Commercial c.1950 Gas Station, Automobile Club of Buffalo</u> iii. Brief description of attributes on which listing is based: <u>Gas station located at 10575 Main Street is eligible for historic building status; The Automobile Club of Buffalo is listed on the National Registration</u> 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: <u>Tillman Nature Preserve : Clarence Town Park</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>NYSDEC Wildlife management area : Local Park</u> iii. Distance between project and resource: <u>0.94 miles : 300 feet</u> miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

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

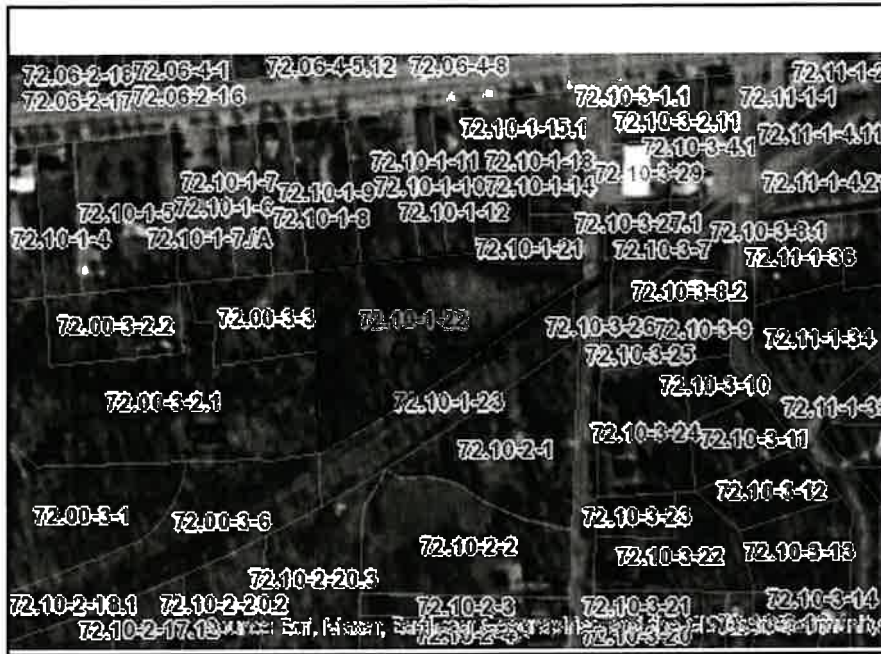
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Jacob Metzger Date February 28, 2025

Signature  Title Consulting Engineer

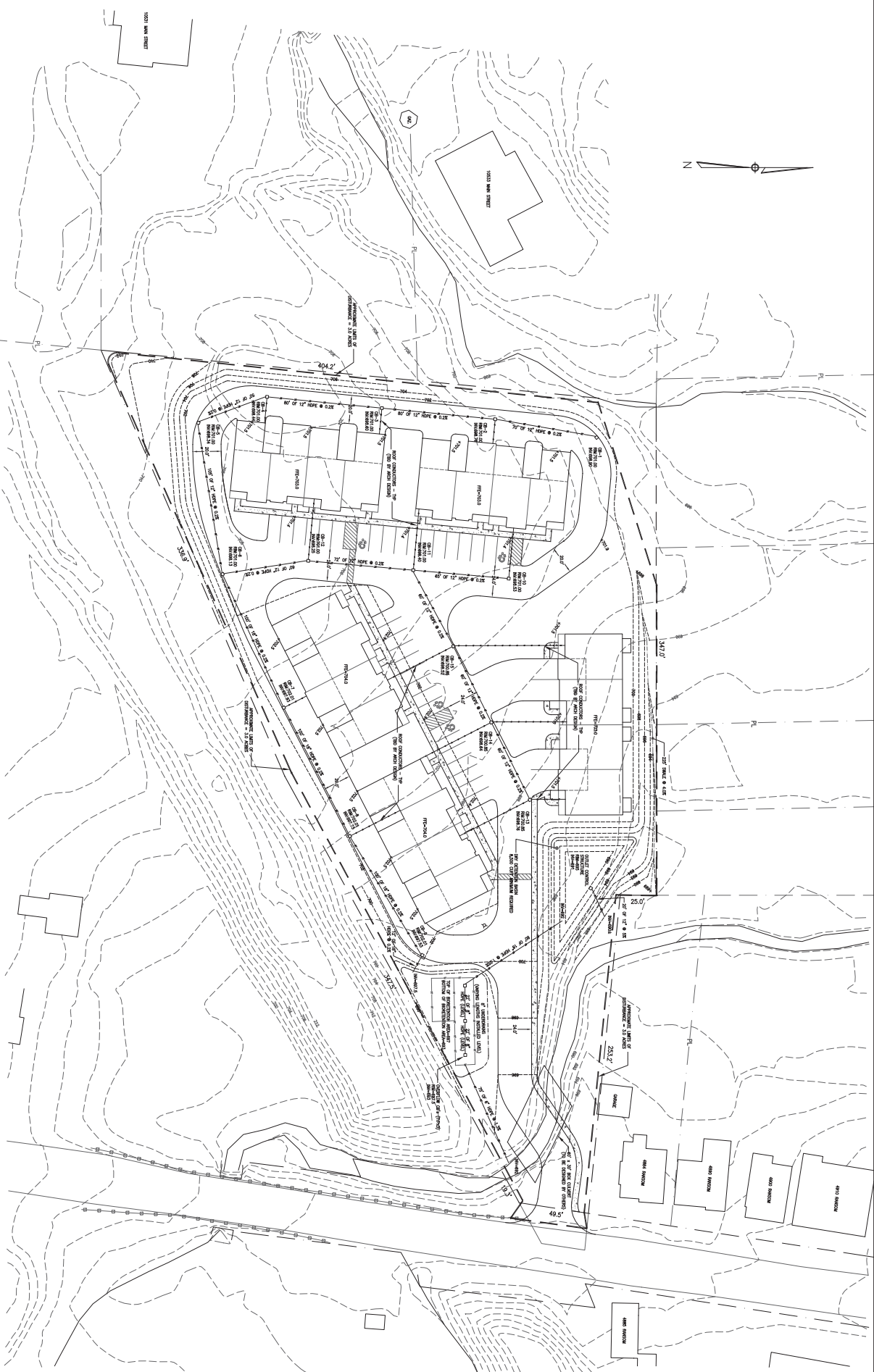


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	837-46, 837-50
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. [Roadway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Commercial c.1950 Gas Station, Automobile Club of Buffalo
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



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LEGEND

EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED ELEVATION: +700

NOTES:
BOUNDARY SURVEY COMPLETED BY OTT
& MILLER, LSPC DATED JULY 10, 2015
THIS IS NOT A PROPERTY SURVEY

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	ARH
CAD FILE:	M 1232
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 OF PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW	

BILLING FOOTPRINT REVISIONS	02-26-25	JCM/MM
REVISION	DATE	BY/CX

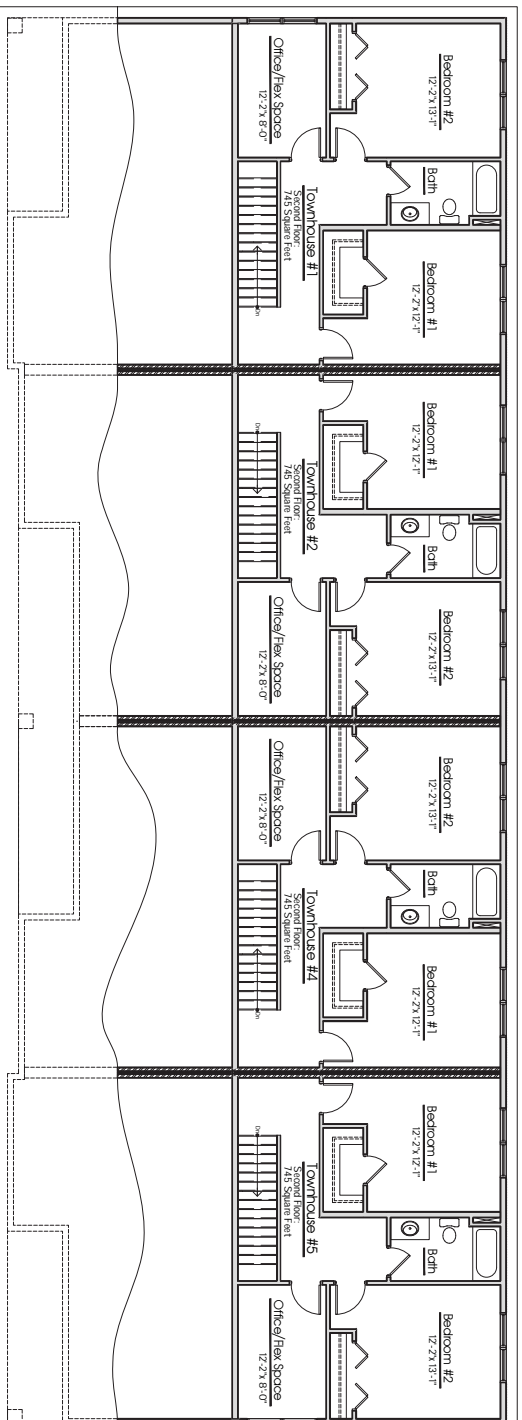
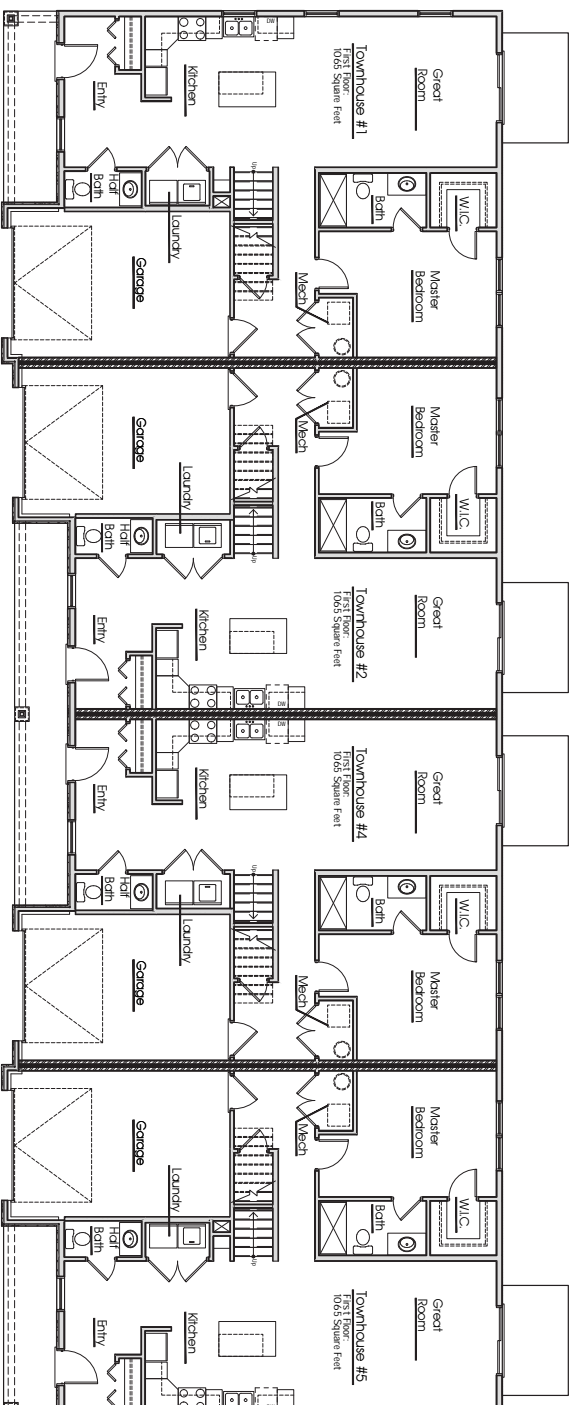
 METZGER CIVIL ENGINEERING, PLLC	8245 SHERIDAN DRIVE WILLIAMSVILLE, NY 14221 PH: 716-633-2601 FAX: 716-633-2704	CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING
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ME METZGER
CIVIL
ENGINEERING, PLLC

RANSOM HOLLOW LIVE/WORK MIXED USE
4880 RANSOM ROAD
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK
PRELIMINARY GRADING & DRAINAGE PLAN

SCALE:	1"=30'
DATE:	JANUARY 15, 2025
JOB NO.:	M-1232
SHEET NO.:	

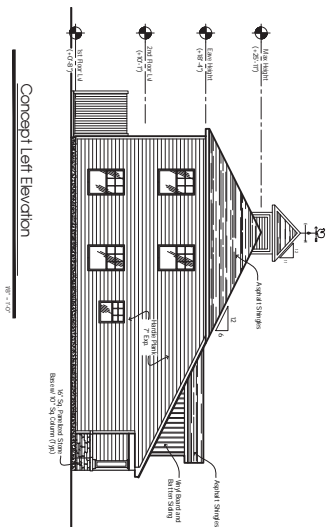
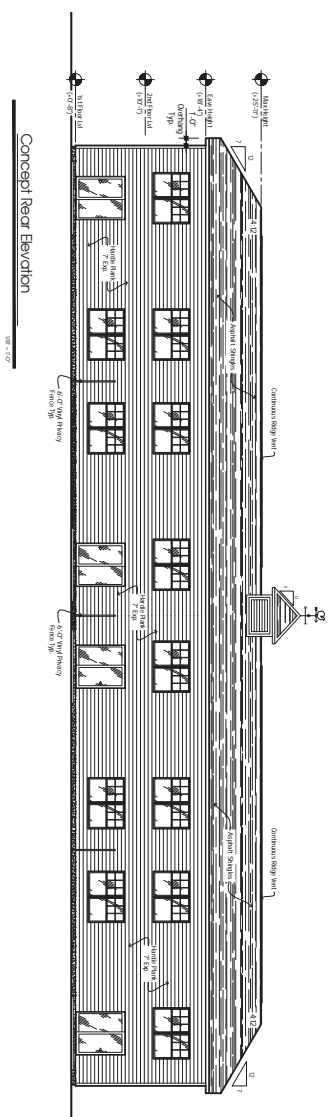
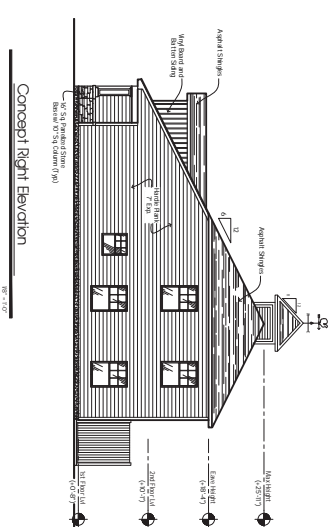
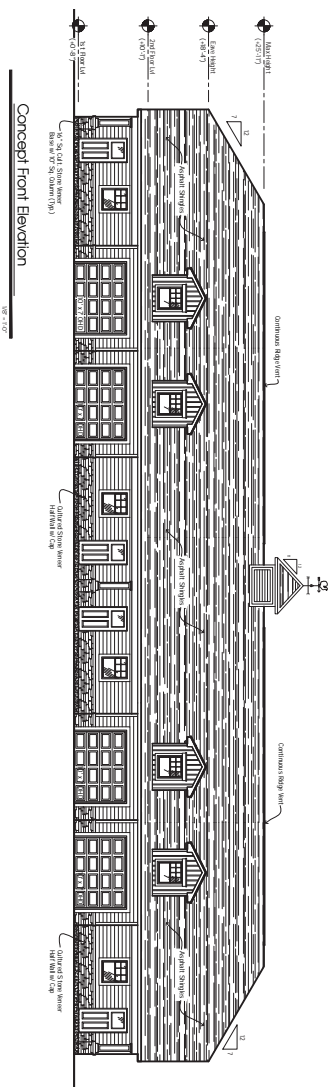
PGD-5



Proposed 4 Unit Multi-Family Building
For: Visoneco Site Development LLC

4880 Ransom Road Clarence, NY
 1/15/2025





**Proposed 4 Unit Multi-Family Building
For: VisoneCo Site Development LLC**


4880 Ransom Road Clarence, NY
1/15/2025



James Fahy Design
 2024 Market Street, Suite 300
 Rochester, New York 14623
 Tel: 505.872.1150
 E-mail: info@jamesfahy.com
 Website: www.jamesfahy.com



Memo

To: Jonathan Bleuer, Director of Community Development
From: Joseph Lancellotti, Asst. Municipal Engineer 
CC: Jacob Metzger, P.E., Metzger Civil Engineering
Timothy Lavocat, P.E., Town Engineer
Lou Visone, VisoneCo Site Development, LLC, 9289 Main St, Clarence, NY 14031
File
Date: May 20, 2025
Re: 4880 Ransom Road – Ransom Hollow Live/Work Mixed Use - Preliminary Grading and Drainage Plan Review

The Engineering Department has reviewed the Revised Preliminary Grading and Drainage Plan dated April 24, 2025 and received on April 29, 2025. This concept level review is not an all-inclusive project review and additional comments may be warranted and provided at any time throughout the formal project review process. The below comments are to be addressed during the Development Plan review process.

