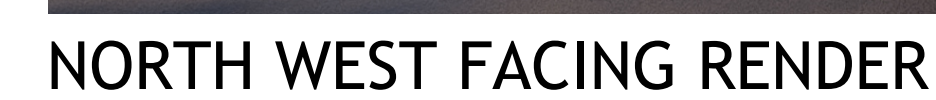


- (B) BRICK: EXISTING
- (C) CONCRETE
- (F1) ALUMINUM FRAMING: COLOR: BRIGHT WHITE
- (G1) DOUBLE PANE 1" GLASS: COLOR: CLEAR
- (E1) EIFS, PAINT: COLOR: SHERMAN WILLIAMS, REAL RED
- (E2) EIFS, PAINT: COLOR: SHERMAN WILLIAMS, DRIFT OF MIST
- (CB) CLAPBOARD SIDING: COLOR: HARDIE LAP SIDING, WEATHERED CLIFFS
- (SH) ASPHALT SHINGLES

[illegible]

SPECIAL INFORMATION:

THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BUILDING CONSTRUCTED BY OTHERS IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE:

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

PROPERTY NUMBER:

AREA:

5506

TIM HORTONS
8503 MAIN ST, WILLIAMSVILLE,
NY 14221

SHELL ALTERATIONS

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

BENDERSON
DEVELOPMENT

570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

TITLE:

ELEVATIONS AND RENDERS

DRAWN BY: JKF

CHECKED BY:	JAR
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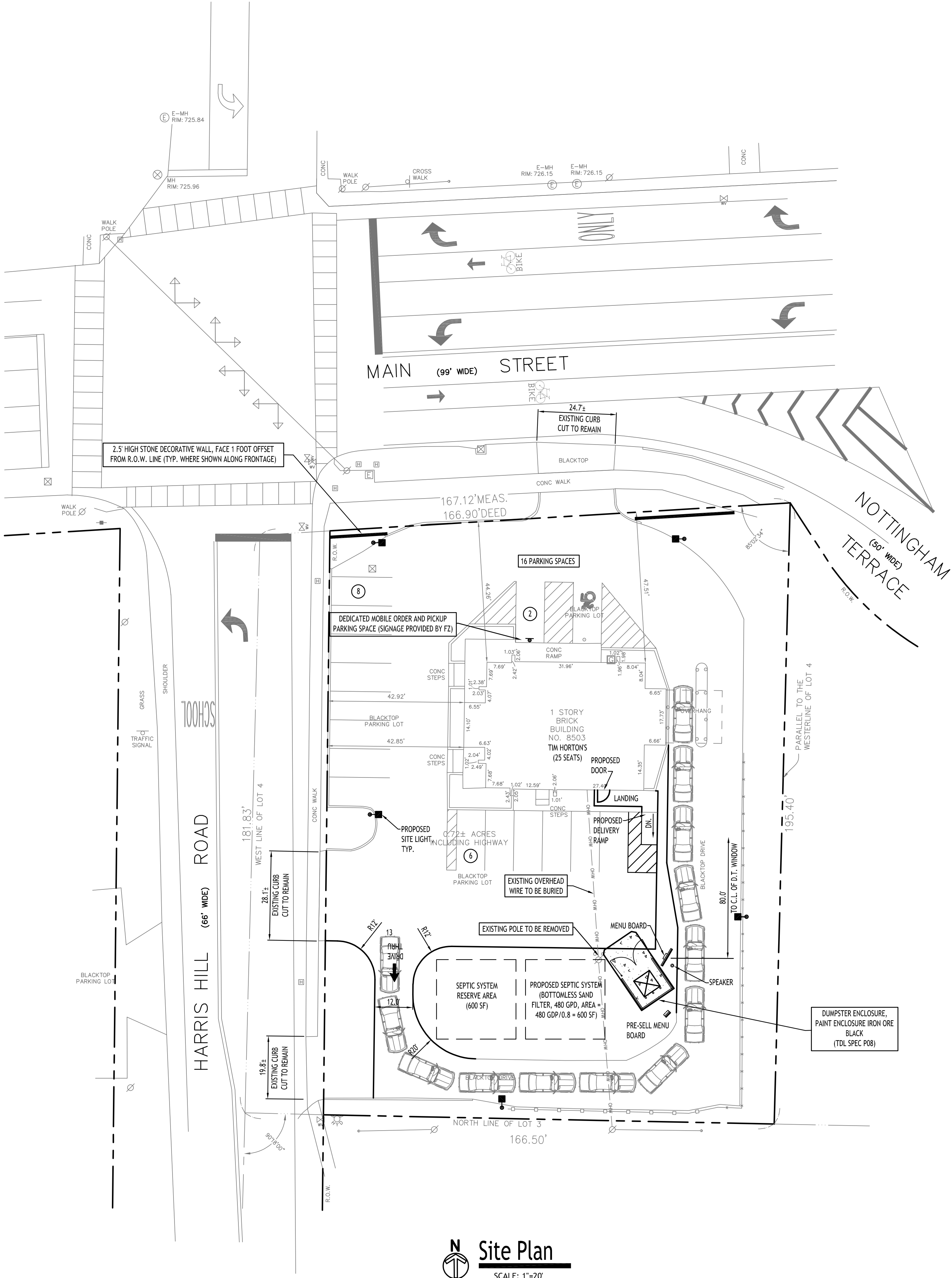
DATE: 09/23/2025

DRAWING NUMBER:

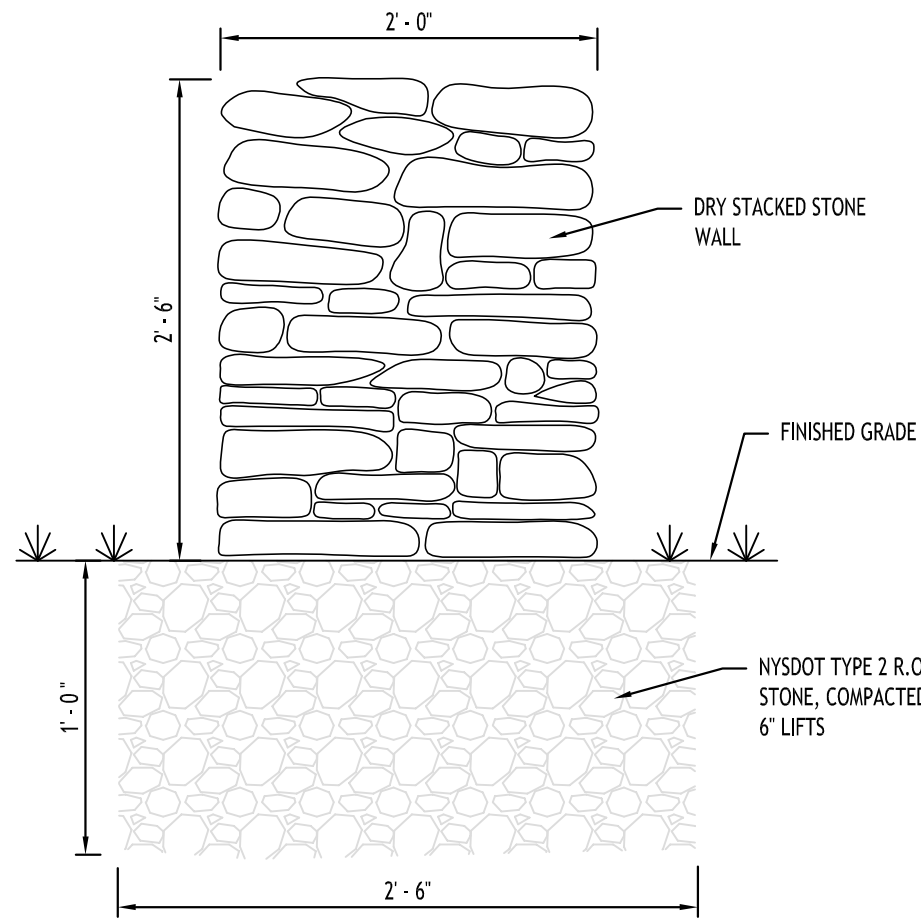
DRAWING NUMBER: **A 201**

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Site Plan
SCALE: 1"=20'



**TOWN OF CLARENCE
STONE WALL DETAIL**
NOT TO SCALE

SITE DATA		
SITE AREA = 0.58 AC		
ZONED: TRADITIONAL NEIGHBORHOOD		
DESCRIPTION: EX. BUILDING, TIM HORTON'S RESTAURANT (25 SEATS) W/ DRIVE THRU		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	10 FT MIN/45 FT MAX	EXISTING
SIDE:	10 FT	EXISTING
REAR:	25 FT	EXISTING
SETBACKS - PARKING		
FRONT:	*	EXISTING
SIDE:	NONE	EXISTING
REAR:	NONE	EXISTING
GREENSPACE		
TOTAL SITE (40%):	0.23 AC	0.15 AC (0.11 AC EX.)
TOTAL IMPERVIOUS AREA (60%):	0.35 AC	0.43 AC (0.47 AC EX.)
PARKING		
# OF SPACES - SEE CALCULATION BELOW	9 9x19'	16 SPACES
MAX. BUILDING HEIGHT	40 FT	< 40 FT
LOT COVERAGE	60% (0.35 AC)	74% (0.43 AC, 0.47 EX.)
DRIVE-THRU STACKING	12 SPACES	13 SPACES
DRIVE-THRU WINDOW SETBACK (FROM STREET)	80 FT	63 FT (EX.)