1. 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.
2. A complete topographic and boundary survey using the NAVD 88 datum is required.
3. A NYSDEC permit is required for disturbance of and discharge to the creek and all construction within 50' of Ransom Creek.
4. The box culvert design must be included within the Development Plan review plan set.
5. Please reference the NYSDEC 2016 Blue Book regarding the design and maintenance of slopes.
6. Disconnect the drain from the northern property line swale leading to the dry detention basin and redirect to the creek. This is to avoid detention pond surcharge to the adjacent property.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO

☐ YES

(See Part 1. D.2.j)

If “Yes”, answer questions a - f. If “No”, go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO

☐ YES

(See Part 1. D.2.k)

If “Yes”, answer questions a - e. If “No”, go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If “Yes”, answer questions a - f. If “No”, go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached Part 3b of the Full Environmental Assessment Form providing the Planning Board's reasoned elaboration in support of its issuance of a Negative Declaration pursuant to the State Environmental Quality Review Act ("SEQRA")

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Clarence Planning Board _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Ransom Hollow Live-Work Mixed Use

Name of Lead Agency: Town of Clarence Planning Board

Name of Responsible Officer in Lead Agency: Robert Sackett

Title of Responsible Officer: Planning Board Chair

Signature of Responsible Officer in Lead Agency: _____ Date: 07-16-2025

Signature of Preparer (if different from Responsible Officer) _____ Date: 07-16-2025

For Further Information:

Contact Person: Jonathan Bleuer

Address: 1 Town Place, Clarence, NY 14031

Telephone Number: 716-741-8933

E-mail: jbleuer@clarence.ny.us

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

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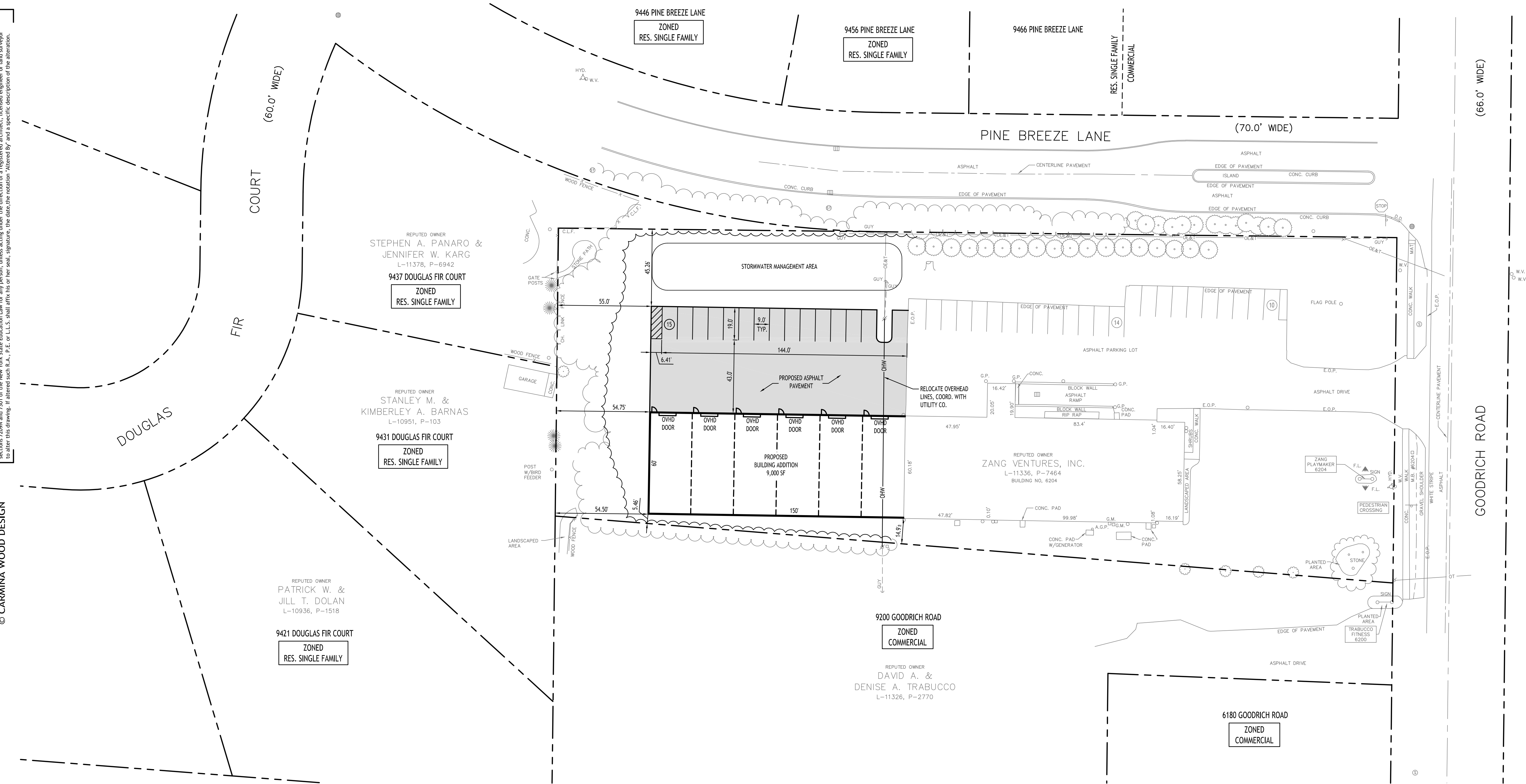
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Site Data		
TOTAL SITE AREA = 2.10 ACRES		
ZONED: COMMERCIAL		
USE: PROPOSED BUILDING ADDITION		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	10 FT MIN. / 80 FT MAX.	123.5±'
SIDE:	25 FT MIN.	5.46 FT MIN. **
REAR:	25 FT MIN.	54.50 FT MIN.
SIDE/REAR (ADJOINING RESIDENTIAL):	45 FT MIN.	54.50 FT MIN.
SETBACKS - PARKING		
ADJOINING RESIDENTIAL:	45 FT	45.26 FT MIN.
OTHER PROPERTY LINES:	5 FT	> 5 FT
MAX BUILDING HEIGHT:	45 FT	< 45 FT
LOT COVERAGE:	70% (1.47 AC)	49.5% (1.04 AC)
PARKING (TOTAL SITE): 9' x 19'	34	39

*EXISTING NON-CONFORMING

**VARIANCE REQUIRED

PARKING CALCULATION
MANUFACTURING/WAREHOUSING/LIGHT ASSEMBLY
1 PER EMPLOYEE OF MAX. SHIFT, 1 PER 200 SF OF OFFICE
25 EMPLOYEES + 1,775 SF / 200 = 39 SPACES REQUIRED



Site Plan
SCALE: 1"=30'

SITE LEGEND	
PROPERTY LINE	---
PROPOSED SIDEWALK / CONCRETE PAD	▨
NUMBER OF PARKING SPACES	⑩
PROPOSED SIGN	▼
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	▨
PROPOSED LIGHT POLE	⬮

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CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro

Proposed Building Addition

6204 Goodrich Road
Clarence, NY

REVISIONS:	No.	Description	Date
------------	-----	-------------	------

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Site Plan
Concept

Date: 1/24/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

C-100

Project No: 24-4166

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Proposed Building Addition

6204 Goodrich Road
Clarence, NY

REVISIONS:	
No.	Description Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Grading Plan Preliminary

Date: 1/24/25
Drawn By: C. Wood
Scale: As Noted

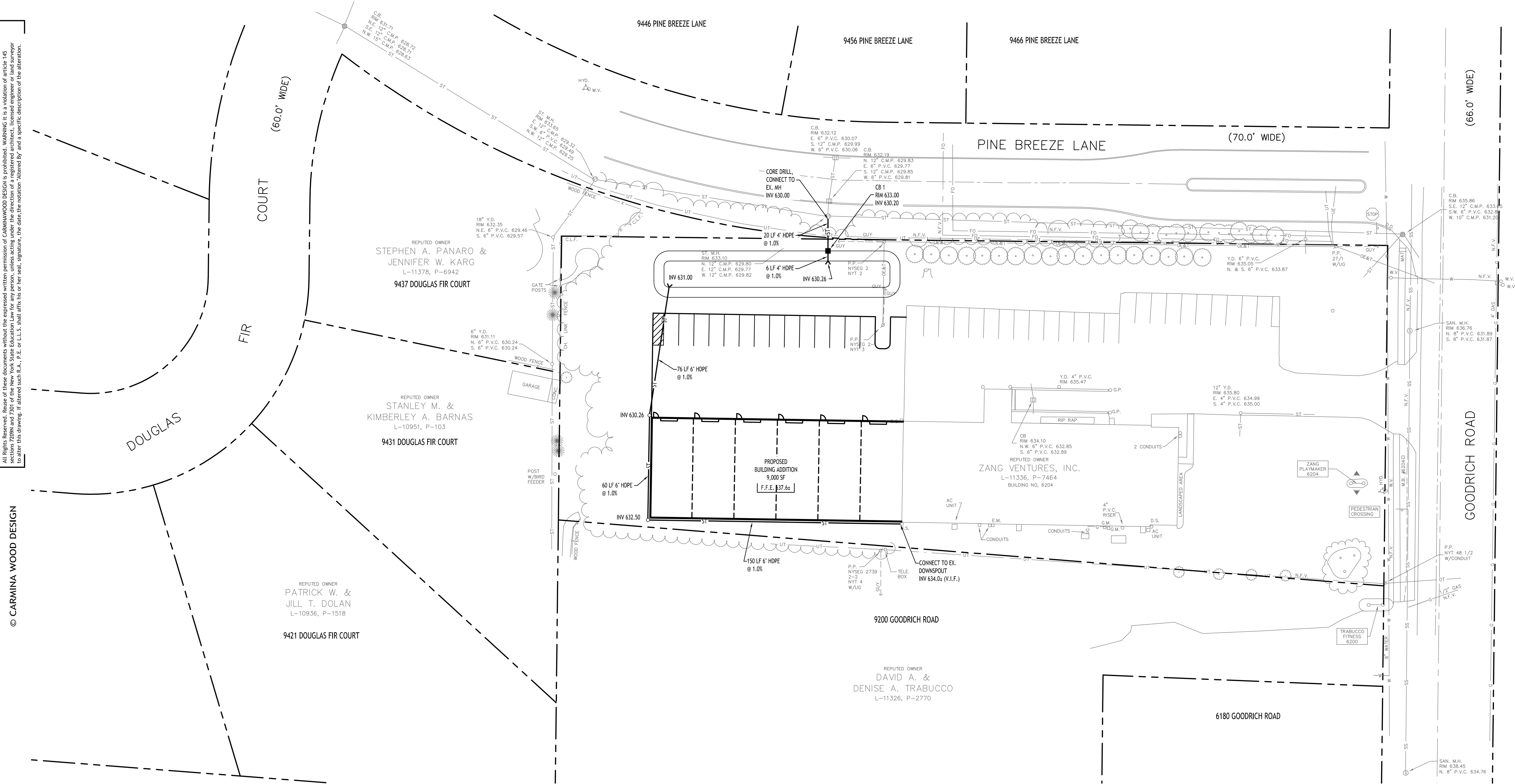
DRAWING NO.

C-200

Project No: 24-4166

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Storm Drainage Plan
SCALE: 1"=30'

PROPOSED STORM DRAINAGE LEGEND

PROPOSED STORM PIPE	ST
PROPOSED PERFORATED STORM PIPE	---
PROPOSED CATCH BASIN	■
PROPOSED MANHOLE	●
PROPOSED CLEANOUT	○

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

30' 0' 30' 60FT.

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Proposed Building Addition
6204 Goodrich Road
Clarence, NY

REVISIONS:	No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Storm Drainage Plan Preliminary

Date: 1/24/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-300
Project No: 24-4166



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 SCAFFS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREN" HERBICIDE AND THREE (3) INCHES DEPTH 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 "PREN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE SAKES AS PER TREE PLANTING DETAIL.

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE PLANTS STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND 260.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUALITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD TAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALLY INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIRE INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1 PART PEAT MOSS, $\frac{1}{2}$ PART MORGANITE.
7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDED HARDWOOD BARK MULCH WITH "GREEN".
9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEED.

11. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.

PERENNIAL

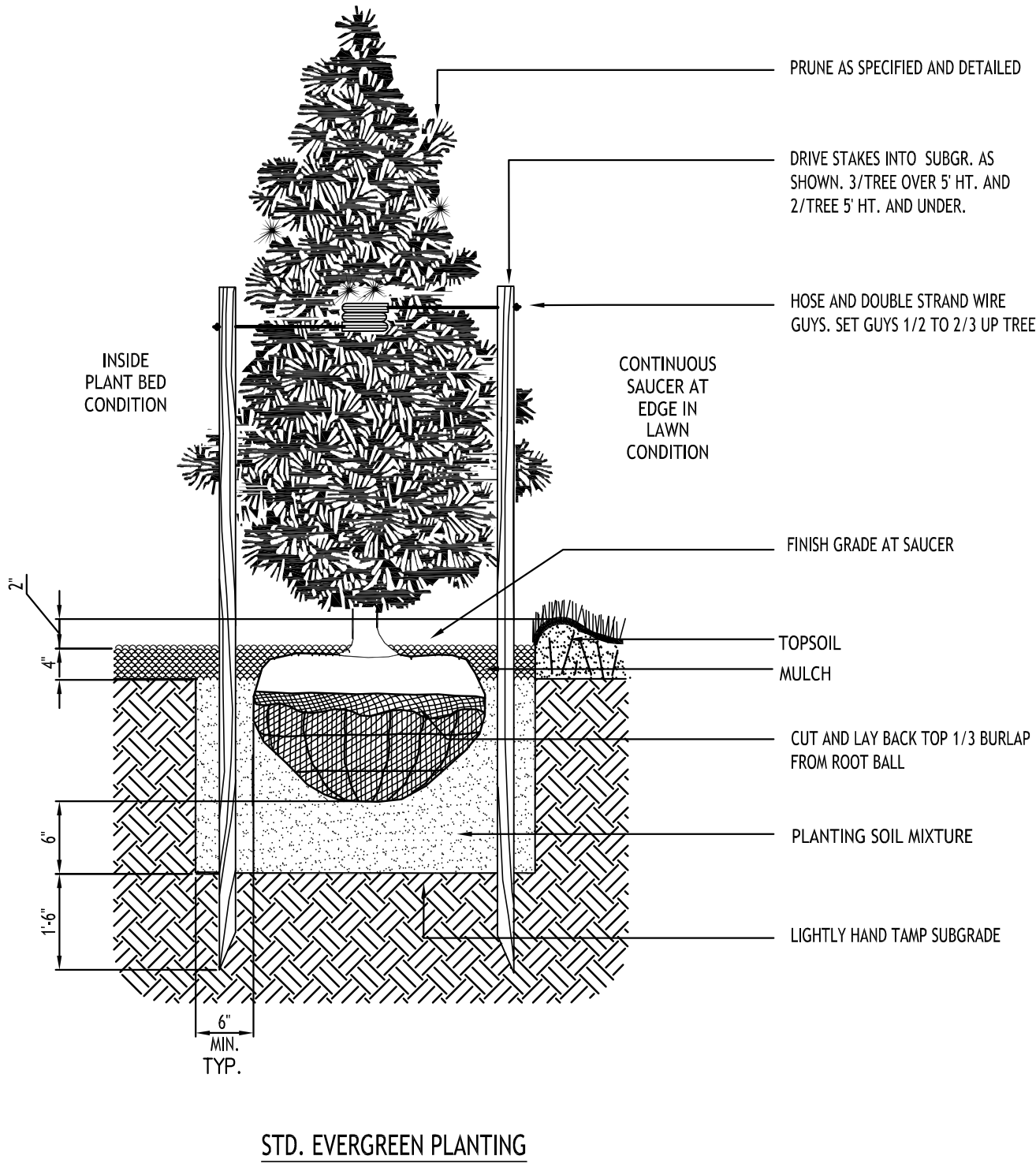
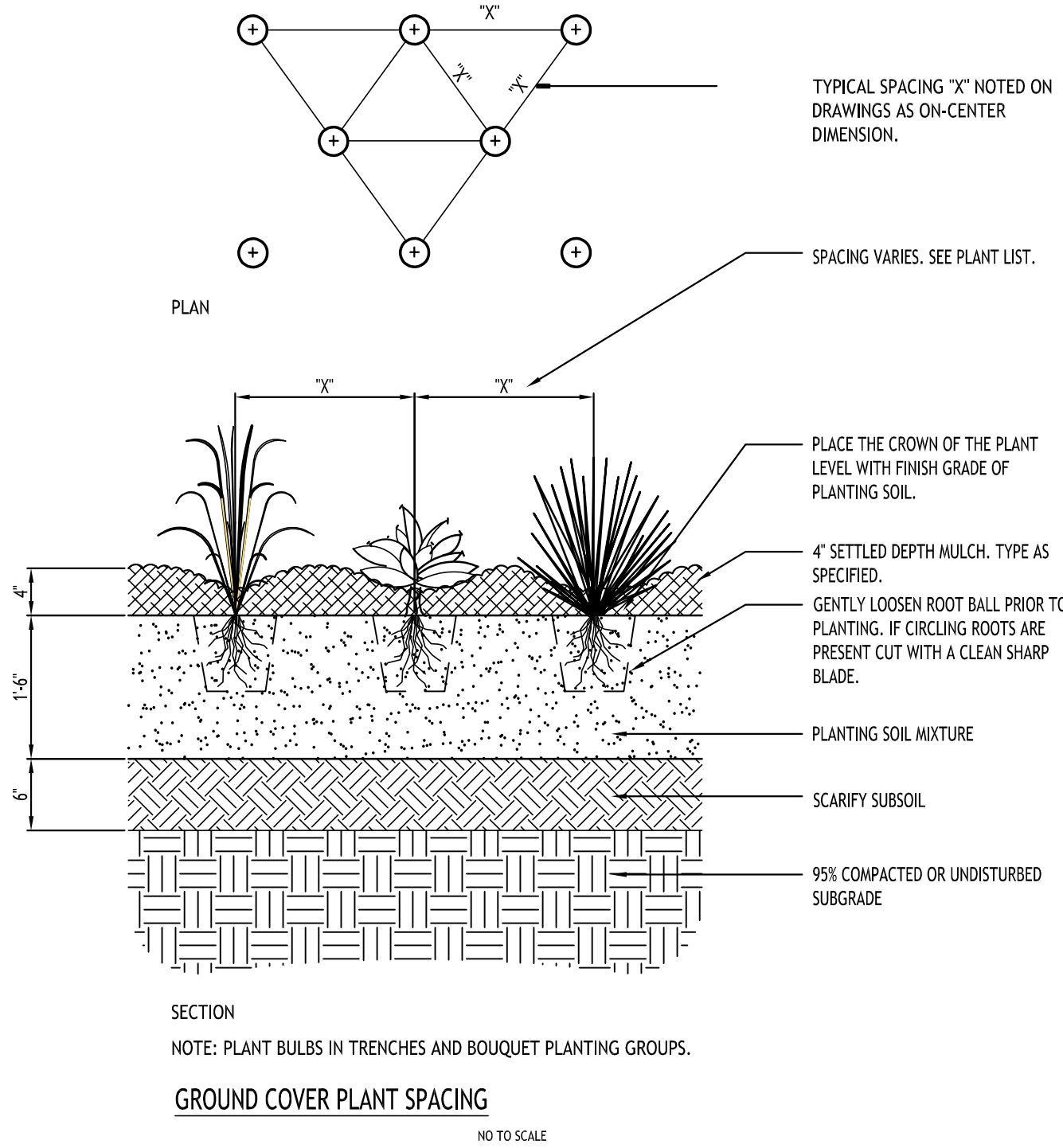
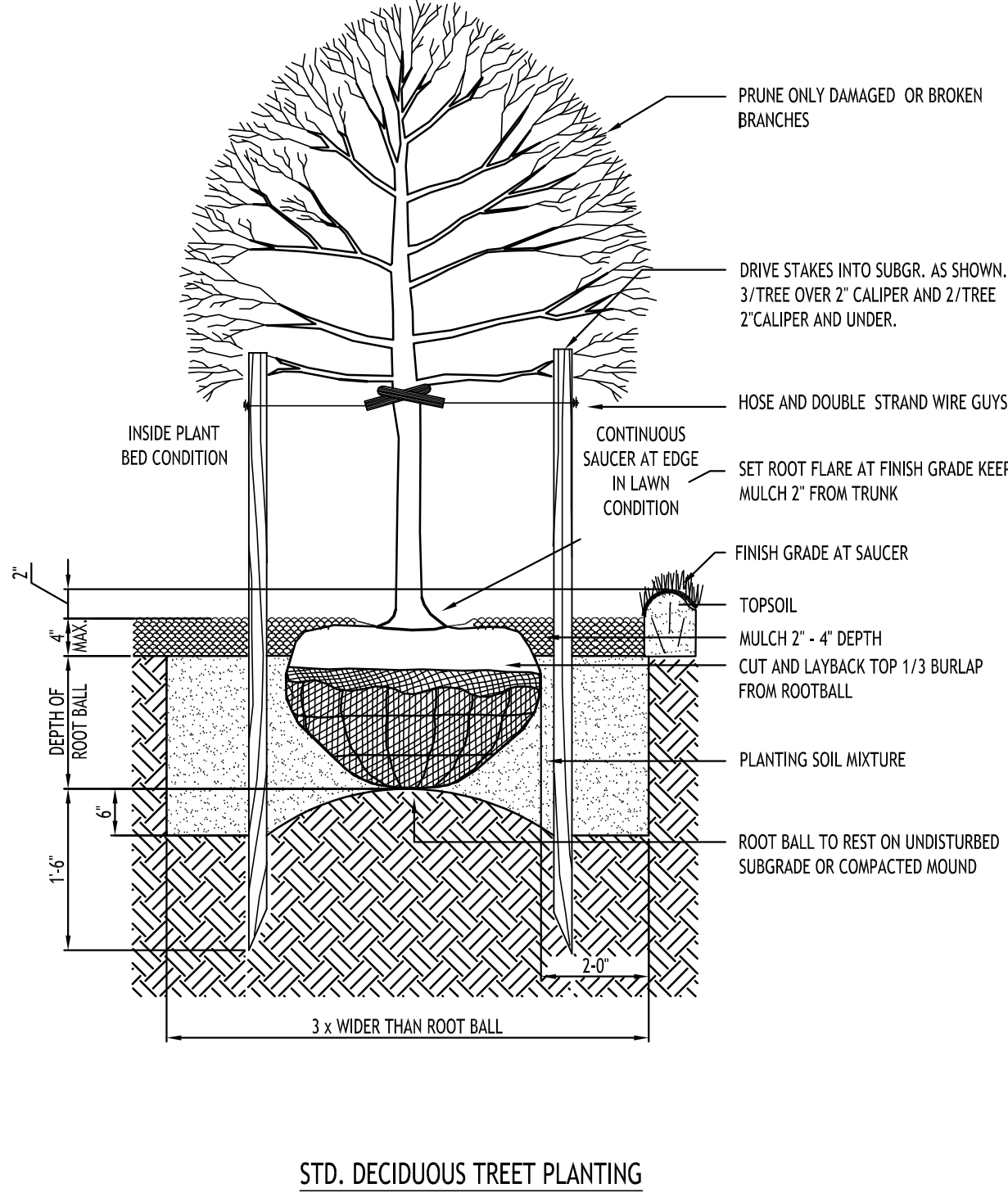
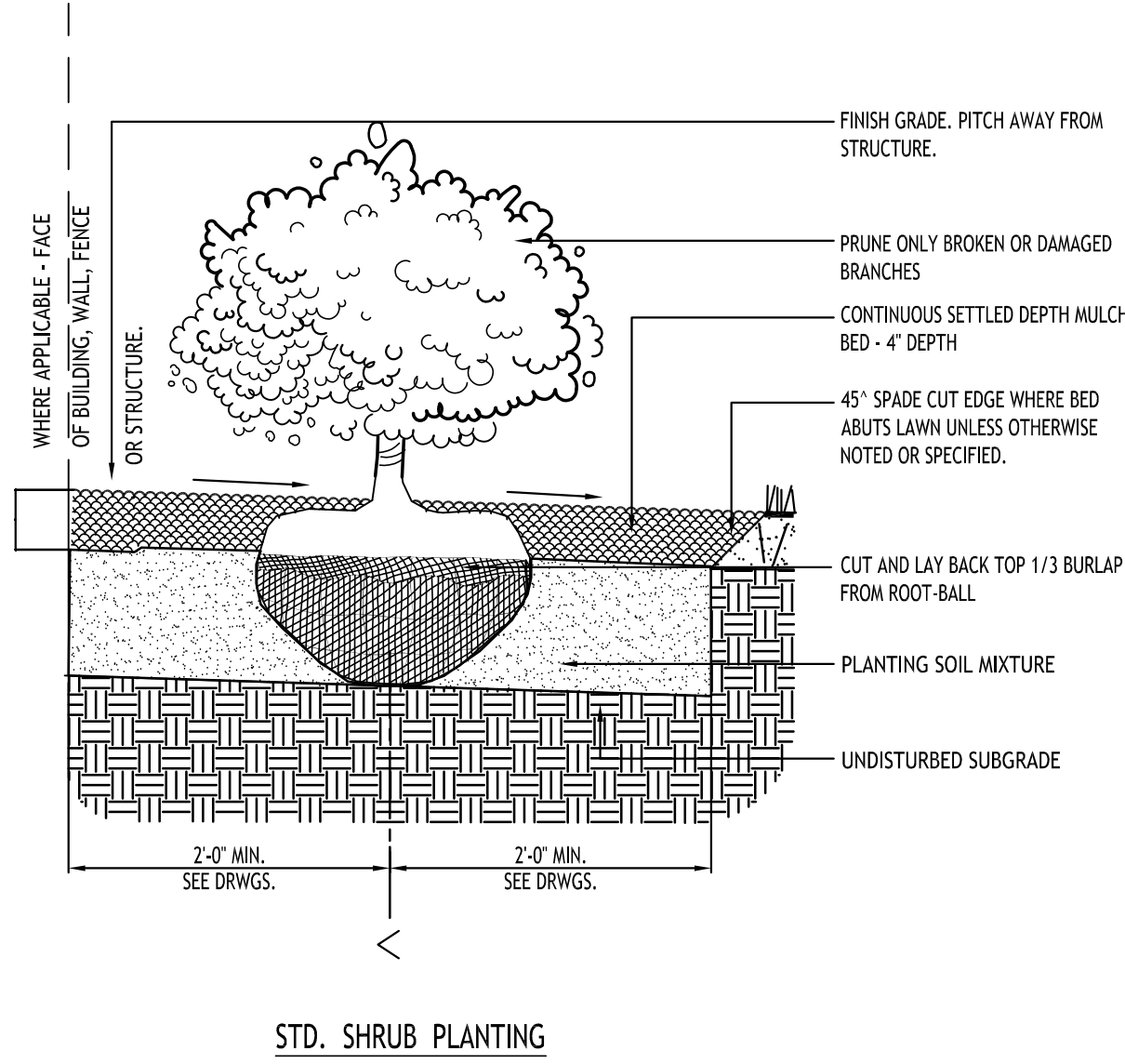


Figure 1 shows a cross-section of a road and its drainage system. The road surface is 20 feet wide. The drainage ditch is 20 feet wide and 20 feet deep. The ditch is located 20 feet from the edge of the road. The ditch is labeled '20' and '20'.

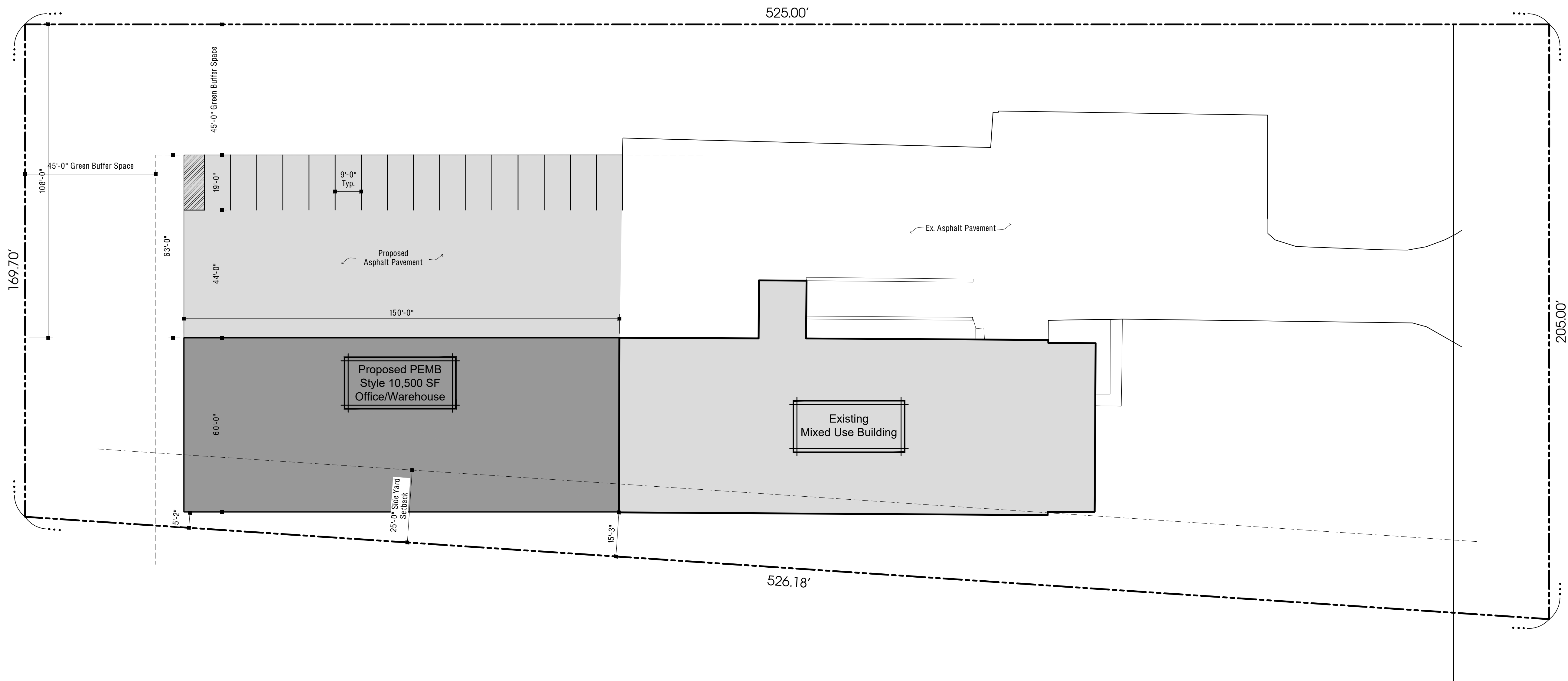


Plant Finish Schedule - 6204 Goodrich Road-Clarence, New York

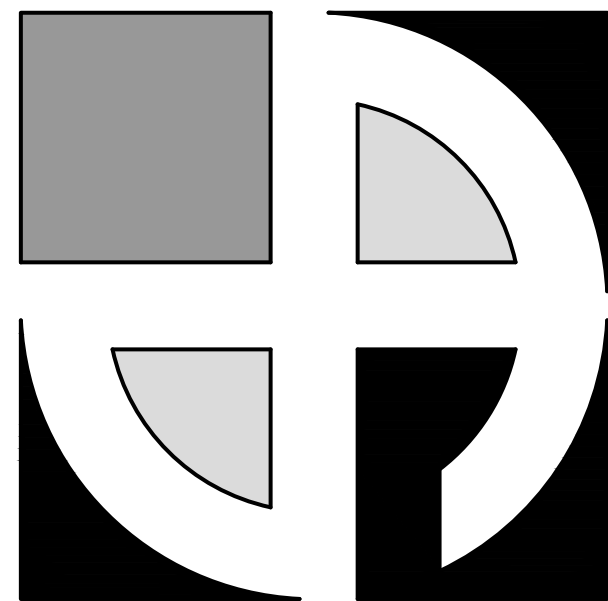
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
D E C I D U O U S T R E E S					
QB	3	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
E V E R G R E E N T R E E S					
PA	16	Picea abies 'Hillside Upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT. 20', W 8'
JV	4	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 8'
PSf	8	Pinus strobus 'Fastigiata'	Eastern White Pine	6" Tall	B&B, HT 20', W 8'
PFv	9	Pinus flexilis 'Vanderwolf's'	Blue Limber Pine	6-8' 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					
BB	4	Andropogon gerardii	Big Blue Stem Andropogon	18-24" Tall	Cont. #3, HT. 3-4', W 3'
CSd	10	Cornus sericea	Red Twig Dogwood	24-36" Tall	B&B, HT. 4', W 4'



REVISIONS:	Date	
	No.	Description



1 | PRELIMINARY SITE PLAN
1"=20'-0"



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8353 MAIN STREET
CLARENCE, NEW YORK 14221
PHONE: (716) 651-0381
FAX: (716) 651-0382

24-296

Project For:

Zang Ventures, Inc.

6204 Goodrich Road
Clarence, NY 14032

No.	Description	Date	By

DATE:
12-23-2024

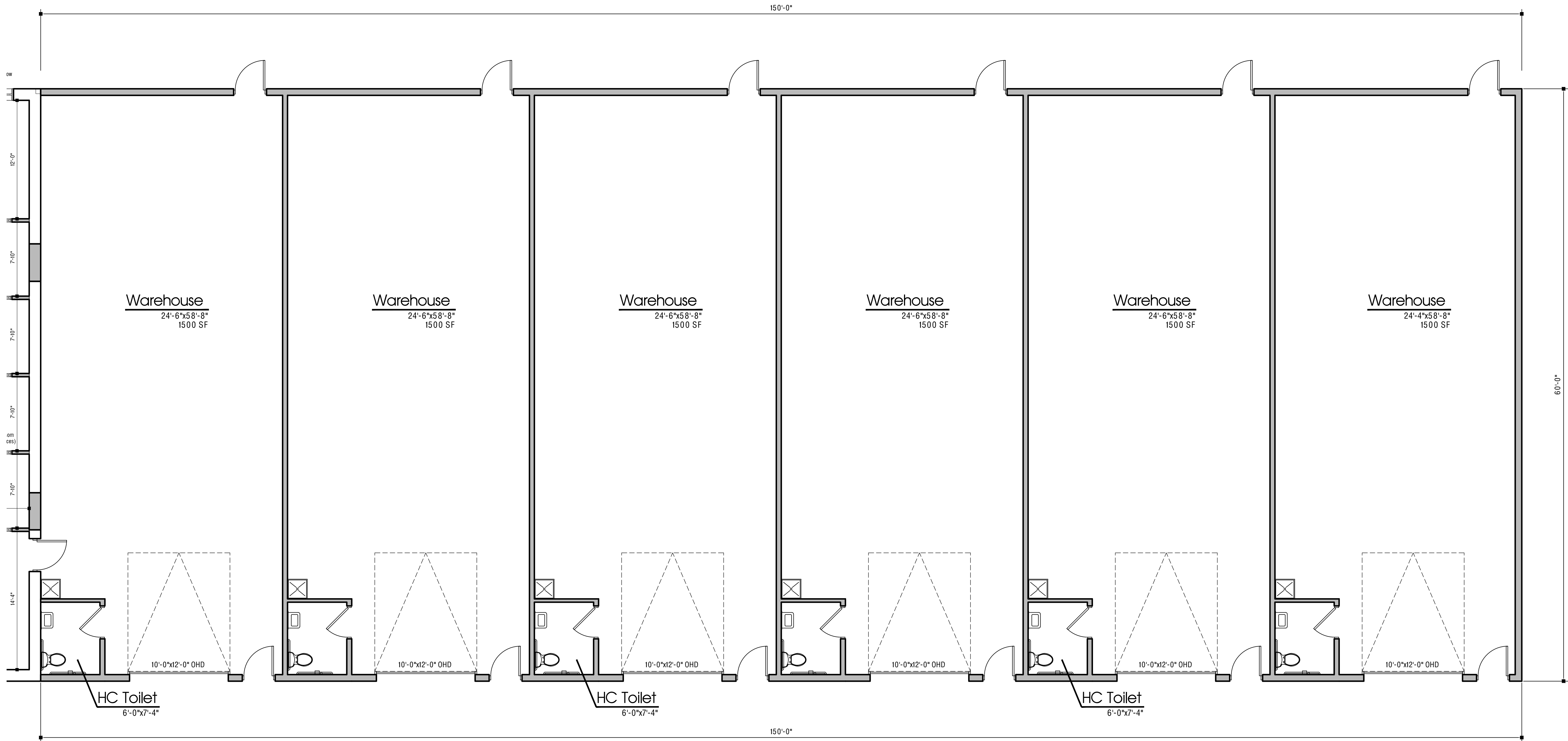
DRAWN BY:
D. Wzientek

CHECKED BY:
M. Dean

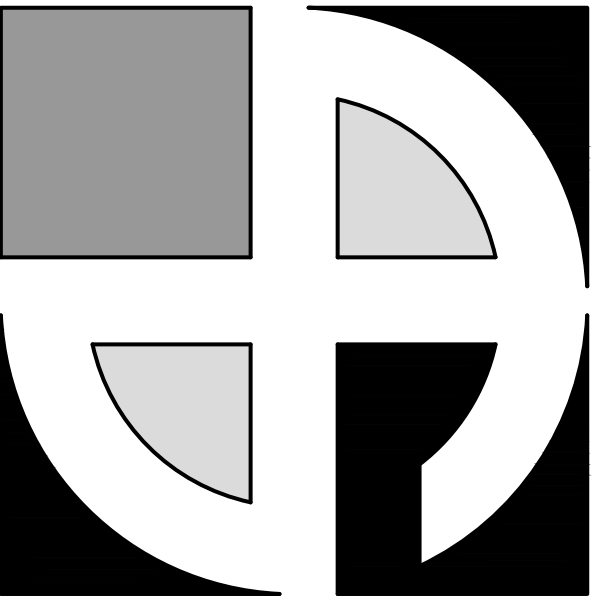
SCALE:
1/4"= 1'-0"

**PRELIMINARY
SITE PLAN**

C1



1 | WAREHOUSE ADDITION FLOOR PLAN
3/16"=1'-0"



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24-296

Project For:
Zang Ventures, Inc.
6204 Goodrich Road
Clarence, NY 14032

No.	Description	Date	By

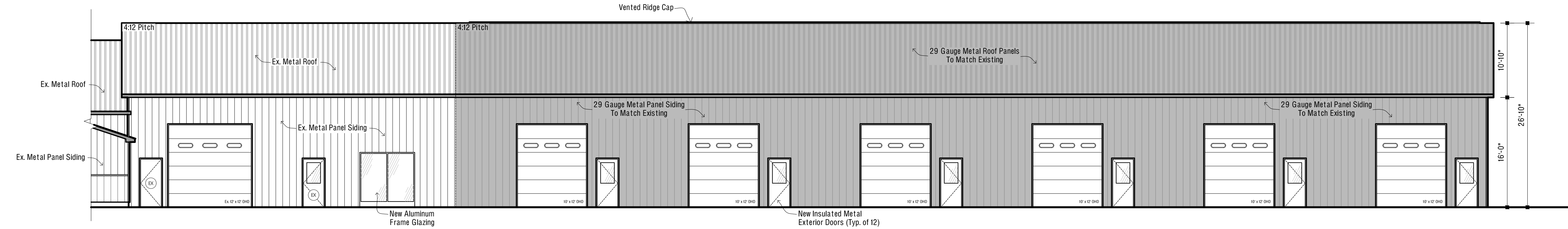
DATE:
12-23-2024

DRAWN BY: D. Wzientek	CHECKED BY: M. Dean
--------------------------	------------------------