* PARKING NOT ALLOWED IN FRONT YARD OF THE BUILDING
NOTE: SPECIAL EXCEPTION USE PERMIT REQUIRED FOR DRIVE-THRU/RESTAURANT

PARKING CALCULATION:
RESTAURANT:
REQD PARKING = 1 SPACE PER 3 SEATS
= 25 SEATS / 3 = 9 SPACES

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

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



CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro

Proposed Tim Horton's
8503 Main Street
Clarence, New York

REVISIONS:
No. Description Date

PRELIMINARY
NOT FOR CONSTRUCTION

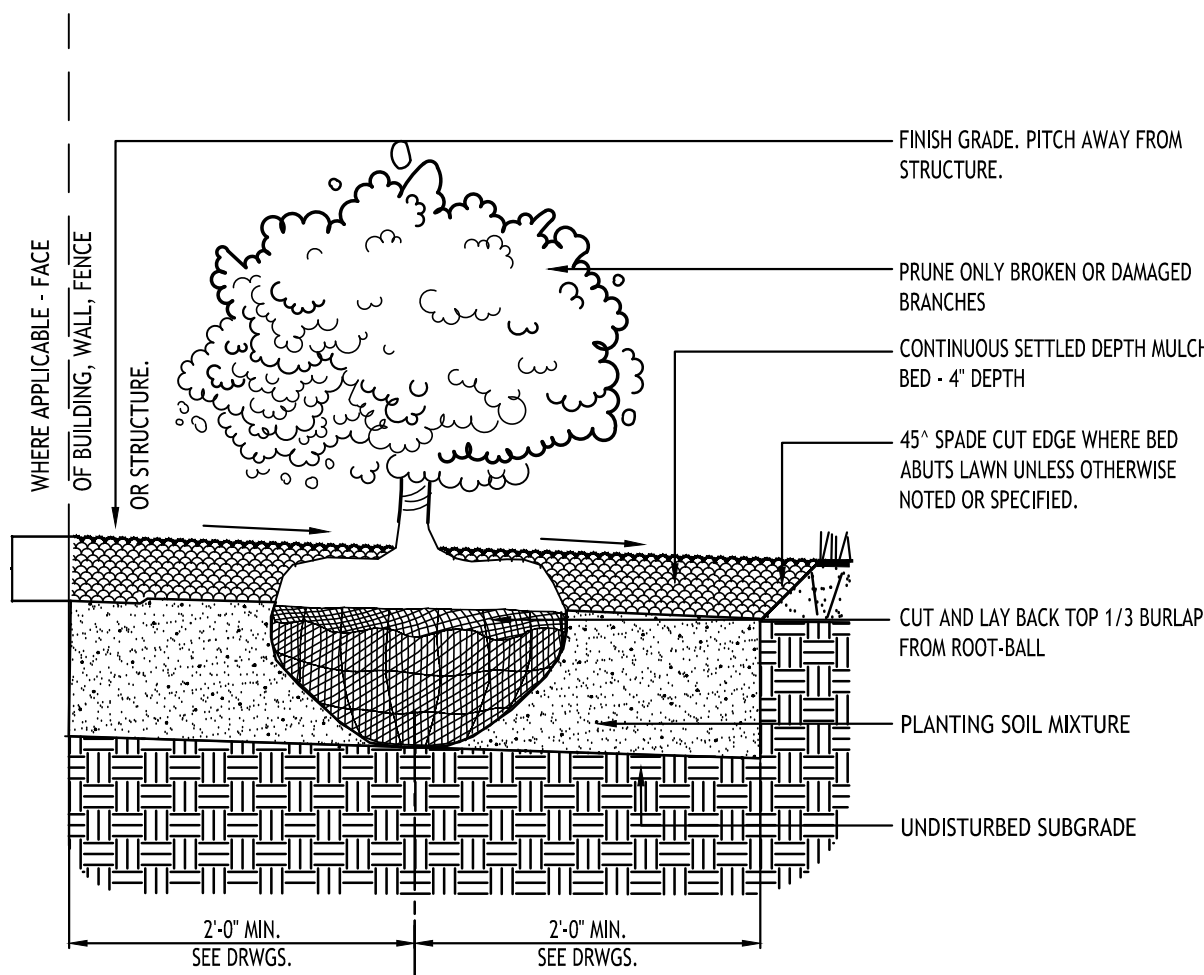
DRAWING NAME:
**Site Plan
Concept**

Date: 9/23/25
Drawn By: C. Wood
Scale: As Noted

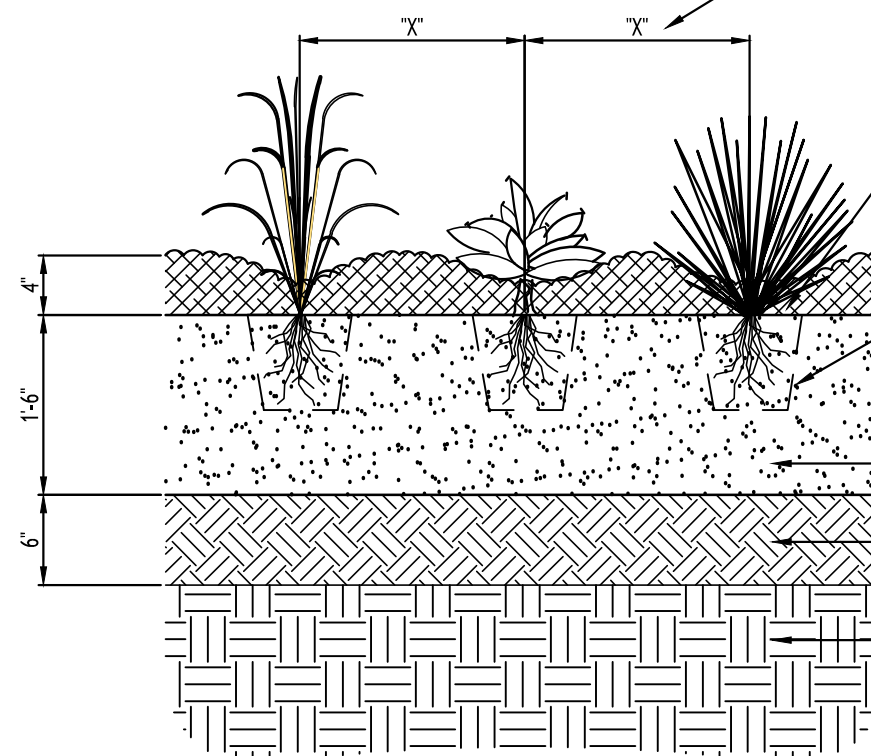
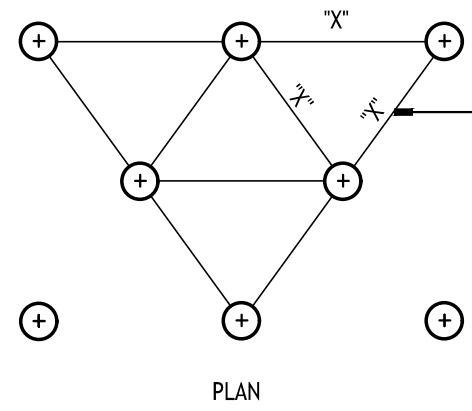
DRAWING NO.