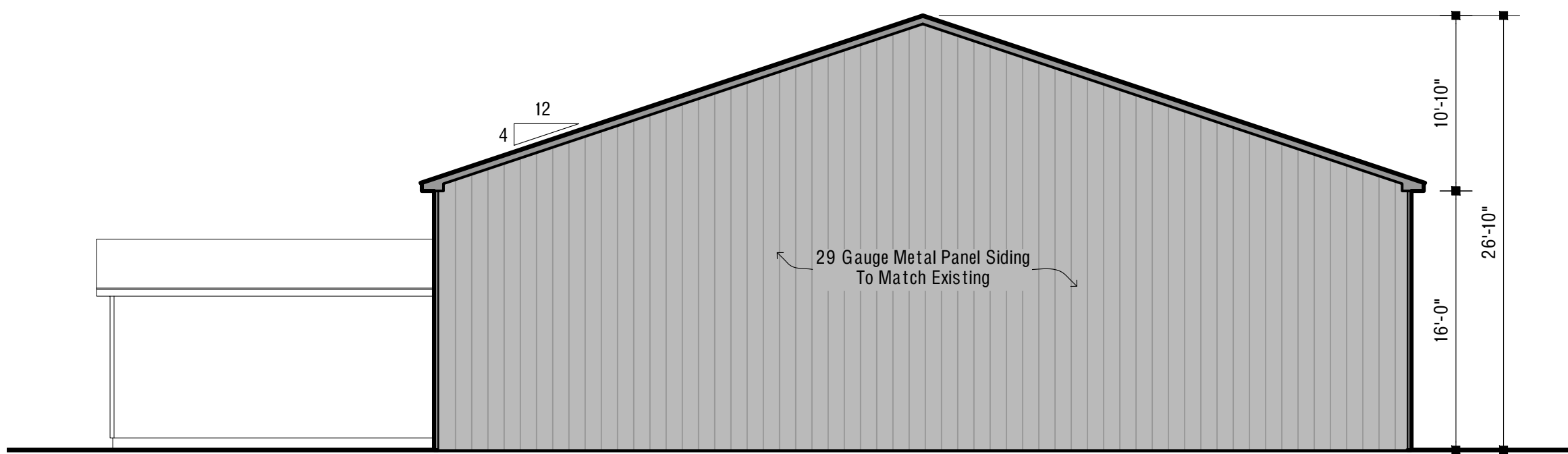
SCALE:
1/4"= 1'-0"

WAREHOUSE
PRELIMINARY PLANS

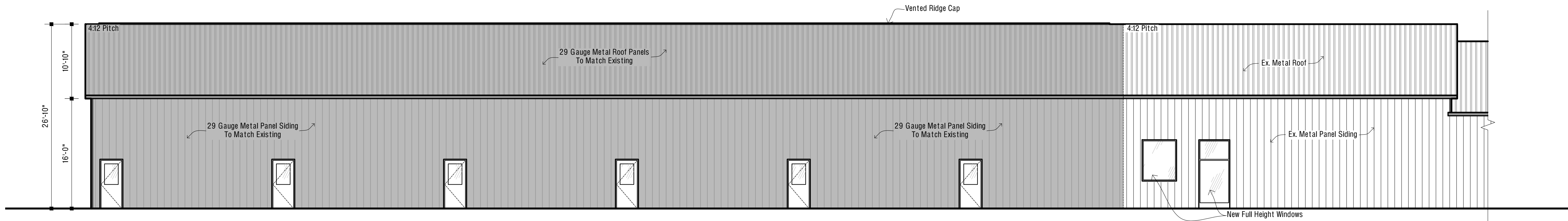
A2



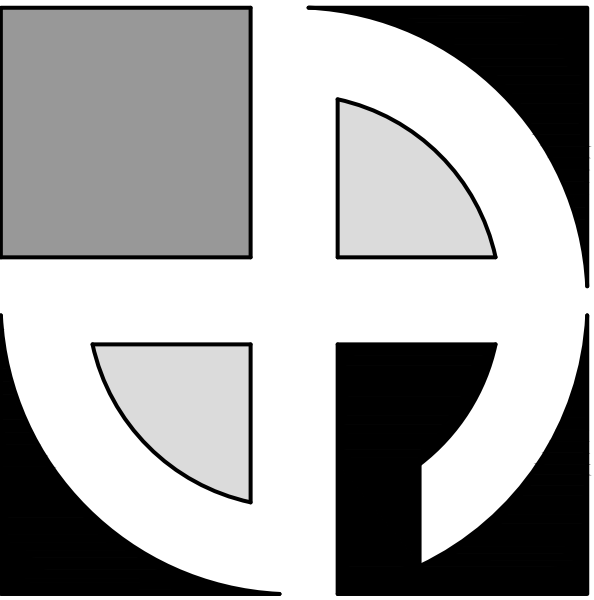
1 NORTH ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



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CONSTRUCTION



8353 MAIN STREET
CLARENCE, NEW YORK 14221
PHONE: (716) 651-0381
FAX: (716) 651-0382

24-296

Project For:
Zang Ventures, Inc.
6204 Goodrich Road
Clarence, NY 14032

No.	Description	Date	By

DATE:
12-23-2024
DRAWN BY:
H. Prokop
CHECKED BY:
M. Dean
SCALE:
1/4"= 1'-0"

ELEVATIONS

A3.0

CARMINAWOOD DESIGN

June 11, 2025

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

Re: Proposed Building Addition
6204 Goodrich Road
Clarence, NY

Mr. Bleuer:

The following sections of this letter have been prepared for the purpose of responding to the SEQR response letters received from the applicable involved agencies as well as comments discussed with the Planning Board at the meeting held on April 16th, 2025 regarding the concept review for the proposed building addition project. For convenience, those comments discussed are summarized below in *italics*, followed by a response.

All SEQR response letters (ECWA, ECDEP, NYSDEC, SHPO) forwarded from the Planning Office were received, the responses from ECWA and ECDEP do not require any formal response. The letter received from NYSDEC is a standard letter now issued since their updated wetland policy went into effect on January 1, 2025. A wetland walkover letter prepared by Scott Livingstone of SJL Wetlands, LLC was submitted to the Planning Office on May 20, 2025 stating no State or Federal wetlands are located on the project site.

Comment 1. Explanation for the requested relief of the side yard setback along the southern property line.

Response: The requested side yard setback relief is due to the current location of the existing building and the angle of the southern property line. Since the proposed building addition follows the façade limit of the existing building, it creates a pinch point at the western end of the building addition and the southern property line. The neighboring property to the south is a commercially zoned property, an area of vegetation currently exists in this area between the proposed building addition and the parking lot on the adjacent parcel. It is acknowledged that this request needs to be presented to the ZBA for approval.

Comment 2. Questions regarding the existing vegetated buffer along the west side/rear yard property line.

Response: The existing vegetation along the west property line will be impacted as part of this project. The current design limits the impact to the vegetation as much as possible, leaving roughly 30' of existing vegetation to remain undisturbed. A preliminary grading and drainage plan was previously submitted depicting this, which received preliminary engineering approval on March 3,

2025. Since the project site is adjacent to residential properties, a 45' "greenbelt" area is required. This project proposes a minimum of 45.26 ft. greenbelt area, being a combination of existing vegetation and open lawn space/new landscaping. It is acknowledged that the project needs to be presented to the Landscape Review Committee and receive their approval for the landscape design.

Comment 3. *General comments regarding proposed use of the building addition, hours of operation, and traffic demand.*


Response: Michael and Ryan Zang's business, H.C Zang Agency, Inc. currently operate out of approximately 4,000 sf of the existing building on site, with the remaining area being used for athletic training. Traffic demand varies but is low in volume, with the primary being employee traffic and commercial trucks delivering/receiving electrical equipment on a scheduled basis through the Zang's business. Traffic for the athletic training is dependent on the scheduled times used by their clients, but low in volume as training sessions range from 6-18 players. Current hours of operation for the site are typical business hours with the athletic training portion being used in the late afternoon/early evenings. The Zang's will occupy approximately 3,000 sf of the building addition area for more area to house electrical equipment they distribute through their business. The remaining 6,000 sf +/- of the proposed building addition will be targeted as leasable space to local small businesses similar to the athletic training provided in the existing building. No specific tenants are planned at this time.

Comment 4. *General comments regarding the location of the proposed stormwater pond and site lighting.*

Response: The proposed stormwater pond is located to allow for stormwater runoff from the proposed building addition and parking expansion to be detained and discharged to the public storm sewer system in accordance with the Town Engineering requirements. The pond will be a dry pond and approximately 2-3 feet deep. The pond will be located entirely within the project site parcel and be delineated from Pine Breeze Lane with a vegetated buffer. Site lighting will be provided to illuminate the parking area for the building addition. All lighting will be dark sky compliant and directed down, with no light spillage to the adjacent properties as required by the Town. A detailed lighting plan will be submitted as part of the Development Plan review set at a later date.

If you should have any questions regarding this letter or the enclosed project documentation, please contact me at (716) 842-3165 x123. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat Sheedy Jr.", written in a cursive style.

Patrick Sheedy Jr, PE | Senior Associate

2/6/25

TOWN OF CLARENCE PLANNING AND ZONING

Attention: Mr. Jonathan Bleuer

Regarding: 6204 Goodrich Road Building Expansion Conceptual Review

ONE TOWN PLAZA | CLARENCE, NEW YORK 14031

Greetings Mr. Bleuer,

This is an addendum to the “Request for Action” submitted to your office on 1/30/25. At your request, this communication includes a narrative addressing the reason for our request to expand our commercial building located at 6204 Goodrich Road.

As you may be aware, my brother, Ryan Zang, and I purchased this property in 2018 through our corporation, Zang Ventures, Inc. This property has served several small businesses in our community since it was originally constructed in the late 1970’s. During the years proceeding our purchase, our family business, H.C. Zang Agency Inc., has been a successful tenant of a portion of the building.

At the time of our acquisition, the property and building had suffered from neglect including exterior decay and overgrowth as well as structural damage from a prior tenant’s misuse. Upon ownership in 2018, Ryan and I have made a substantial investment in the property including damage repair, modernization, aesthetic upgrades, as well as a landscape overhaul. In addition to our own family business, this investment has facilitated long-term lease agreements from excellent local small businesses including Playmaker Training, LLC and Sharpshooter Soccer, LLC.

During our ownership, the building has been transformed from an eyesore with self-serving ambition to a community asset. Aside from attracting and maintaining tidy, quiet, low-traffic tenants who provide athletic training for our local youth, we have routinely donated the property

to the community, including a staging area for the Clarence Center Labor Day parade as well as host for Music in Clarence Center, LLC. In addition to our goal of providing value to the Clarence community, we have also prioritized healthy relationships with our local community including the many residential and business neighbors surrounding our building. This mission began on day one of our ownership when we targeted the removal of several tons of granite scraps, an unregistered moving truck, and an unsightly generator shed from the property, which had been a chronic nuisance under the prior owner and tenant. We have continued this theme over the years as evidenced by parking lot dumpster removal, new building facade, and landscape upgrades. Just this past year, we received indirect feedback from the resident at 9466 Pine Breeze regarding concern about the building exterior lights negatively impacting their home. In response, we invested \$1500 to upgrade all the exterior lights to directional units which deflect light away from the adjacent homes. Months later, we introduced ourselves to the resident at 9466 in order to confirm their satisfaction with the updated exterior lighting scheme.

Ryan and I were raised in the Harris Hill community and we have been living in Clarence Center for the past 25 years. As I have described, our property at 6204 Goodrich Road is more than just a building that is home to our family business, it has become, by intent, a piece of the fabric of our community. We take great pride in this property and consider its stewardship to be a privilege. Whether we expand the physical footprint or not, our intention is to maintain a long-term commitment to the property and the community it serves.

I have provided this detailed description of our history and general intent with the property in order to provide you and the TOC Planning Board with a full understanding of not just what is being requested but the background, character, and motivation of those making the request.

As you will see in the preliminary architectural and engineering documents prepared by Dean Architects and Carminawood Design, we are proposing a ~10,000 SF expansion from the west side of the building into the undeveloped rear acre of the property. Although larger in size, this proposal is similar to the building expansion completed in the early 2000's in which we will expand along the current building width to create a seamless addition with similar aesthetic for an overall congruent appearance. In an effort to achieve this cosmetic outcome, in addition to TOC approval of this concept, we are also asking the TOC Planning Board to consider a

setback variance along the south side of the property to allow the rear of the addition to run in-line with the current building.

The purpose of this expansion is two-fold:

First, our family business, H.C. Zang Agency Inc., has outgrown it's current 4000 SF space in the rear of the building. Since 1947, H.C. Zang Agency Inc. has been in the business of power solutions including medium voltage transformers and beyond. Among other items, we often stock large junction boxes and electrical switches in our warehouse. Due to our space constraints, we have reluctantly staged such items in the rear parking lot. And, while these items can withstand outdoor elements, maintaining them outdoors creates logistical challenges related to loading/unloading and moving. Furthermore, spillage of inventory into the parking lot creates a negative line of sight for adjacent residential neighbors. It is anticipated that our family business would consume ~1/3 of the expansion.

The second objective in this proposed expansion would be to provide rental space for future local small business(s). Although we do not have specific potential lessees at this time, over the years of operating the building, we have had numerous inquiries for use of the building. This has primarily included those interested in operating a business similar in nature to our current lessees, individual and small group athletic training. We have found such tenants to be a good match for the property as they tend to be low volume, restricted to late day/early evening hours, quiet, and tidy. Further, their business model is proven for which we anticipate long-lasting relationships. Regardless of the potential expansion, we will continue to prioritize lessees who are the proper fit for our property, which includes prioritizing the impact of given lessee on the surrounding community.

We appreciate your time with this concept review.

Please feel free to contact us with any questions or concern

SINCERELY,

MICHAEL ZANG

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

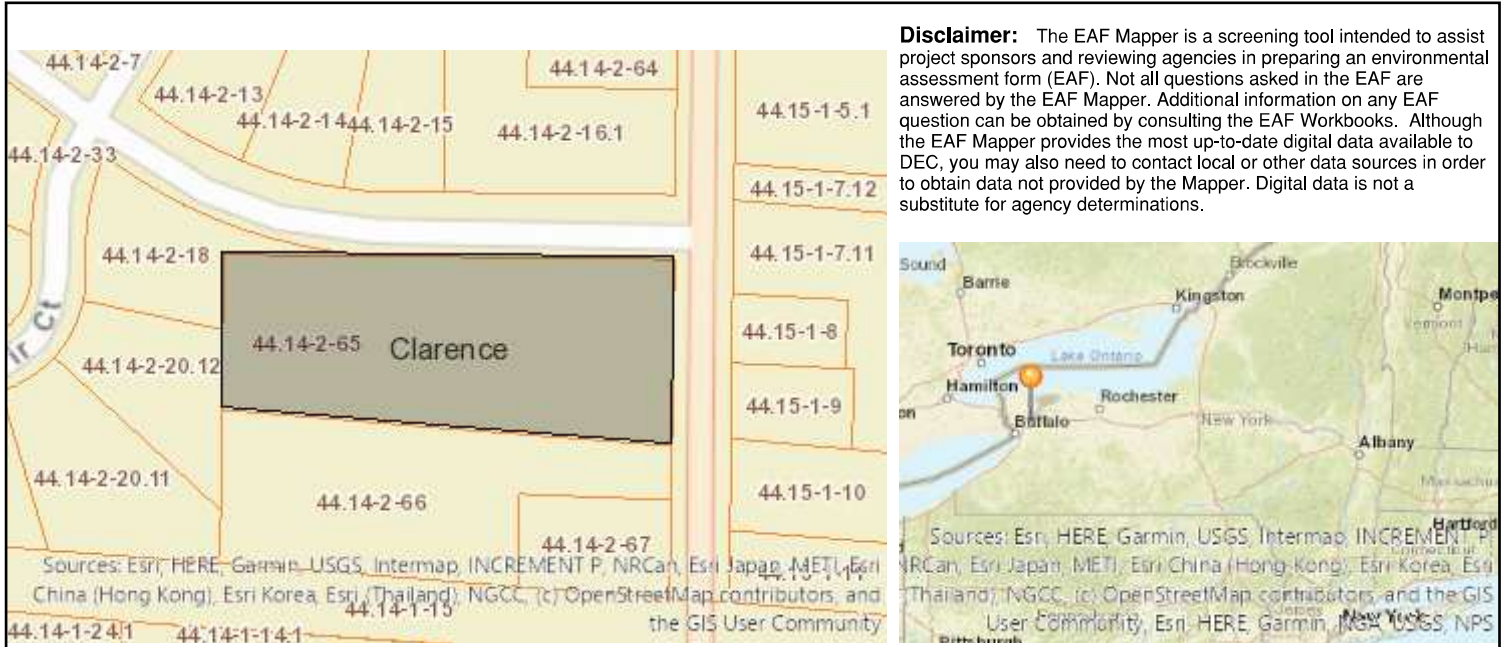
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 Building Addition			
Project Location (describe, and attach a location map): 6204 Goodrich Road [SBL: 44.14-2-65]			
Brief Description of Proposed Action: Proposed 9,000 sf building addition to existing warehouse building with associated site improvements.			
Name of Applicant or Sponsor: Zang Ventures Inc. c/o Carmina Wood Design [Patrick Sheedy Jr, PE]		Telephone: 716-842-3165 E-Mail: psheedy@carminawooddesign.com	
Address: 80 Silo City Row, Suite 100			
City/PO: Buffalo		State: NY	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?		2.1 acres	
b. Total acreage to be physically disturbed?		0.7 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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: _____ _____	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	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 type="checkbox"/>	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 40px;"> 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>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
onsite stormwater management system will connect to existing public storm sewer on Pine Breeze Lane		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
stormwater detention pond (dry)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Patrick Sheedy Jr, PE Date: 1/24/25 Signature:  Title: engineer on behalf of the applicant		



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]	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

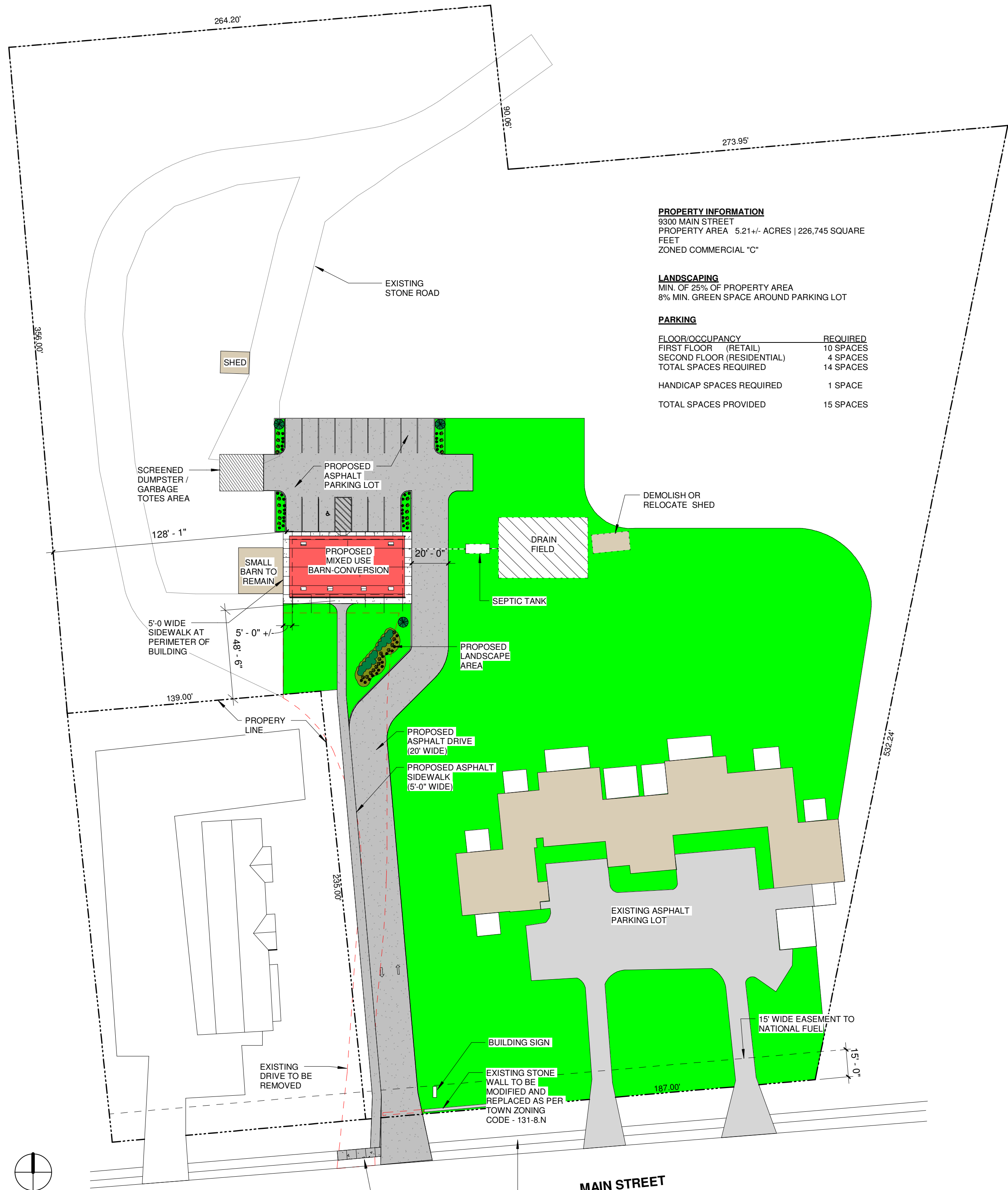
Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

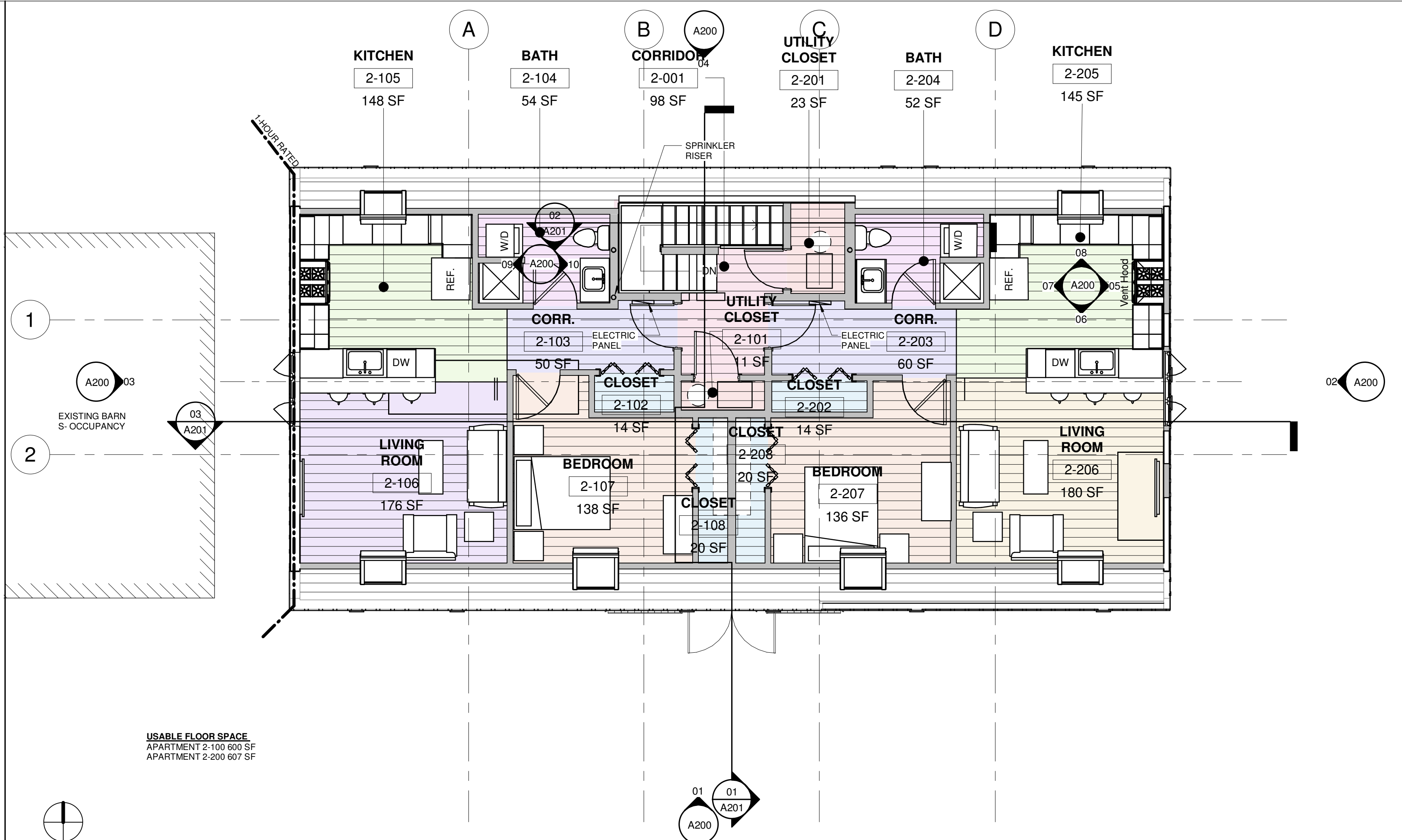
Signature of Preparer (if different from Responsible Officer)



PROPERTY INFORMATION		
9300 MAIN STREET		
PROPERTY AREA 5.21+/- ACRES 226,745 SQUARE FEET		
ZONED COMMERCIAL "C"		
LANDSCAPING		
MIN. OF 25% OF PROPERTY AREA		
8% MIN. GREEN SPACE AROUND PARKING LOT		
PARKING		
FLOOR/OCCUPANCY	REQUIRED	
FIRST FLOOR (RETAIL)	10 SPACES	
SECOND FLOOR (RESIDENTIAL)	4 SPACES	
TOTAL SPACES REQUIRED	14 SPACES	
HANDICAP SPACES REQUIRED	1 SPACE	
TOTAL SPACES PROVIDED	15 SPACES	

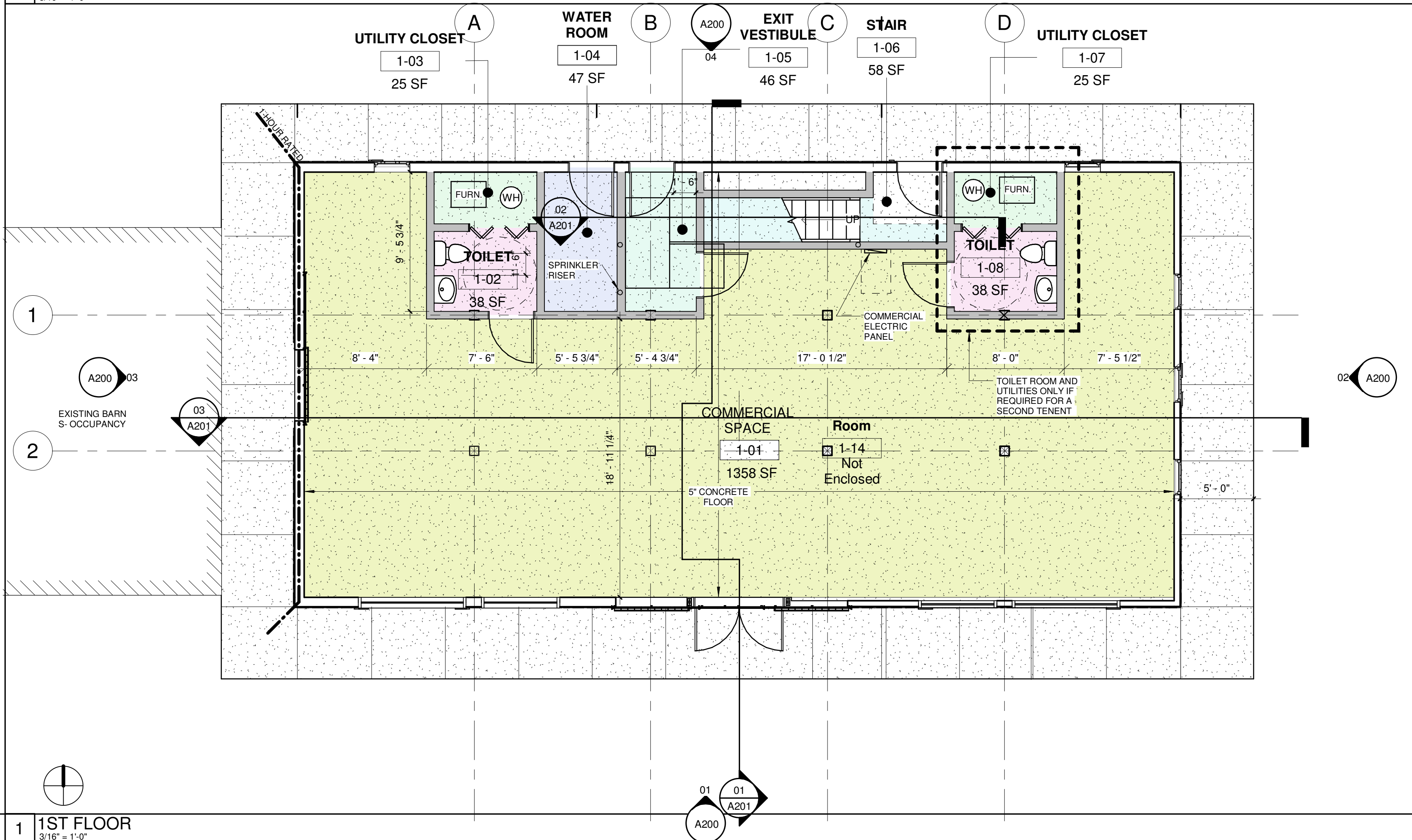
SITE PLAN KEY

	EXISTING CONCRETE		DEMO TREE		PROPOSED CONFIER TREE		EXISTING LIGHT
	PROPOSED CONCRETE		EXISTING TREE TO REMAIN		EXISTING BUSH/SHRUB		EXISTING UNDER GROUND ELECTRICAL LIGHT
	EXISTING PLANTING BED		PROPOSED DECIDUOUS TREE		EXISTING BUILDING		EXISTING UNDER GROUND DOMESTIC WATER
	PROPOSED PLANTING BED		PROPOSED BUFFER PLANTINGS		YARD DRAIN		EXISTING UNDER GROUND GAS
	GRASS				STORM DRAINAGE		
	PARKING LOT				PROPOSED BUILDING PROJECTS		
					CHAINED LINKED FENCE		



2 2ND FLOOR

3/16" = 1'-0"



1 1ST FLOOR

3/16" = 1'-0"