C-100

Project No: 23-4095



STD. SHRUB PLANTING



NOTE: PLANT BULBS IN TRENCHES AND BOUQUET PLANTING GROUPS.

GROUND COVER PLANT SPACING

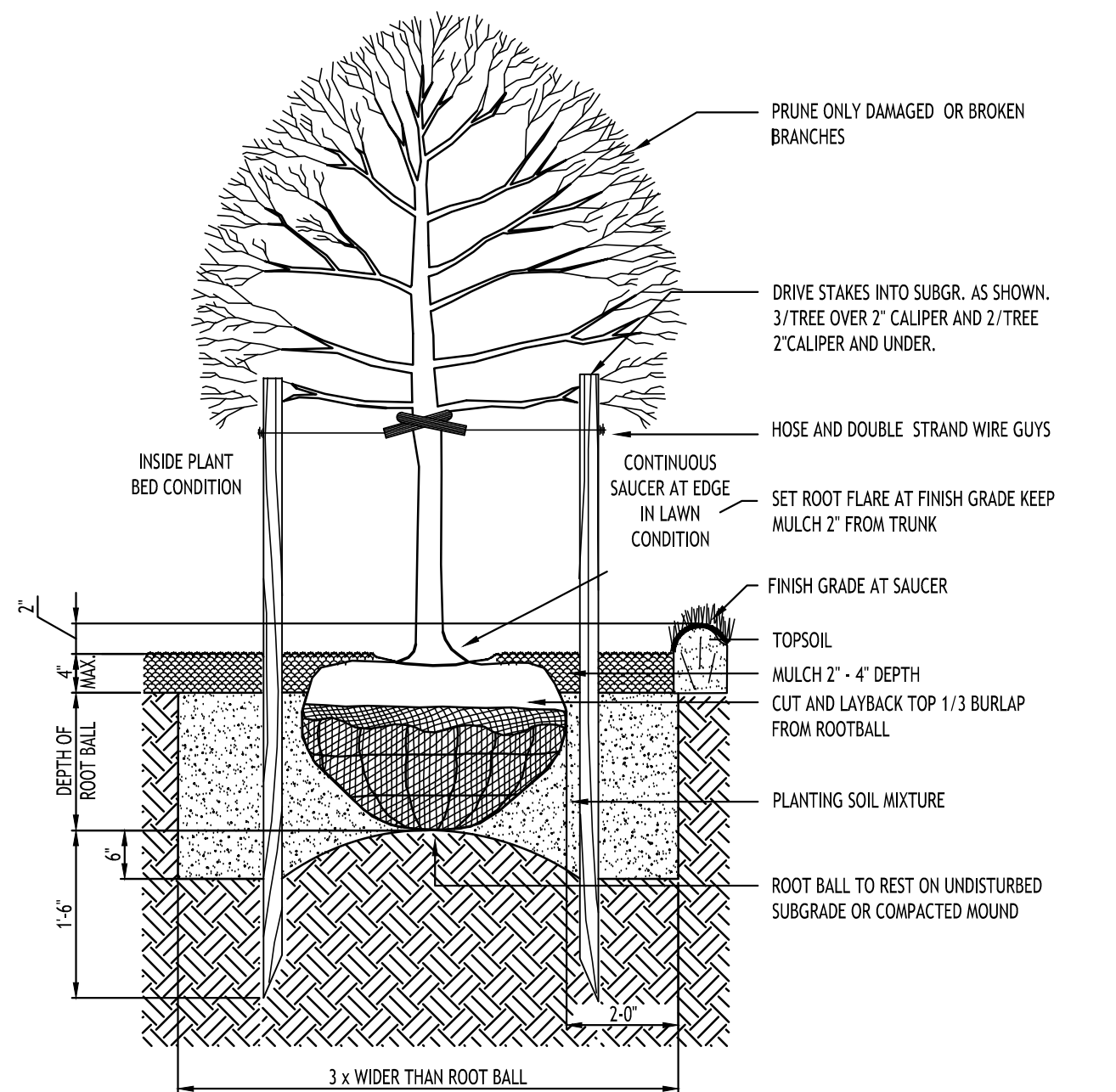
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
OR	1	Quercus rubra	Northern Red Oak	2½"-3" Cal.	B&B; grows to 45 ft. high, 30 ft. wide
QRxB	2	Quercus robur x bicolor	Regal Prince Oak	2½"-3" Cal.	B&B; grows to 40 ft. high, 15 ft. wide
SMALL ORNAMENTAL TREES					
AF	3	Acer Freemanii	Freeman Maple	1½" to 2" Cal.	B&B; grows to 25 ft. high, 15 ft. wide
SR	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1½" to 2" Cal.	B&B; grows to 20 ft. high, 20 ft. wide
EVERGREEN TREES, DECIDUOUS SHRUBS					
IGb	3	Ilex glabra 'Chamin'	Nordic Inkberry	No. 3 Cont.	Grows 3-4 ft. high 3 ft. wide
IV	8	Juniperus virginiana 'Emerald Sentinel'	Northern Red Cedar – Emer. Sentinel	No. 3 Cont.	Grows 8-15 ft. high, 3-4 ft. wide
PAH	2	Picea abies 'Hillside'	White Pine – Hillside – upright	No. 5 Cont.	Grows 30 ft. high, 8-12 ft. wide
TO	5	Thuja occidentalis – Eastern White Cedar	Eastern White Cedar	No. 5 Cont.	Grows 25-30 ft. high, 12-15 ft. wide
AMu	5	Aronia melanocarpa – 'Uncomm165'	Aronia Low Scape Mound	No. 3 Cont.	Grows 3-4 ft. high 3 ft. wide
HQ	8	Hydrangea quercifolia	Oakleaf Hydrangea	No. 3 Cont.	Grows 3-4 ft. high 4 ft. wide
ORNAMENTAL GRASSES, PERENNIALS, GROUND COVER					
PA	5	Pennisetum alopecuroides 'Hamlin'	Dwarf Fountain Grass	No. 3 Cont.	Grows 2-3 ft. tall, 2-3 ft. wide.
PN	3	Panicum virgatum 'Shenandoah'	Switch Grass - Shenandoah	No. 3 Cont.	Grows 2-3 ft. tall, 2-4 ft. wide.
SDO	8	Hemerocallis Stella D'Oro	Stella D'Oro Day Lily	No. 3 Cont.	Grows 1-3 ft. tall, 1-3 ft. wide.

*Cut back Ornamental Grasses in late fall or early Spring to remove dead leaves and promote new growth.