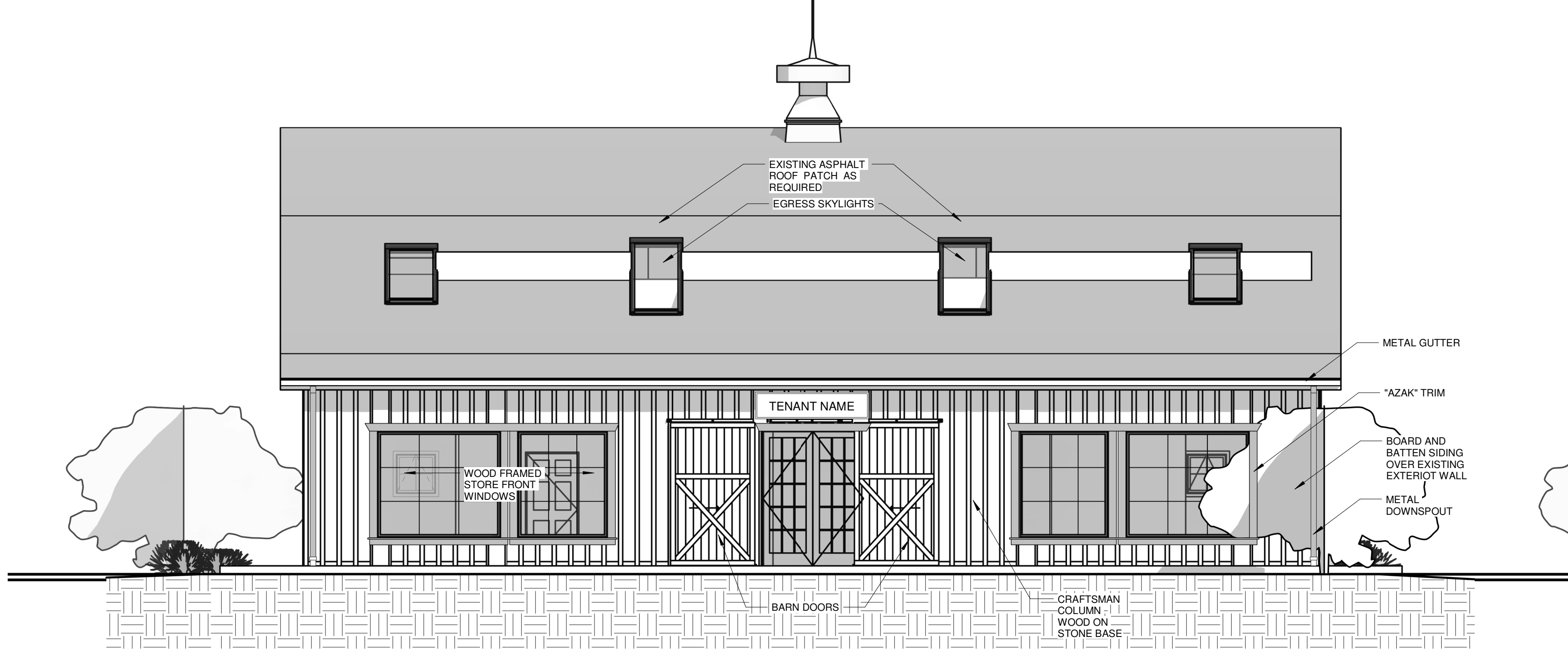
RONALD MICHAEL TRIGILIO
ARCHITECT

BARN CONVERSION
9300 MAIN STREET
CLARENCE, NEW YORK 14031
VISONECO

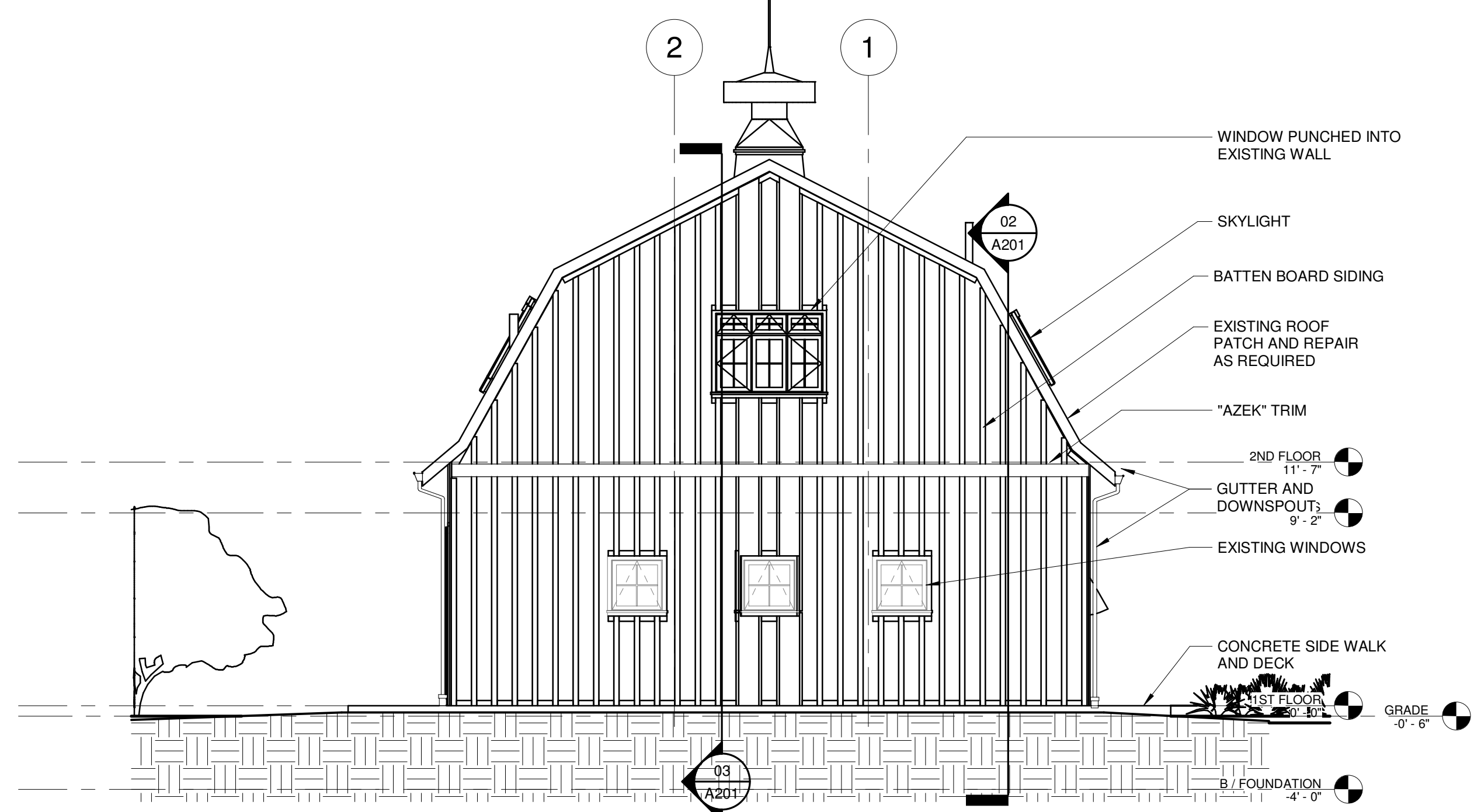
FLOOR PLANS

A100

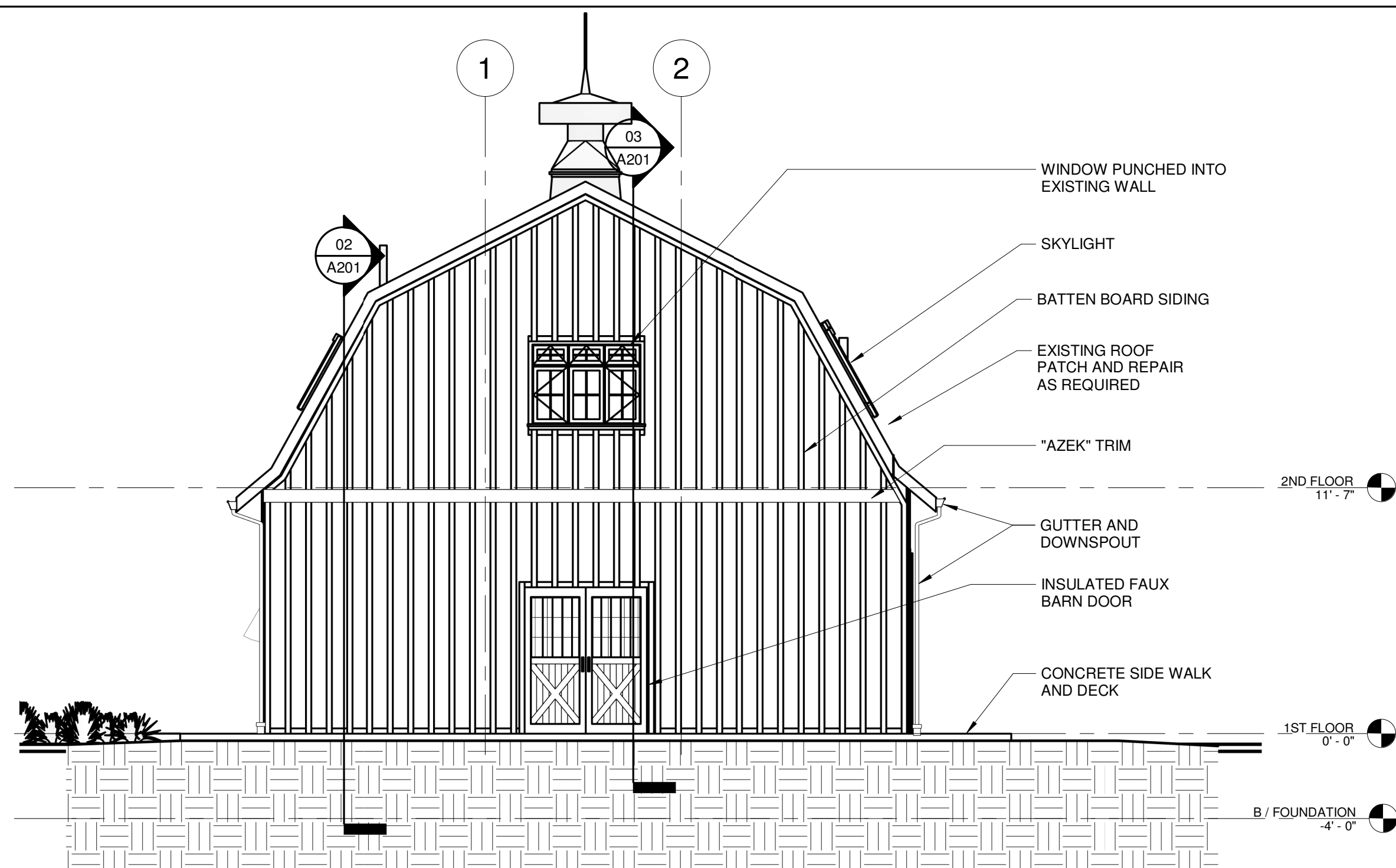
Project number 25-129
Scale As indicated
ISSUED DATE 5/15/2025 1:30:08 PM



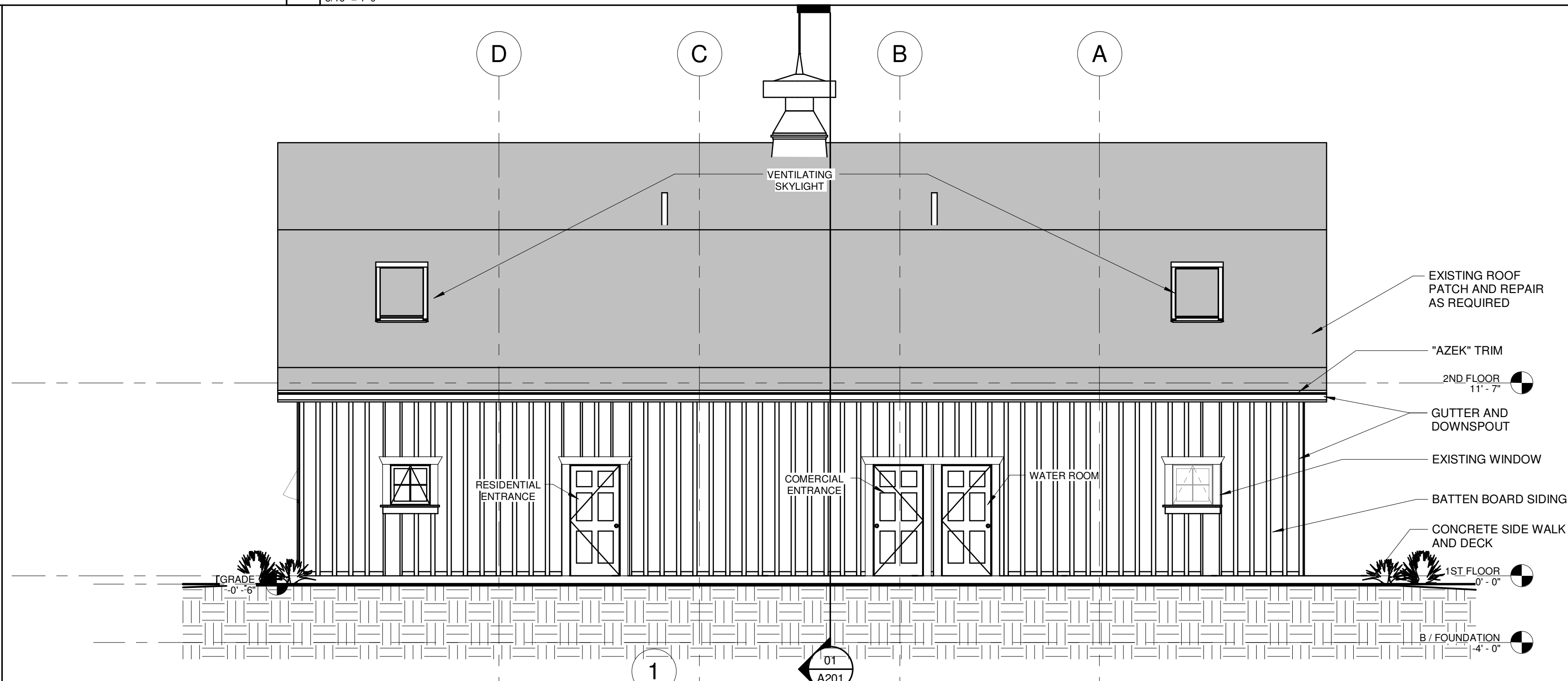
01 SOUTH ELEVATION
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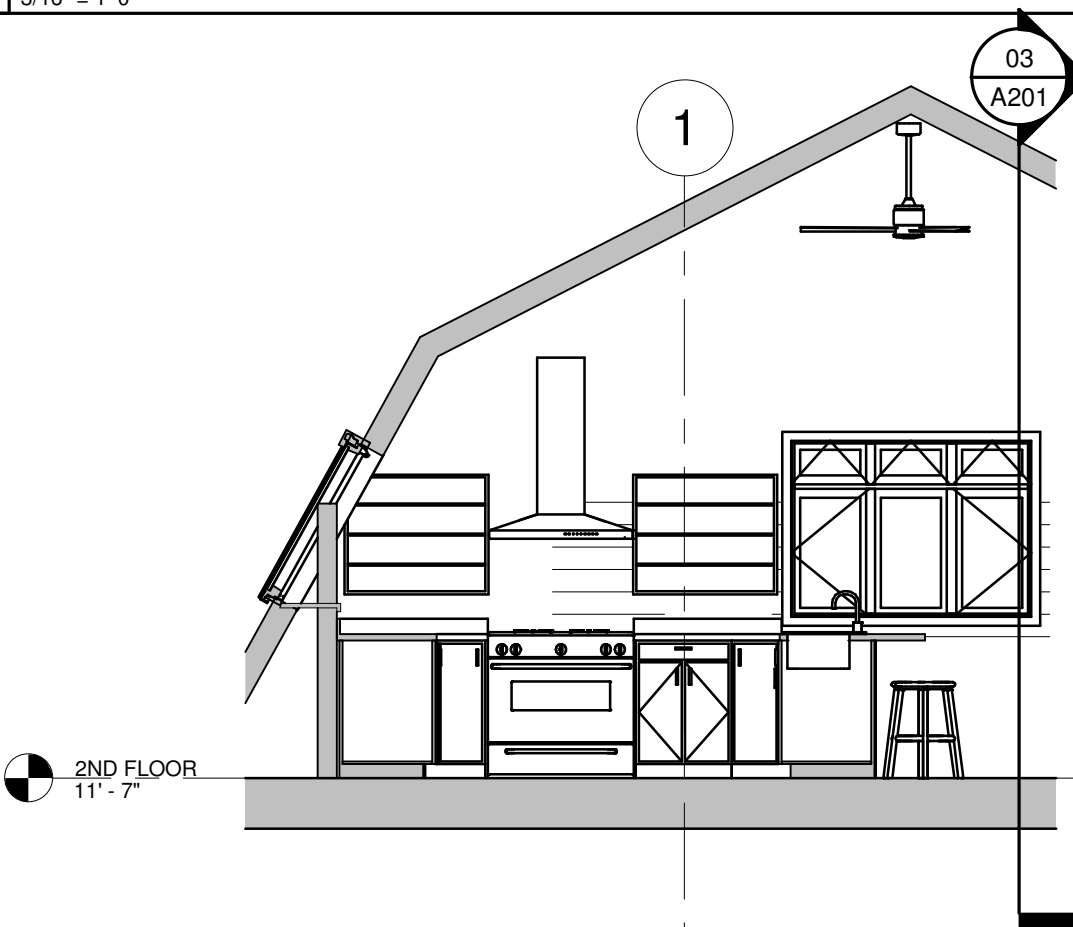
02 EAST ELEVATION
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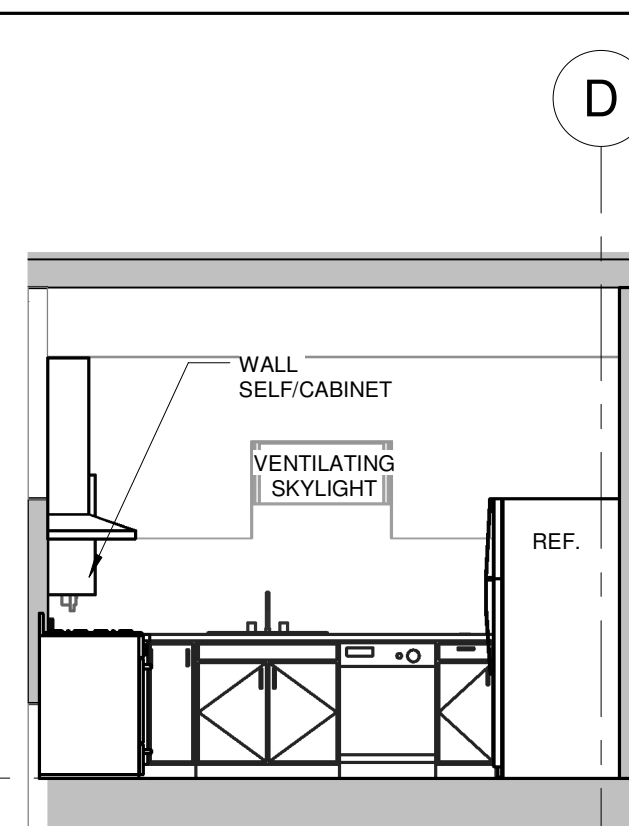
03 WEST ELEVATION
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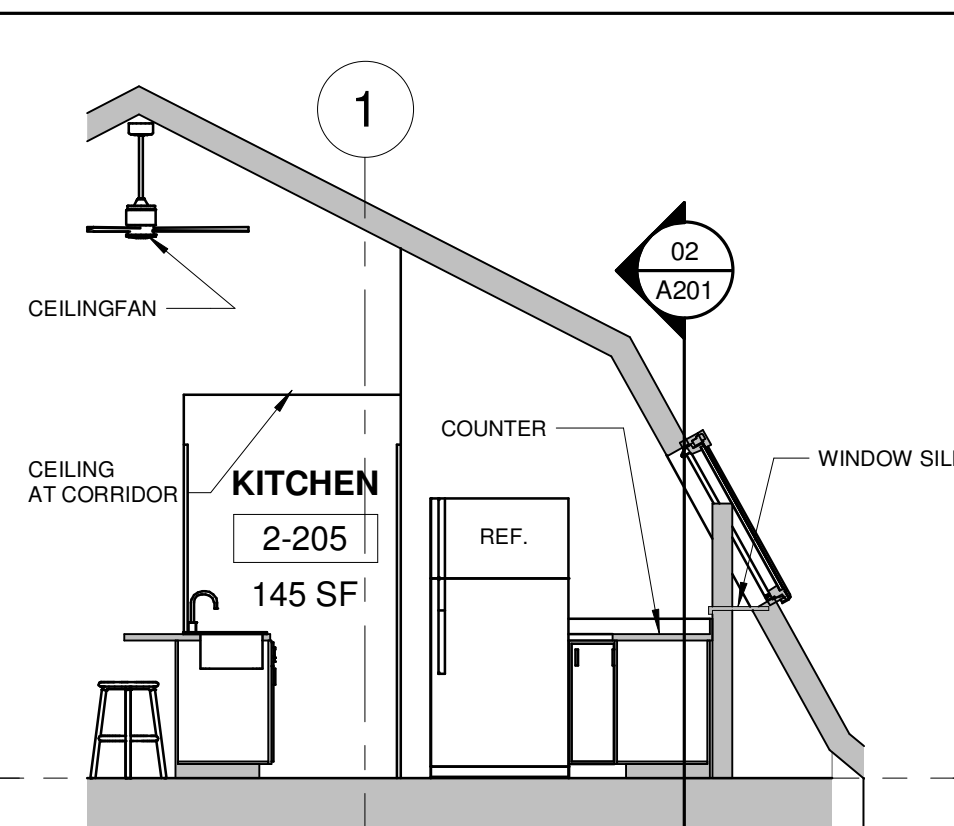
04 NORTH ELEVATION
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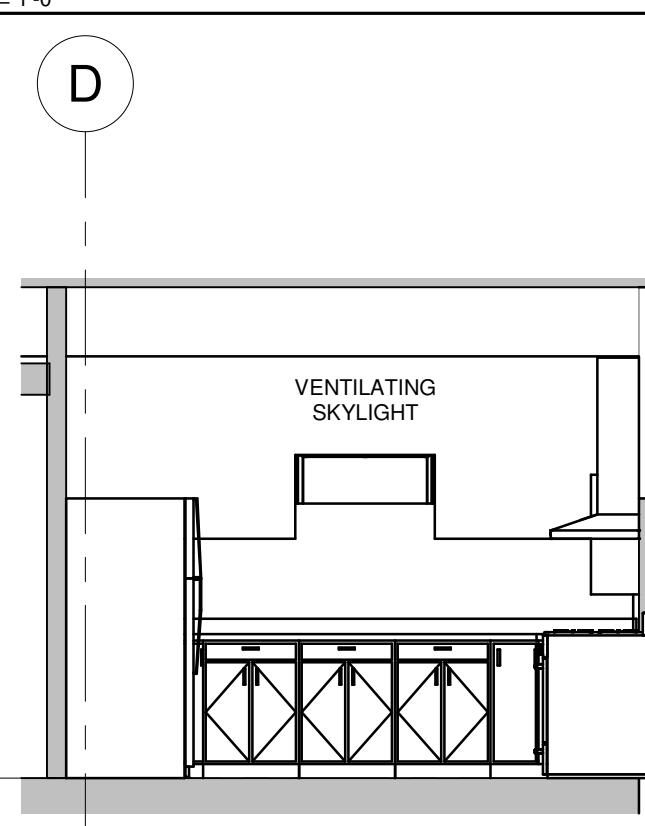
05 KITCHEN ELEVATION
1/4" = 1'-0"



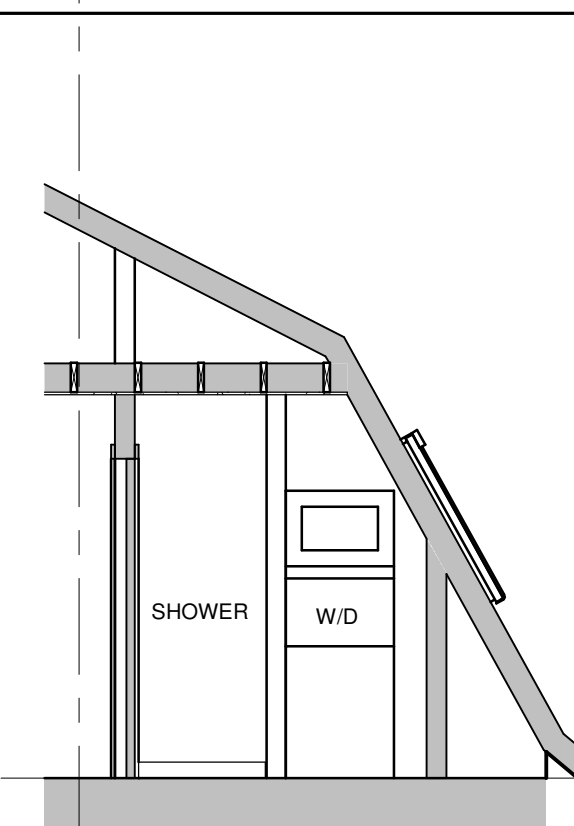
06 KITCHEN ELEVATION
1/4" = 1'-0"