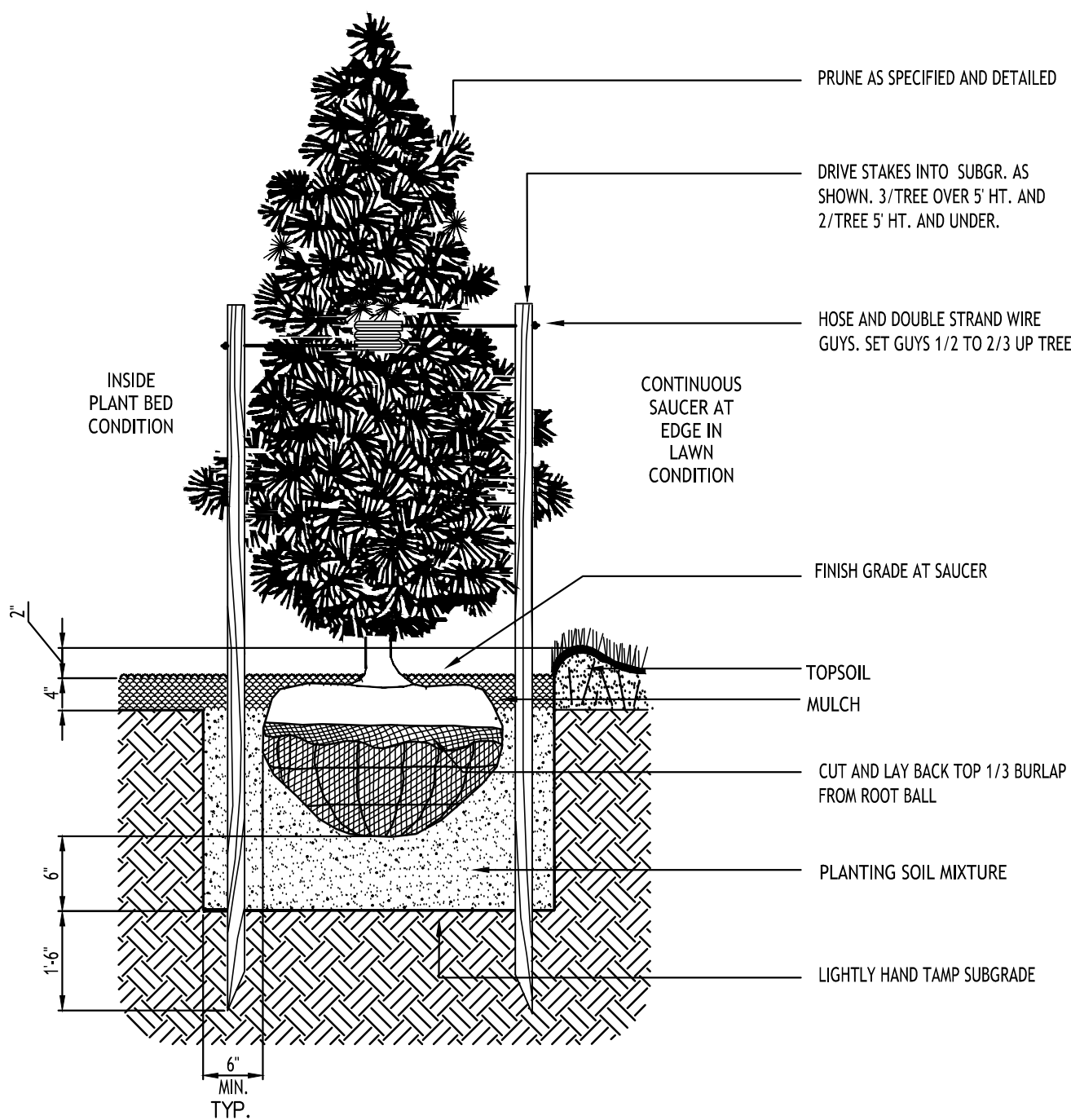
NOTE: All planting beds and tree saucers shall receive a minimum 3-inch depth of dark shredded hardwood bark mulch.

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUAL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN 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, $\frac{1}{8}$ PART MILORGINANT.
7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH WITH 'PREEN'.
9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEED.



STD. DECIDUOUS TREET PLANTING



STD. EVERGREEN PLANTING

PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREENT" 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 SOFT TAP WOOD & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE "PREENT" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STRAKES AS PER TREE PLANTING DETAIL.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS.



REVISIONS:	
No.	Description Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Landscape Plan

Date: 9/23/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

L-100

Project No: 23-4095



#	Name	Parameter	Max at PL	Max	Average
1	Pavement Parking Area	Site FC	Code: 0.5 fc Actual: 0.37 fc	Actual: 4.1 fc	Code: 1.0 fc Actual: 1.0 fc



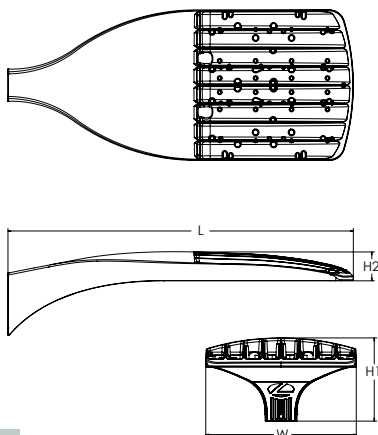
D-Series Size 1 LED Area Luminaire



d#series

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare ³ T4M Type IV medium T4LG Type IV low glare ³ TFTM Forward throw medium TSM Type V medium TSLG Type V low glare TSW Type V wide BLC3 Type III backlight control ³ BLC4 Type IV backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{5,6} XVOLT (277V - 480V) ^{7,8} 120 ^{16,26} 208 ^{16,26} 240 ^{16,26} 277 ^{16,26} 347 ^{16,26} 480 ^{16,26}	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling ⁹ RPA5 Round pole mounting #5 drilling ⁹ SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket ¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,12,20,21} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,20,21} PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴ PER5 Five-pin receptacle only (controls ordered separate) ^{14,21} PER7 Seven-pin receptacle only (controls ordered separate) ^{18,21} FAO Field adjustable output ^{15,21} BL30 Bi-level switched dimming, 30% ^{16,21} BL50 Bi-level switched dimming, 50% ^{16,21} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18,19,21}	Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard) ²² L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²³ HA 50°C ambient operation ²⁴ BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) ²⁵ DF Double fuse (208, 240, 480V) ²⁶ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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DSX1-LED
Rev. 04/29/25
Page 1 of 10

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

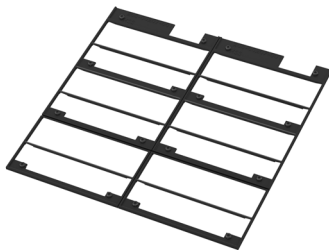
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



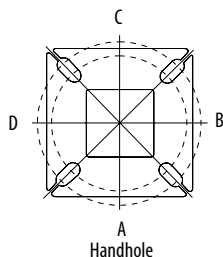
External Glare Shield (EGSR)



House Side Shield (HS)

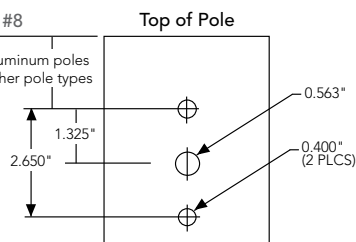
Drilling

HANDHOLE ORIENTATION



Template #8

1.75" for aluminum poles
2.75" for other pole types



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

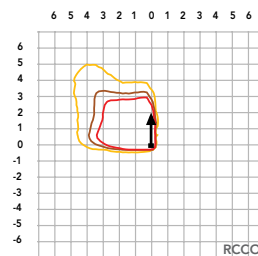
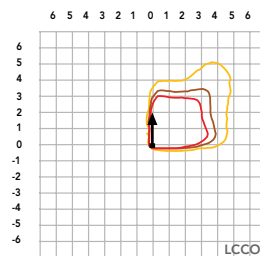
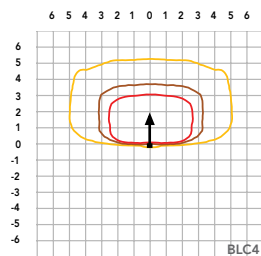
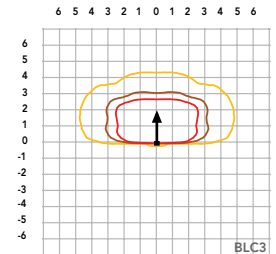
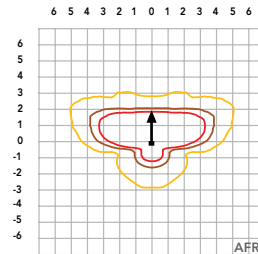
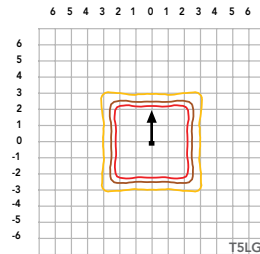
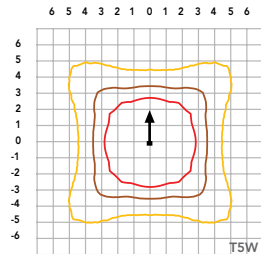
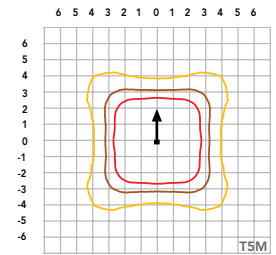
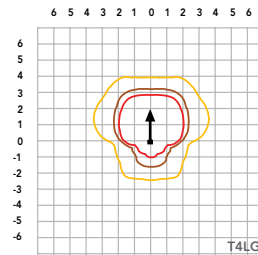
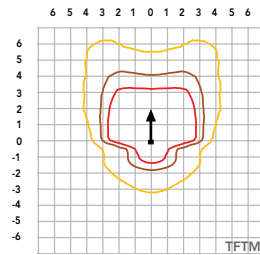
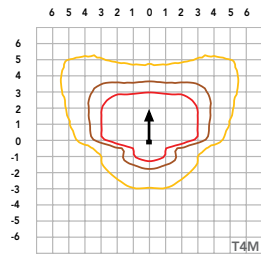
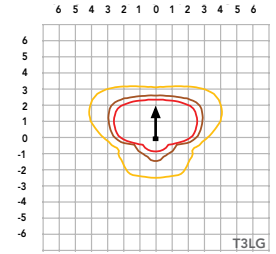
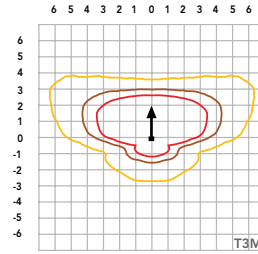
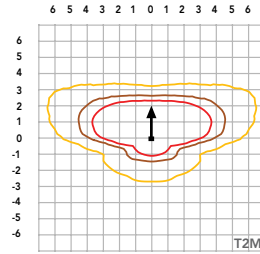
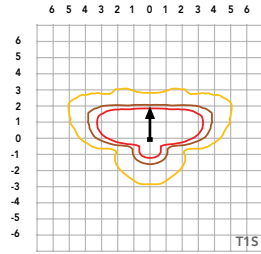
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	3	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Performance Data