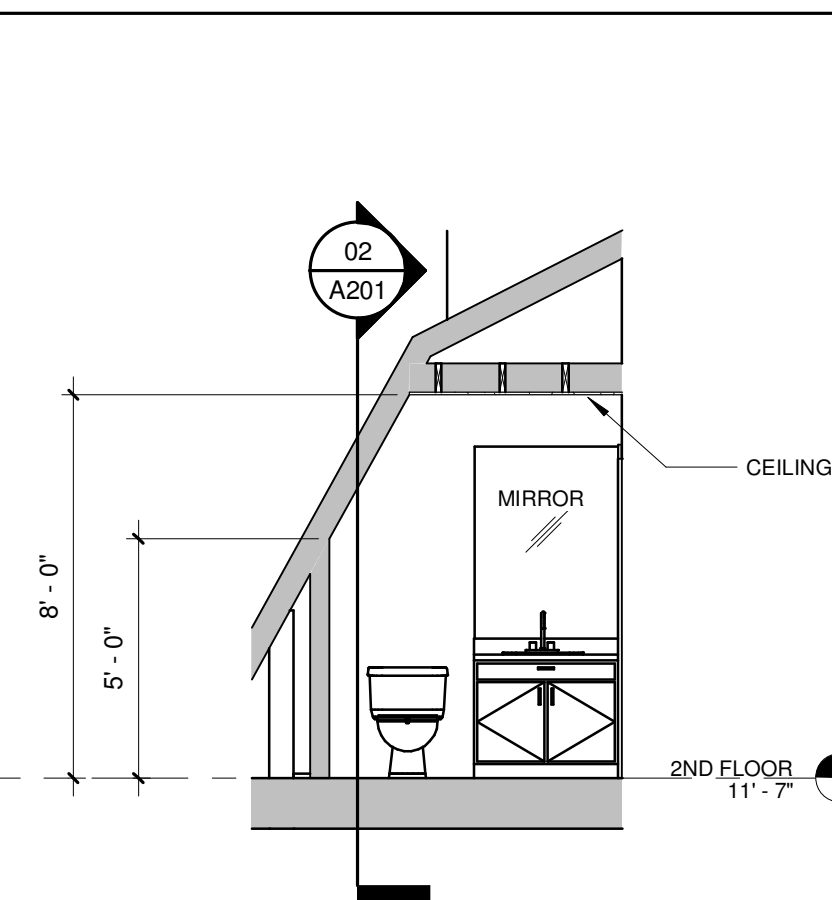
07 KITCHEN ELEVATION
1/4" = 1'-0"



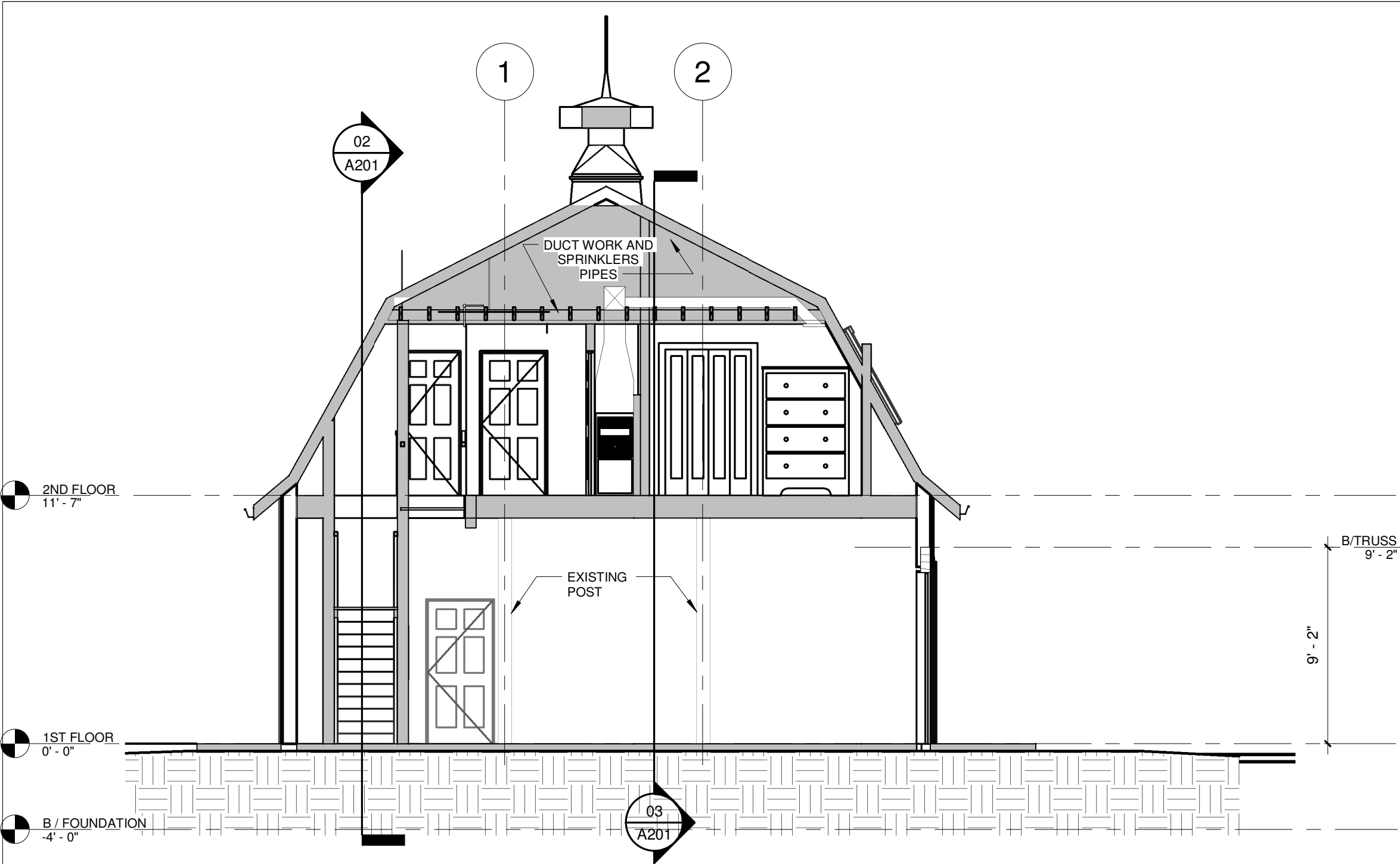
08 KITCHEN ELEVATION
1/4" = 1'-0"



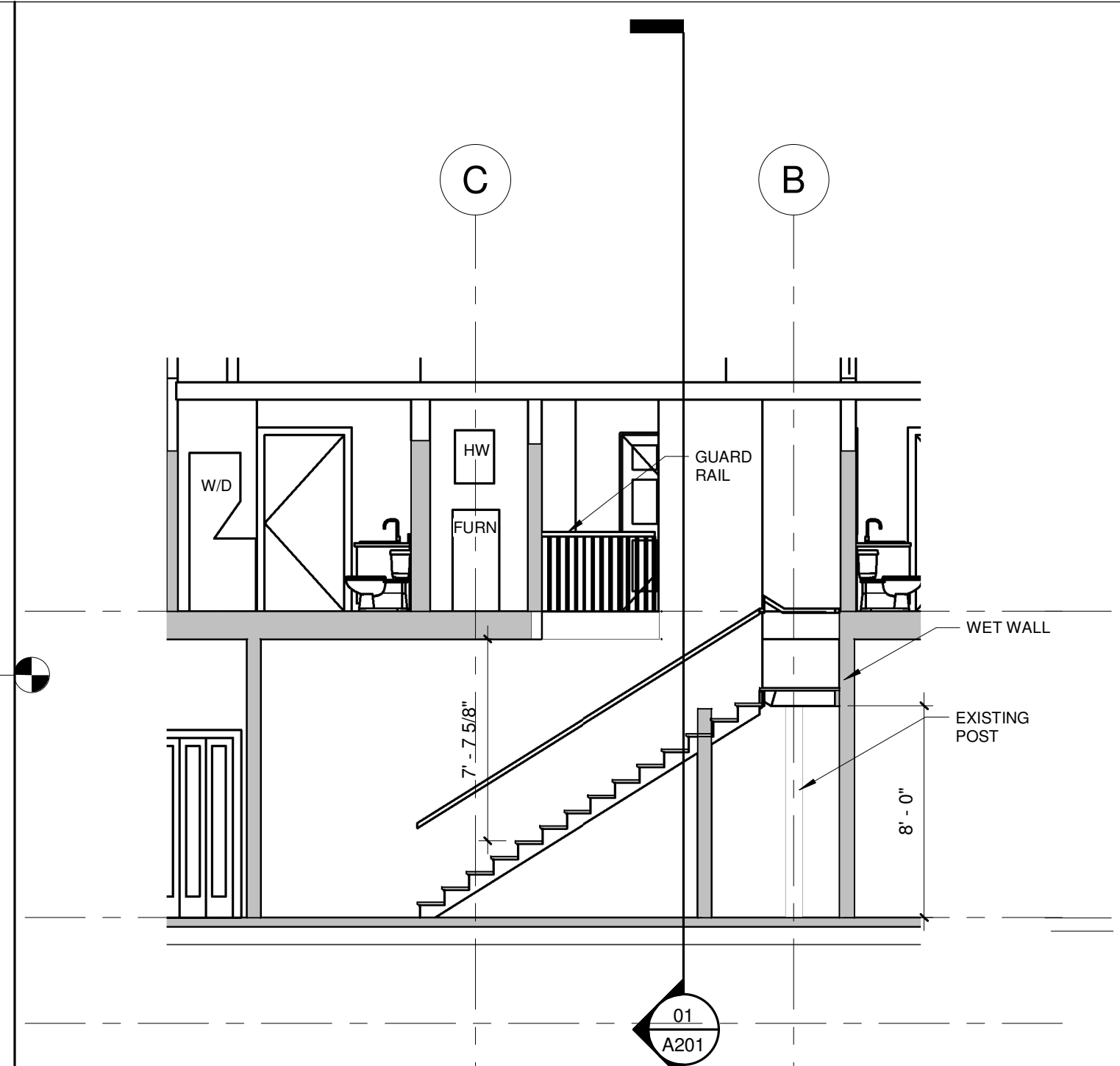
09 BATH ELEVATION
1/4" = 1'-0"



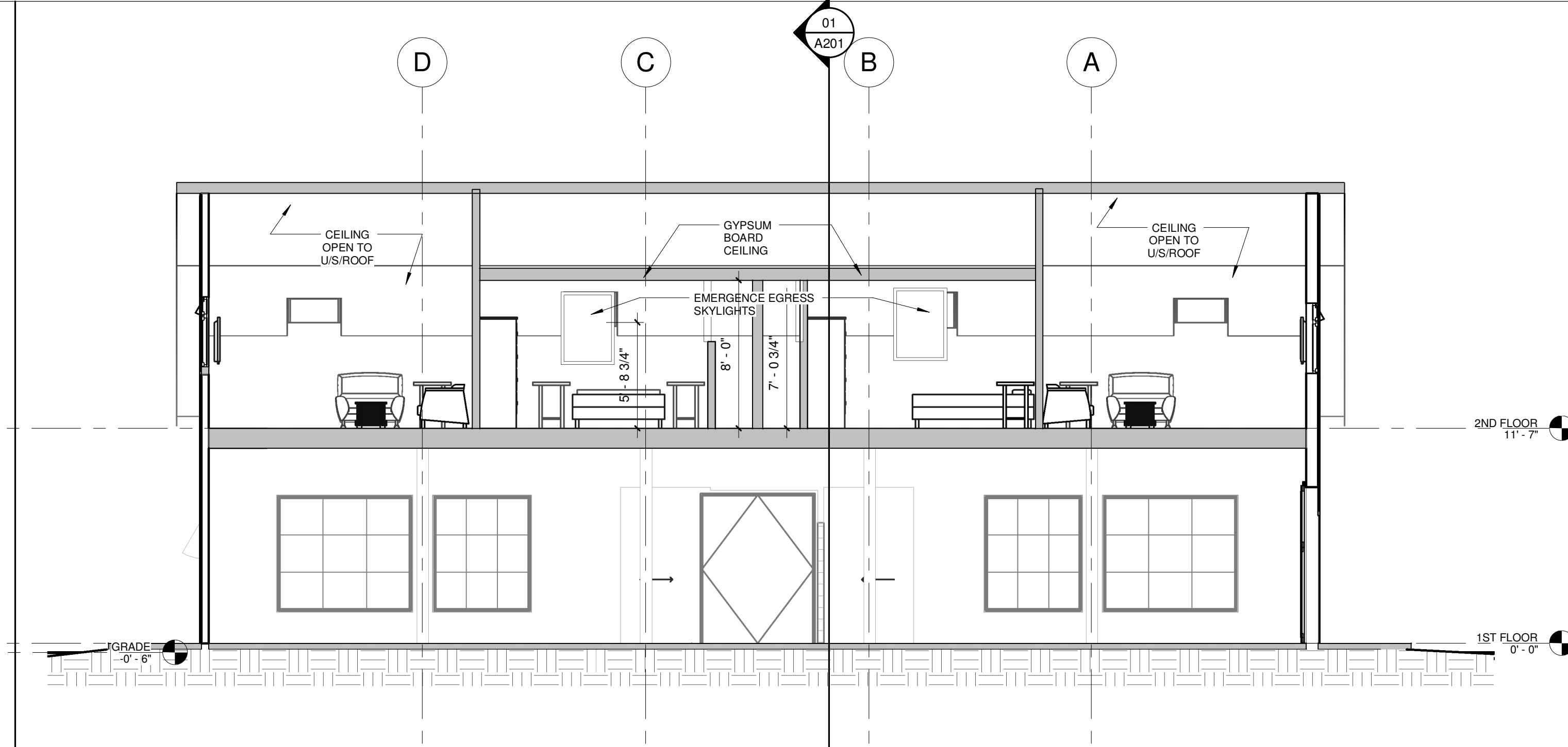
10 BATH ELEVATION
1/4" = 1'-0"



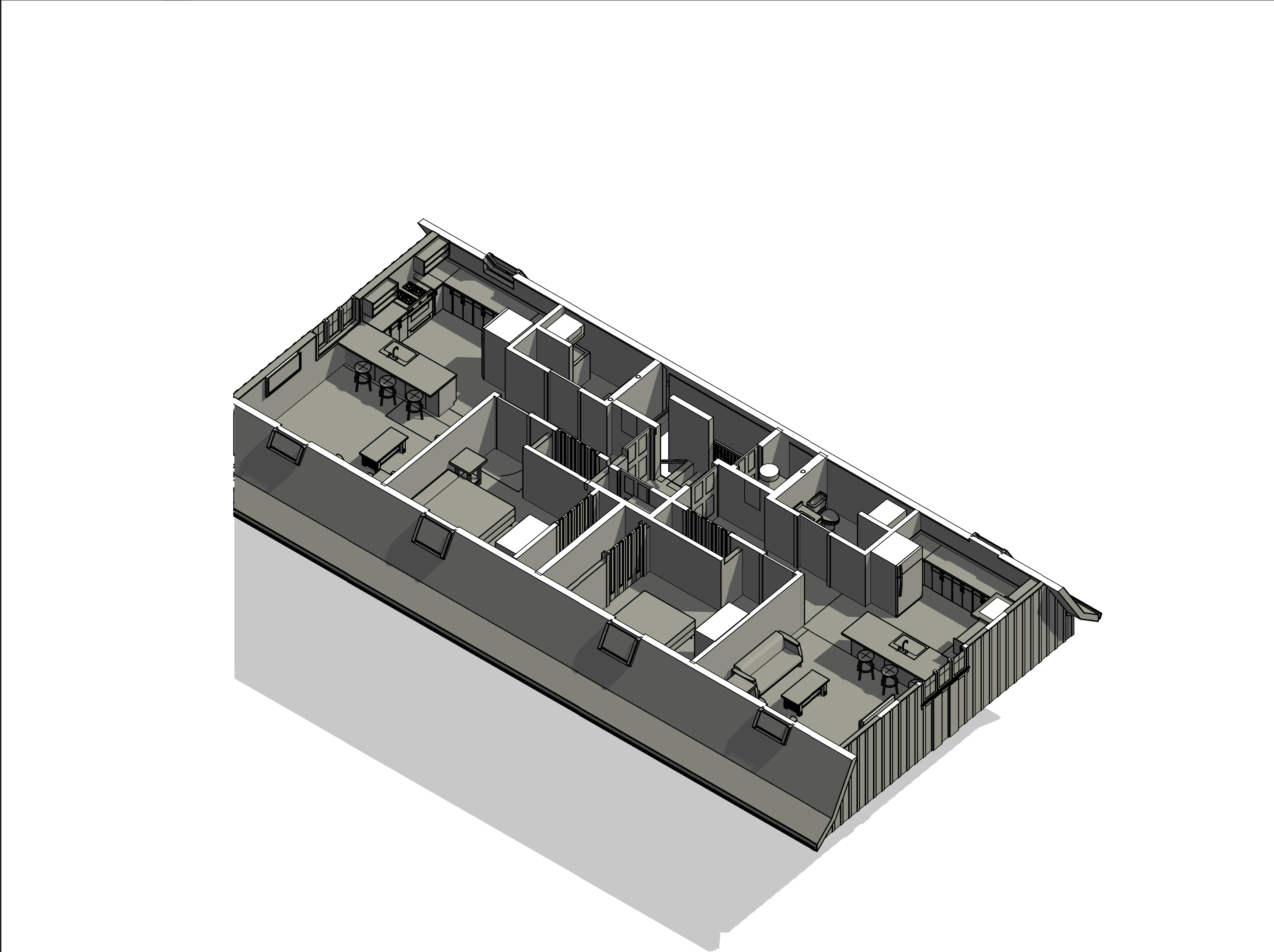
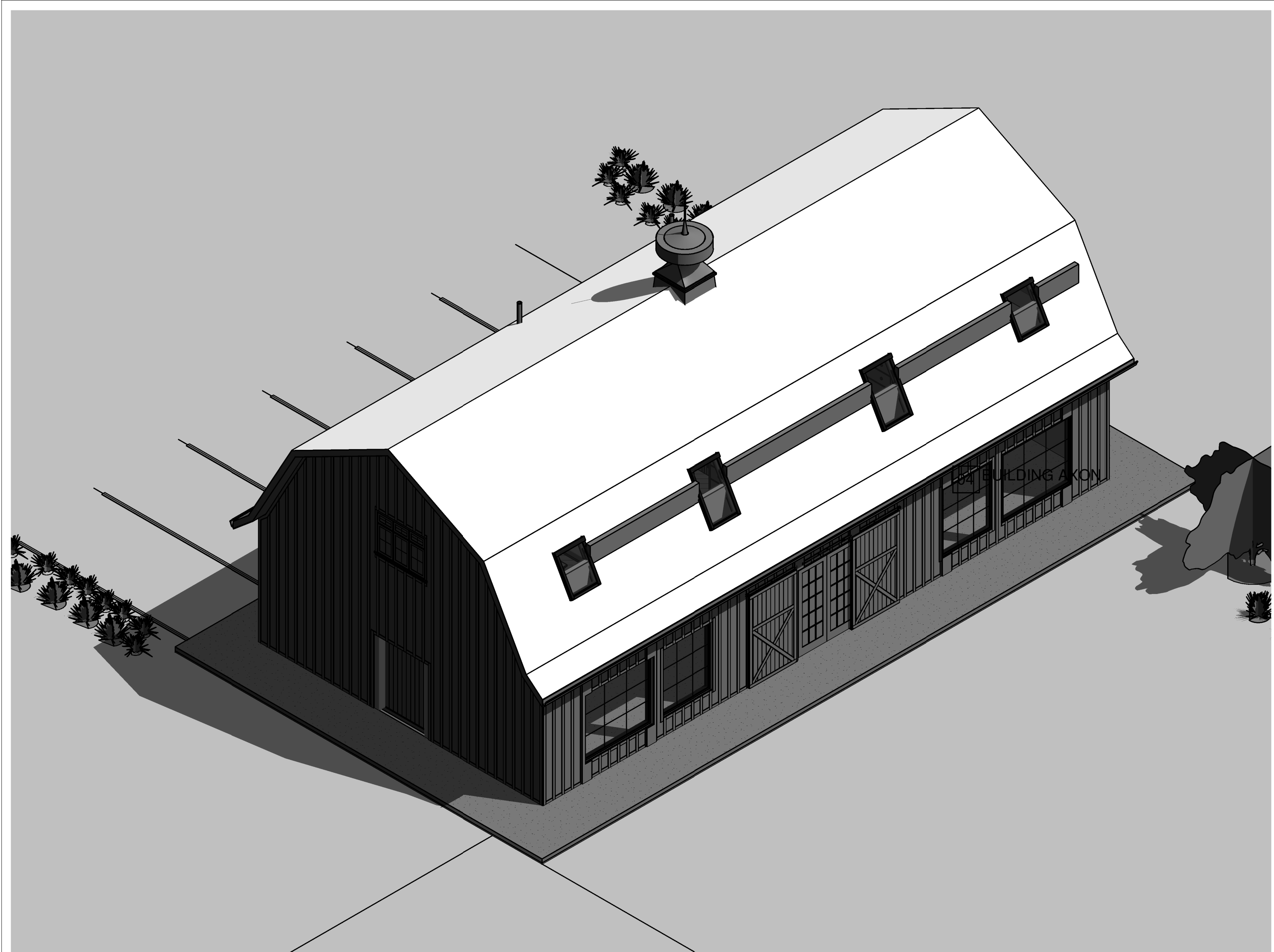
01 BUILDING SECTION
3/16" = 1'-0"