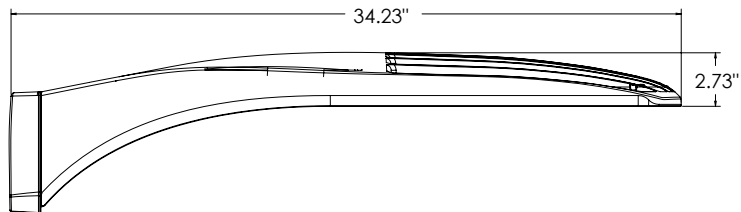
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

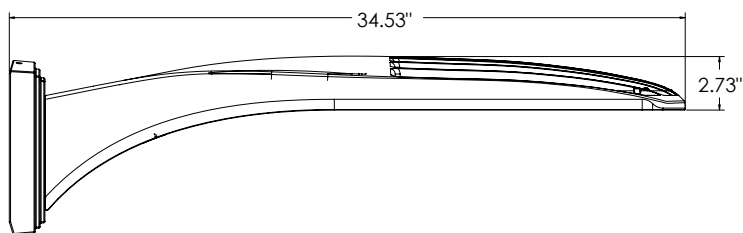
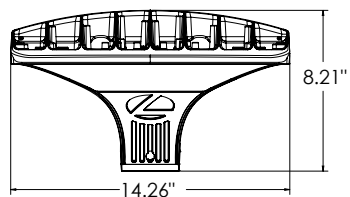
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

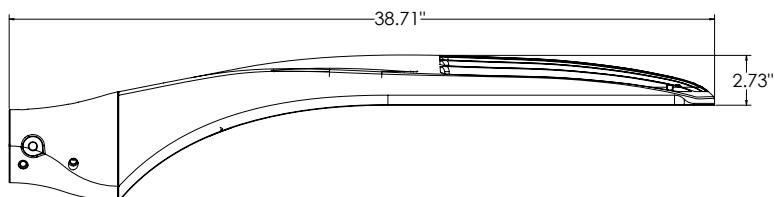
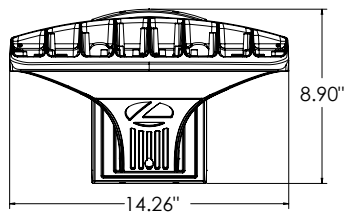
Dimensions



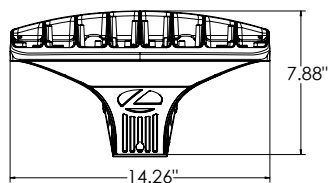
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



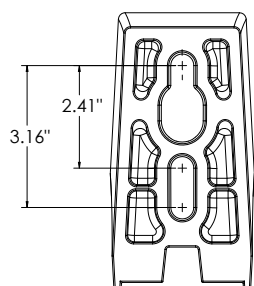
DSX1 with WBA mount
Weight: 38 lbs



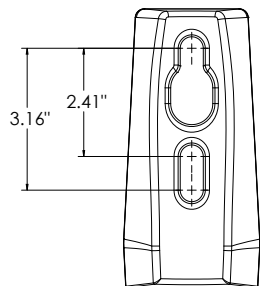
DSX1 with MA mount
Weight: 39 lbs



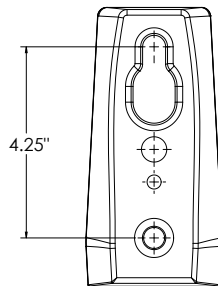
SPA (STANDARD ARM)



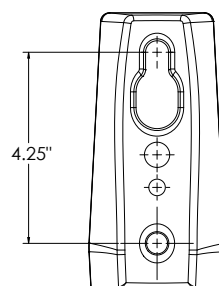
RPA



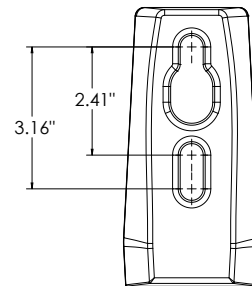
SPA5



RPA5

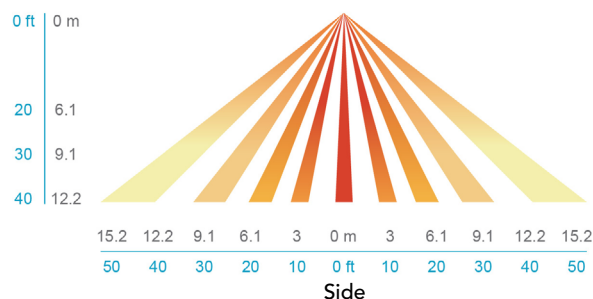
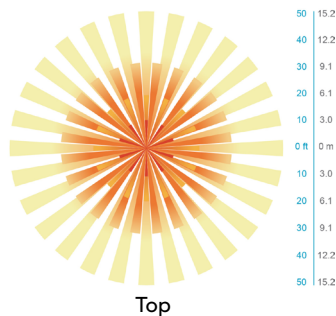
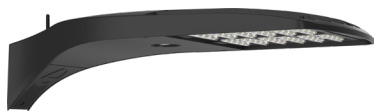


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

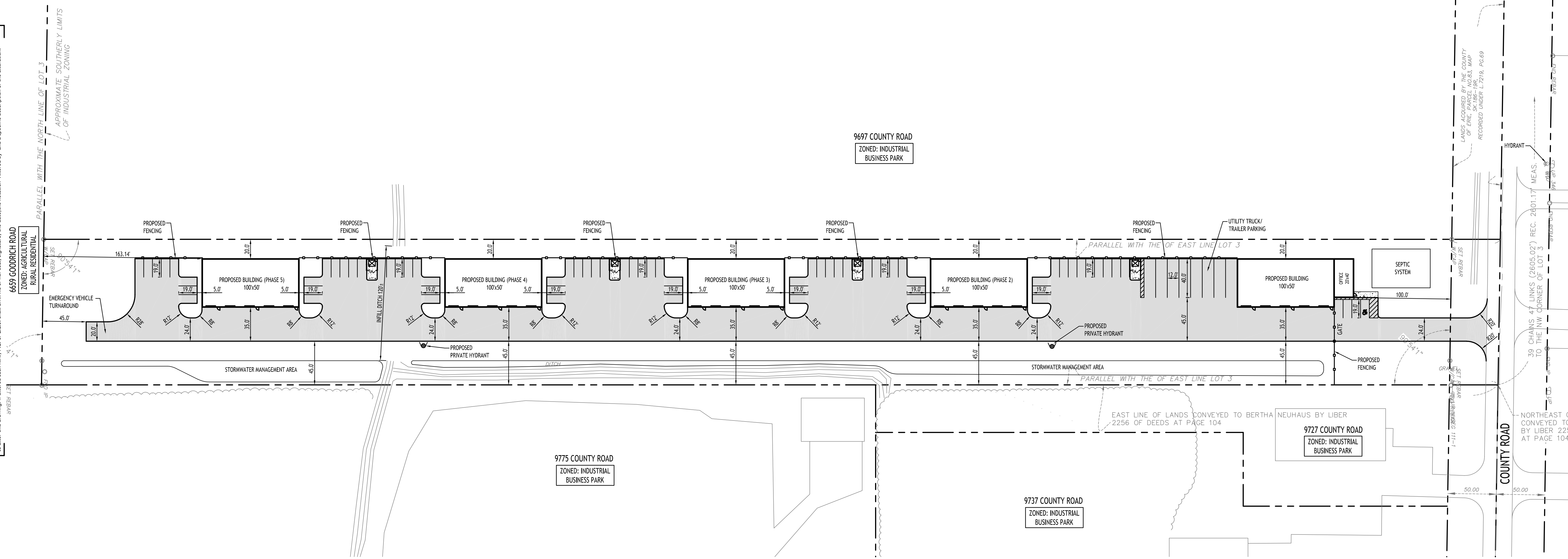
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Site Data		
TOTAL SITE AREA = 4.88± ACRES		
ZONED: INDUSTRIAL BUSINESS PARK		
USE: PROPOSED WAREHOUSE & STORAGE BUILDINGS		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	80 FT MIN.	100 FT MIN.
SIDE:	20 FT MIN.	20.0 FT MIN.
REAR:	25 FT MIN.	N/A
SIDE/REAR (ADJOINING RESIDENTIAL):	100 FT MIN.	163.14 FT MIN.
SETBACKS - PARKING		
ADJOINING RESIDENTIAL:	45 FT	45.0 FT
OTHER PROPERTY LINES:	5 FT	20.0 FT MIN.
MAX BUILDING HEIGHT:	45 FT	< 45 FT
LOT COVERAGE (FOR ALL BLDGS):	NOT TO EXCEED 75% OF GROSS LOT AREA	
	12.1% (0.59 AC)	
PARKING (TOTAL SITE): 9' x 19'	64	76