02 BUILDING SECTION
3/16" = 1'-0"



03 BUILDING SECTION
3/16" = 1'-0"



05 APARTMENT AXON

Short Environmental Assessment Form

Part 1 - Project Information

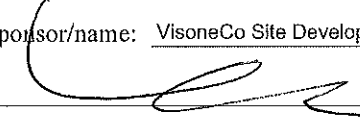
Instructions for Completing

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.

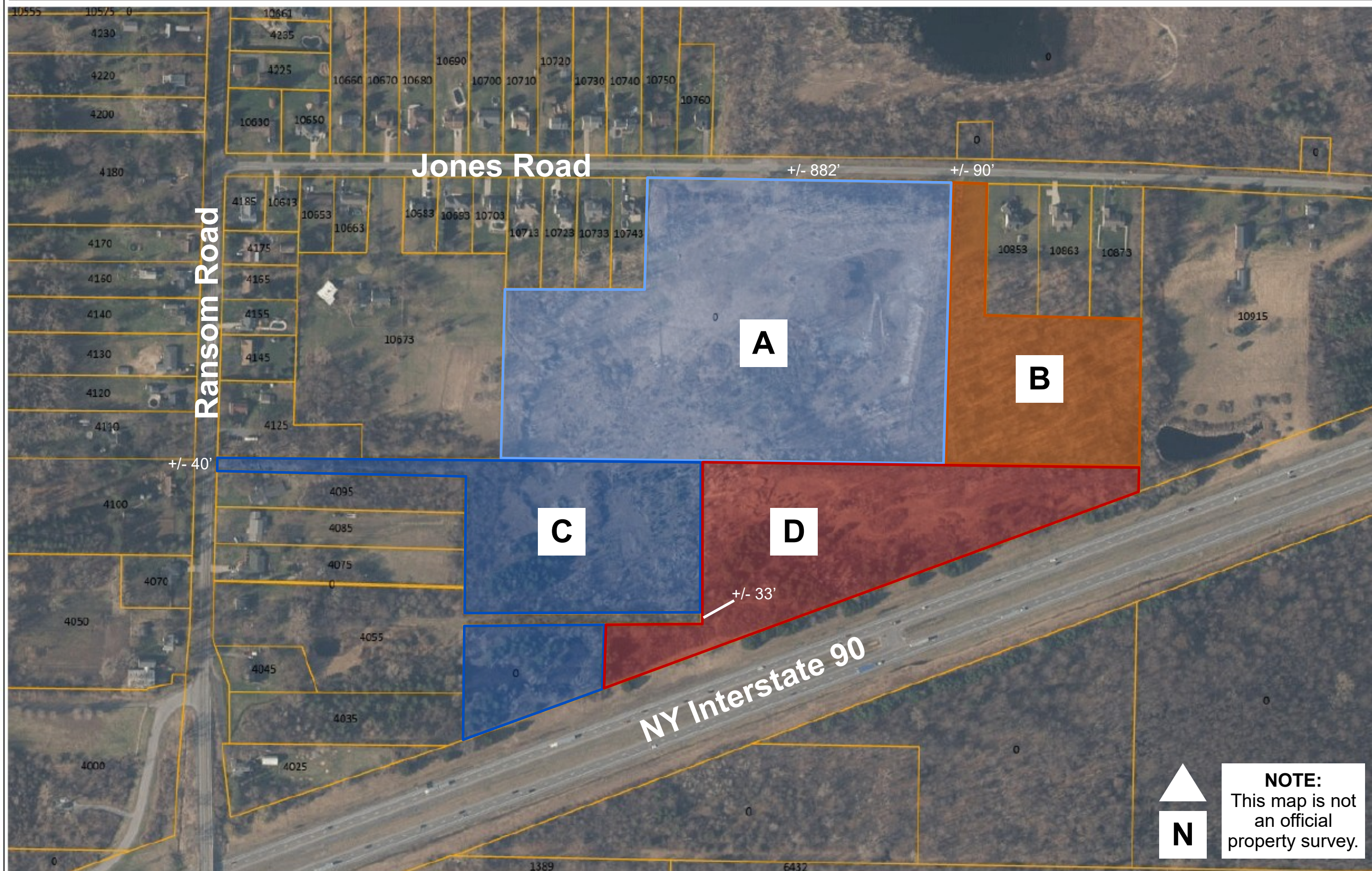
Part 1 – Project and Sponsor Information			
VisoneCo Site Development LLC			
Name of Action or Project: 9300 Main St - Barn Conversion			
Project Location (describe, and attach a location map): 9300 Main St , Clarence, NY 14031			
Brief Description of Proposed Action: Conversion of barn into a mixed-use building. Commercial space with 2 multi-family units.			
Name of Applicant or Sponsor: 9300 Main Clarence LLC		Telephone: 716-759-1715 E-Mail: brianne@visoneco.com	
Address: 9829 Main St			
City/PO: Clarence		State: NY	Zip Code: 14031
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5.19 acres b. Total acreage to be physically disturbed? _____ .70 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 39 acres			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input 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	
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: _____ _____	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	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	
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm sewer pipe, catch basin and on-site swale		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>VisoneCo Site Development LLC</u> Date: <u>5/16/25</u> Signature: <u></u> Title: <u>Managing Member</u>		



2025 Existing Configuration



Jones Road (Lot A):
SBL: 84.00-2-1.111

Size: +/- 20.89 acres

Frontage:
+/- 882 ft. - Jones Rd.

Jones Road (Lot B):
SBL: 84.00-2-14.2

Size: +/- 6.37 acres

Frontage:
+/- 90 ft. - Jones Rd.

Ransom Road (Lot C):
SBL: 84.11-1-1

Size: +/- 9.98 acres

Frontage:
+/- 40 ft. - Ransom Rd.

Ransom Road (Lot D):
SBL: 84.00-2-5

Size: +/- 9.85 acres

Frontage:
+/- 0 ft. - Land Locked



NOTE:
This map is not
an official
property survey.

0.1 0 0.07 0.1 Miles

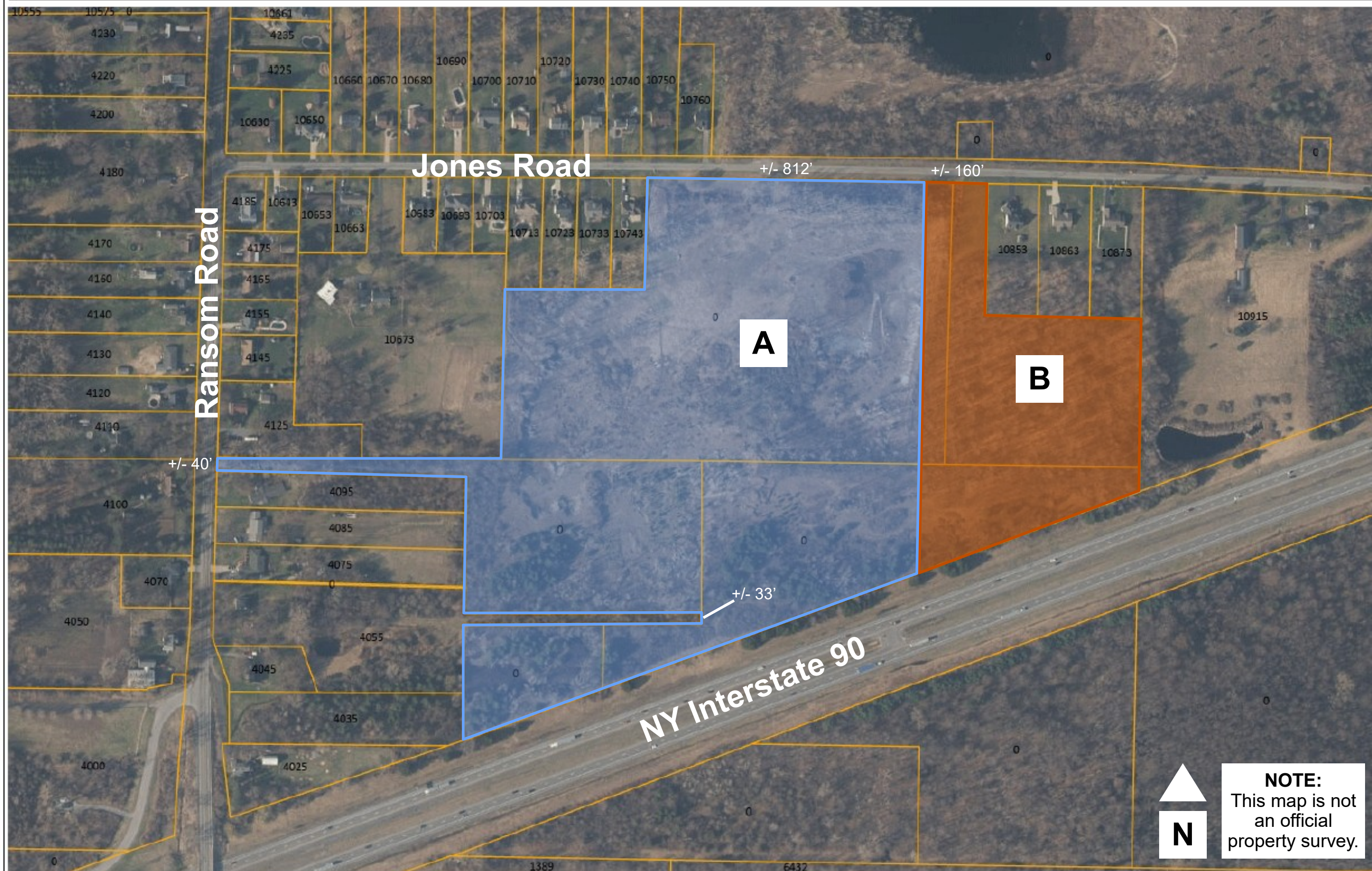
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an
Internet mapping site and is for reference only. Data
layers that appear on this map may or may not be
accurate, current, or otherwise reliable.



2025 Proposed Configuration



Jones Road (Lot A):
SBL:

Size: +/- 37 acres

Frontage:
+/- 812 ft. - Jones Rd.
+/- 40 ft. - Ransom Rd.

Jones Road (Lot B):
SBL:

Size: +/- 10.00 acres

Frontage:
+/- 160 ft. - Jones Rd.



NOTE:
This map is not
an official
property survey.

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Short Environmental Assessment Form

Part 1 - Project Information

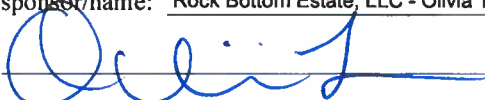
Instructions for Completing

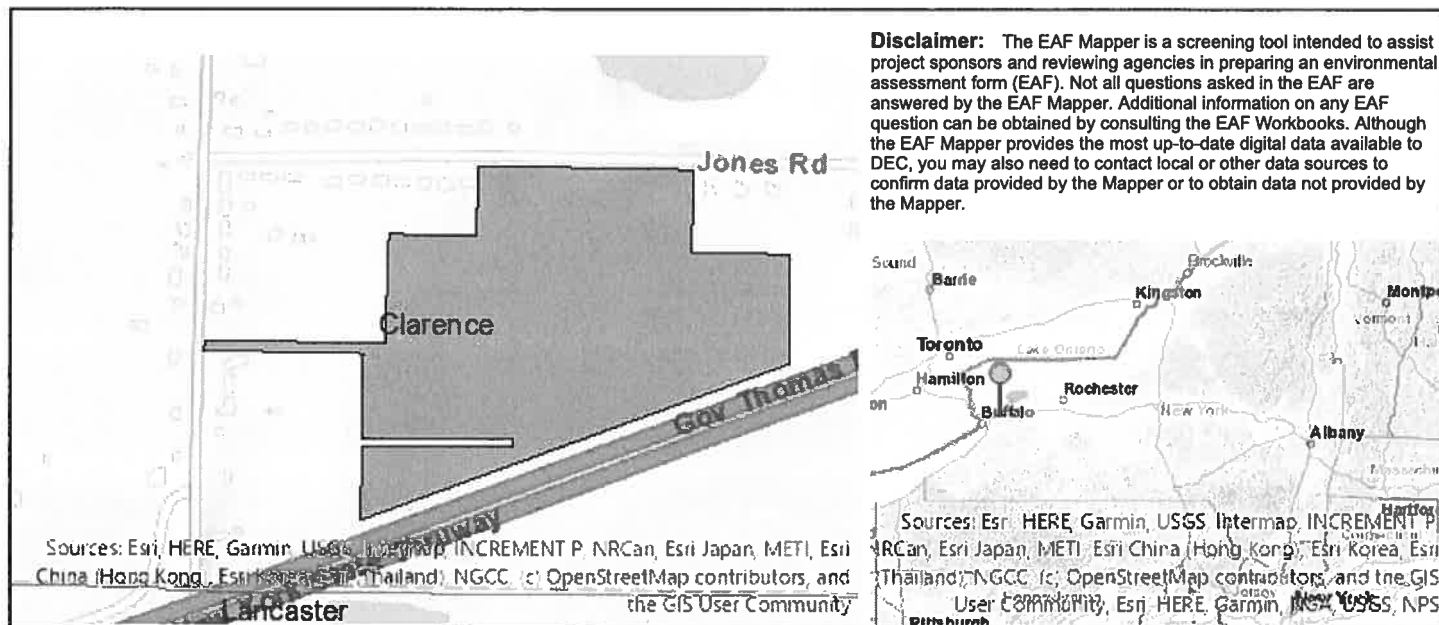
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 0 Jones Road - Minor Subdivision & Lot Line Adjustment			
Project Location (describe, and attach a location map): 0 Jones Road (Parcel A) - 84.00-2-1.111 & 0 Jones Road (Parcel B) - 84.00-2-14.2			
Brief Description of Proposed Action: Proposed Minor Subdivision of Land and Lot Line Adjustment to recognize parcel B as a good lot of record, per the Town of Clarence. Proposed Lot Line Adjustment to adjustment exiting lots with frontage on Jones Road and Ransom Road.			
Name of Applicant or Sponsor: Rock Bottom Estate, LLC		Telephone: (716) 907-1293 E-Mail: OTL@longpaulolee.com	
Address: 8995 Main Street			
City/PO: Clarence	State: NY	Zip Code: 14031	
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: Minor Subdivision of Land Approval and Lot Line Adjustment Approval.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		+/- 47 acres 0 acres +/- 47 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minor Subdivision of Land and Lot Line Adjustment online. No building or ground disturbance as a result of this Proposed Action.		
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: _____ Minor Subdivision of Land and Lot Line Adjustment online. No building or ground disturbance as a result of this Proposed Action.	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: _____ Minor Subdivision of Land and Lot Line Adjustment online. No building or ground disturbance as a result of this Proposed Action.	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Rock Bottom Estate, LLC - Olivia T. Paulo-Lee, Esq.</u> Date: <u>07-02-2025</u> Signature:  Title: <u>Applicant</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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]	No

Project: Jones Road Minor Subdivision

Date: 7-16-2025

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

This Minor Subdivision of Land and Lot Line Adjustment allows for the recognition of one (1) new good frontage lot of record in the Agricultural Rural Residential zone. The newly recognized lot and the remaining parent parcel meet the minimum lot standards per the Town of Clarence Zoning Code, and the effected parcels are not in sharp contrast to the surrounding existing parcels. There is no physical land disturbance as a result of this approval. The Proposed Action does not create a significant adverse impact to the environment.

☐ 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 Zoning Board of Appeals

7-16-2025

Name of Lead Agency

Date

Town of Clarence Zoning Board of Appeals 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)