PARKING CALCULATION:
MANUFACTURING/WAREHOUSING/LIGHT ASSEMBLY
1 PER EMPLOYEE OF MAX. SHIFT, 1 PER 200 SF OF OFFICE
60 EMPLOYEES + 800 SF / 200 = 64 SPACES REQUIRED

Site Plan
SCALE: 1"=50'

SITE NOTES:

- ALL RADI SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
- ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
- CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

GENERAL NOTES:

- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNERS APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
- ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

SITE LEGEND

PROPERTY LINE	---
PROPOSED SIDEWALK / CONCRETE PAD	▬
NUMBER OF PARKING SPACES	27
PROPOSED SIGN	▼
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	■
PROPOSED LIGHT POLE	⬮

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



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:	No.	Description	Date
1	1	Rev. per Town comments	3/15/25

DRAWING NAME:
Site Plan

Date: 1/31/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

C-100

Project No: 24-4125

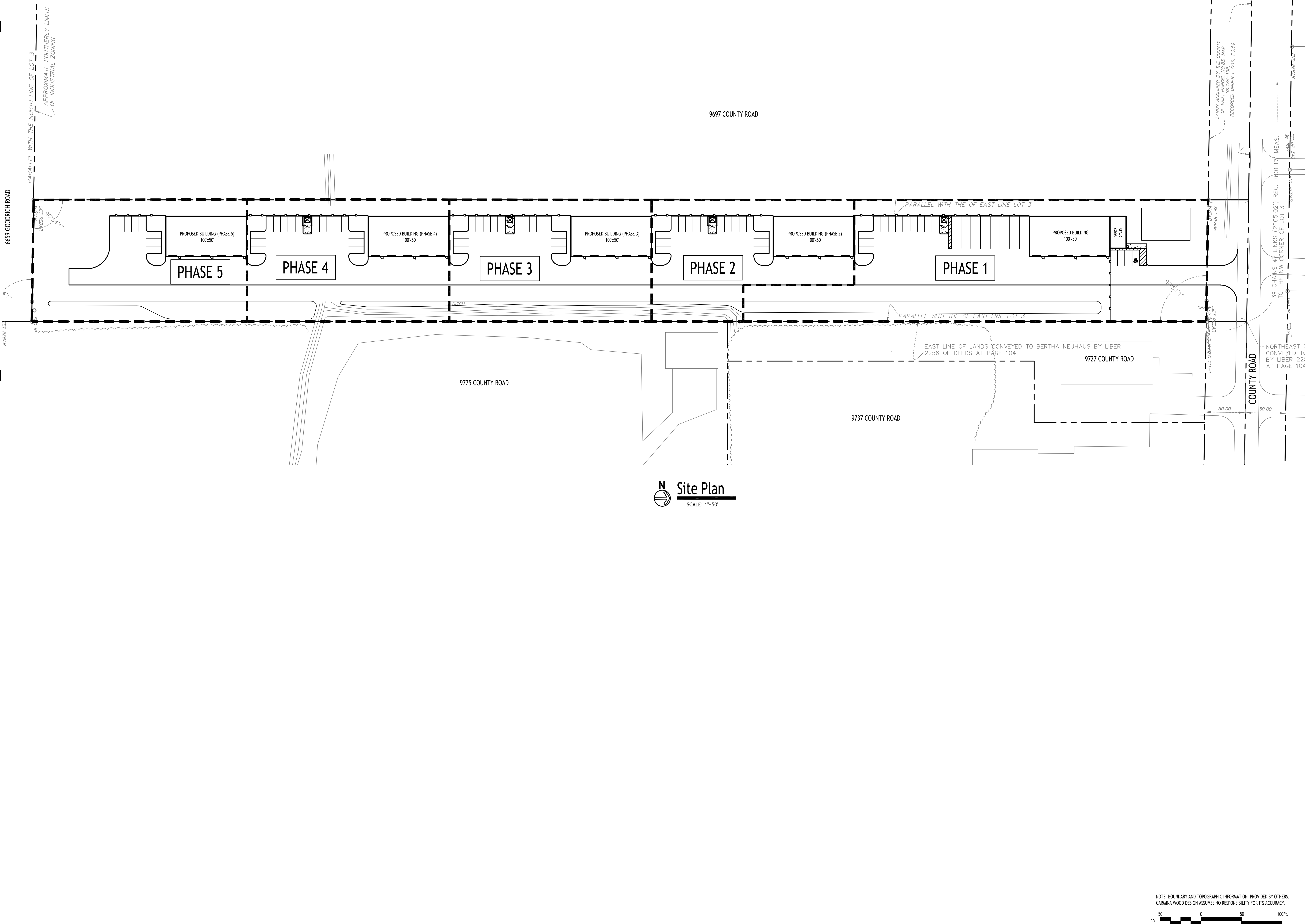
Proposed Warehouses

9717 County Road
Clarence, NY

CARMINAWOOD

DESIGN

Buffalo | Utica | Greensboro



Site Plan
SCALE: 1"=50'

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



Date: 3/9/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

CP-100

Project No: 24-4125

DRAWING NAME:

Phasing Plan

REVISIONS:
No. Description

PRELIMINARY
NOT FOR CONSTRUCTION

Proposed Warehouses

9717 County Road
Clarence, NY

CARMINAWOOD

DESIGN

Buffalo | Utica | Greensboro



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NEW BUILDING FOR :

SWITALA

ISSUE

ISSUE DATE:	9/23/2025
PROJECT NUMBER:	24.121
SCALE:	AS NOTED
DRAWN BY:	JT
CHECKED BY:	ALL

SHEET TITLE:

FLOOR PLAN
PHASE I

DRAWING NO:

A-1



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DOCUMENT STATUS

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SEAL:

NEW BUILDING FOR :
SWITALA
9717 COUNTY ROAD
CLARENCE, NY, 14032

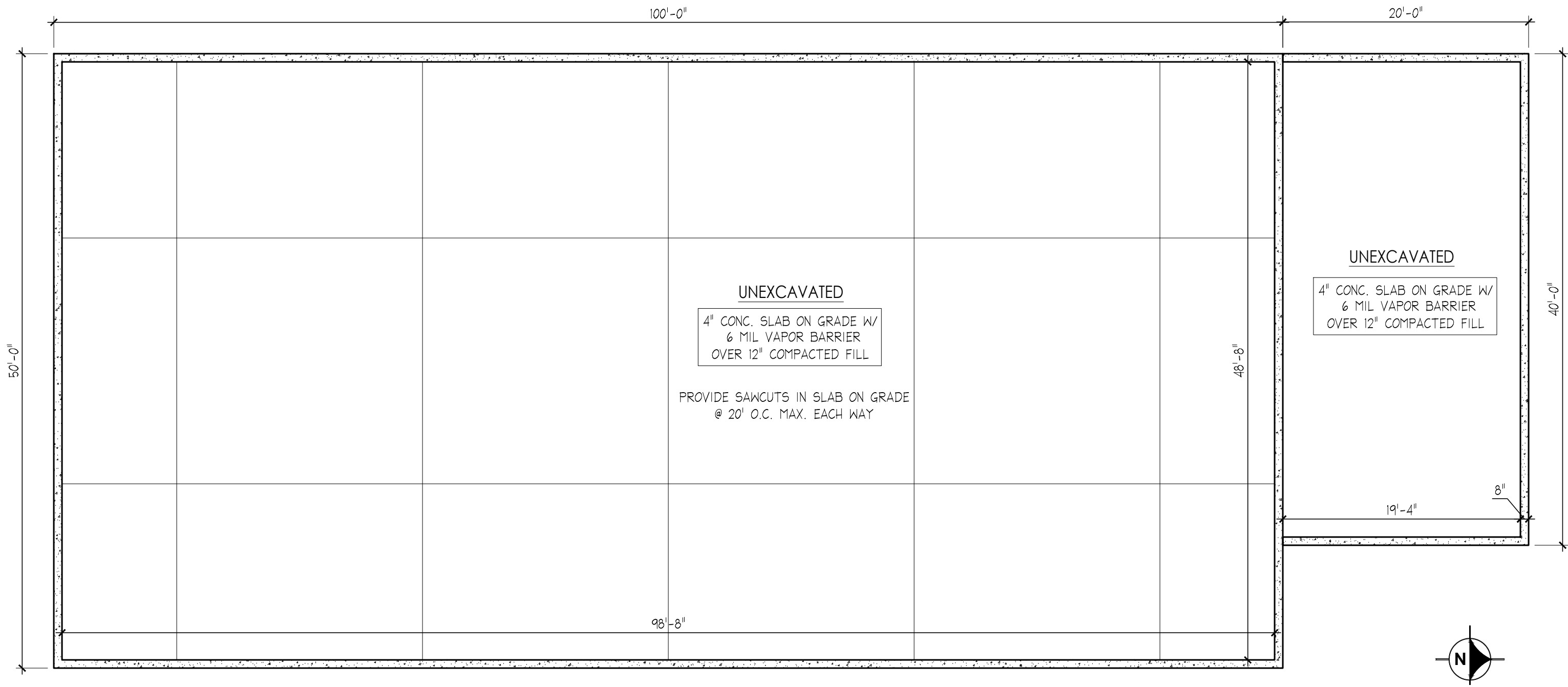
ISSUE

ISSUE DATE: 9/23/2025
PROJECT NUMBER: 24.121
SCALE: AS NOTED
DRAWN BY: JT
CHECKED BY: ALL

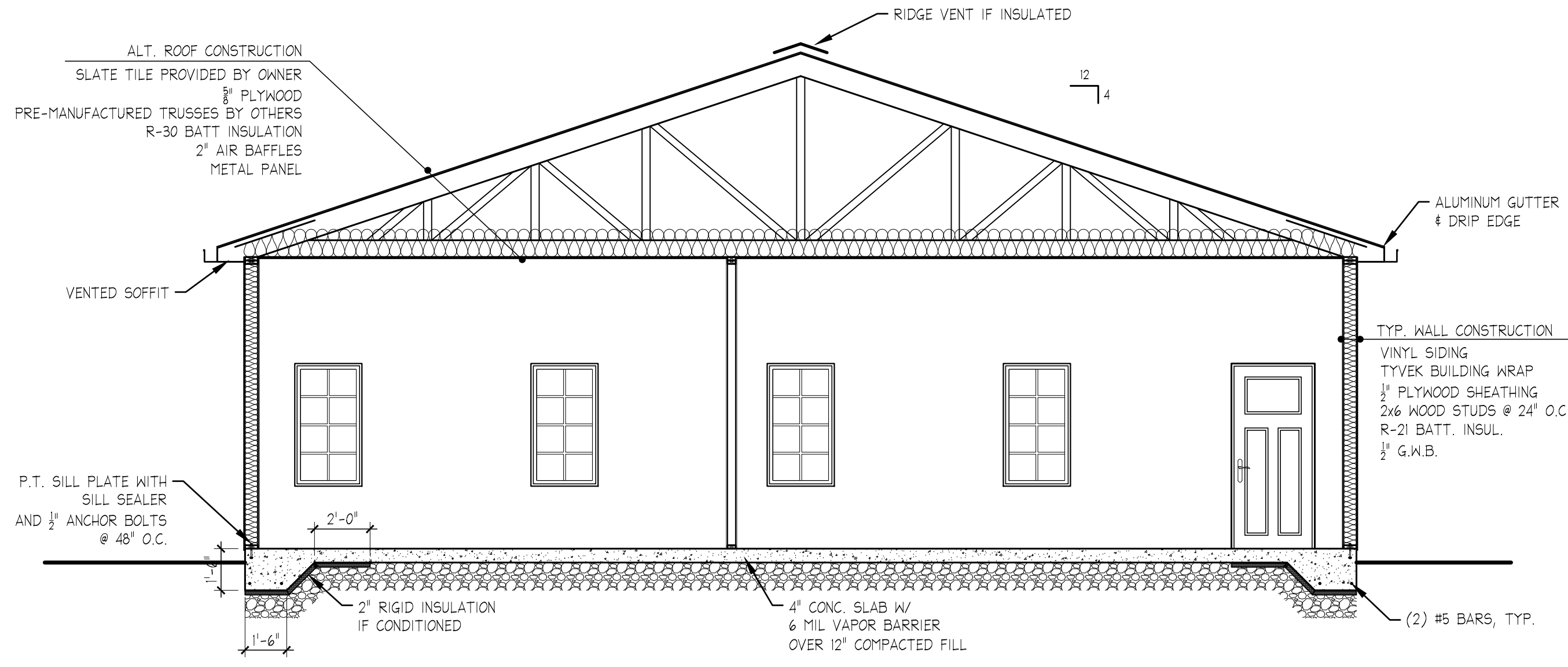
SHEET TITLE:
**ELEVATIONS
PHASE I**

DRAWING NO:

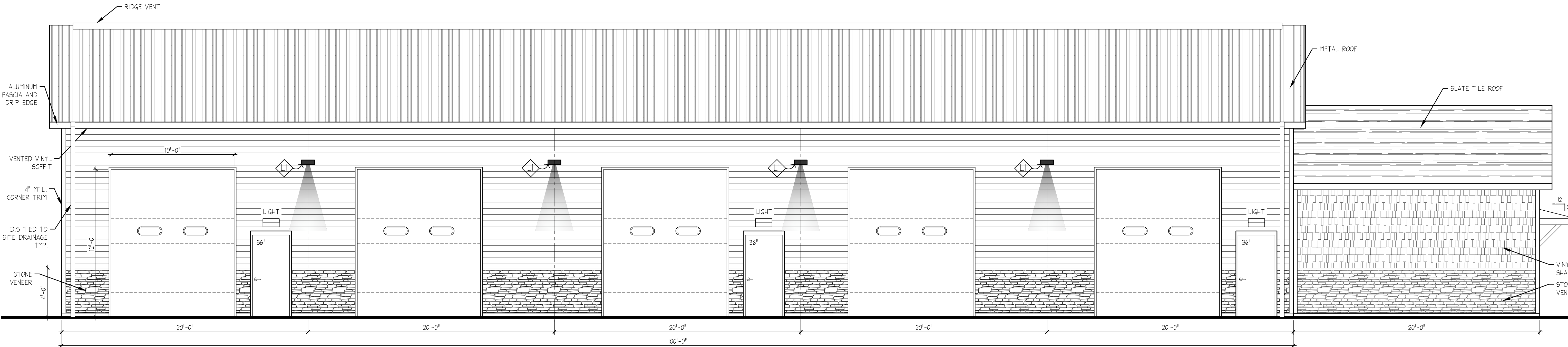
A-2



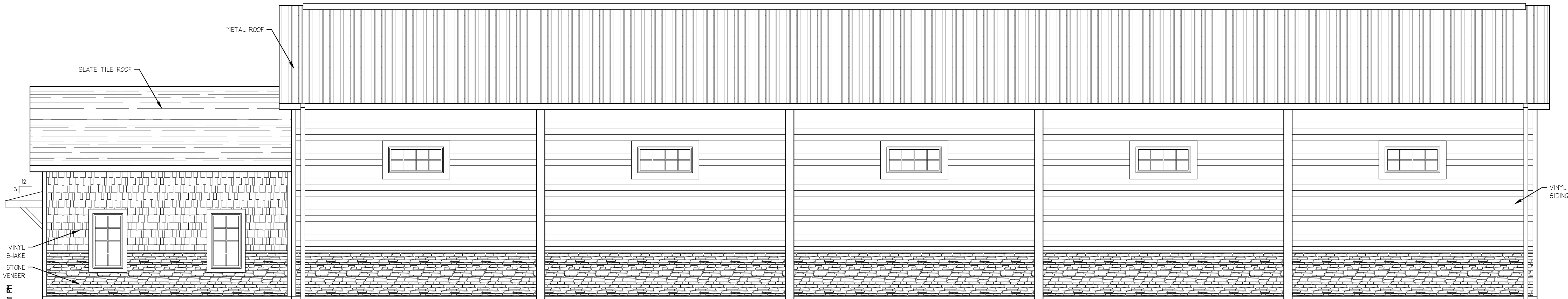
1 FOUNDATION PLAN
1/8" = 1'-0"



4 SECTION - SHOWROOM
1/4" = 1'-0"

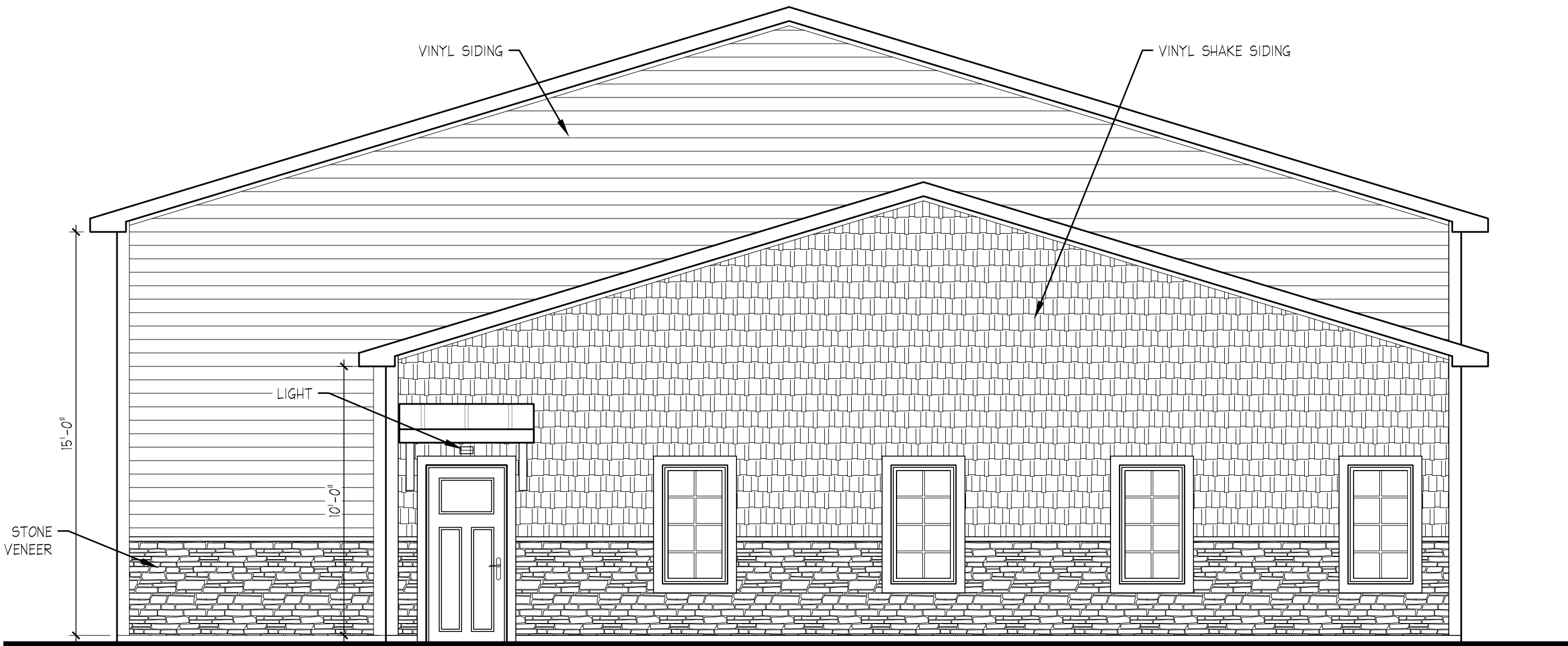


2 EAST ELEVATION
1/4" = 1'-0"

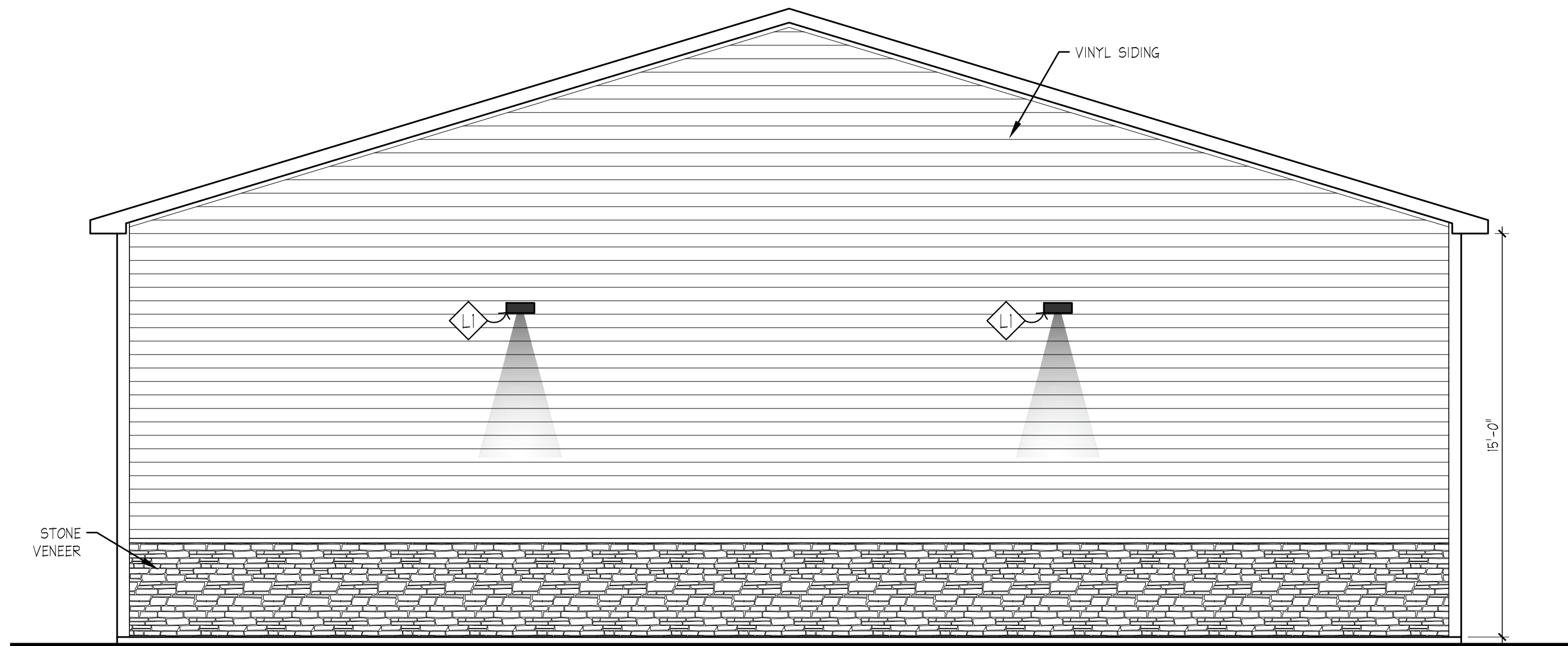


3 WEST ELEVATION
1/4" = 1'-0"

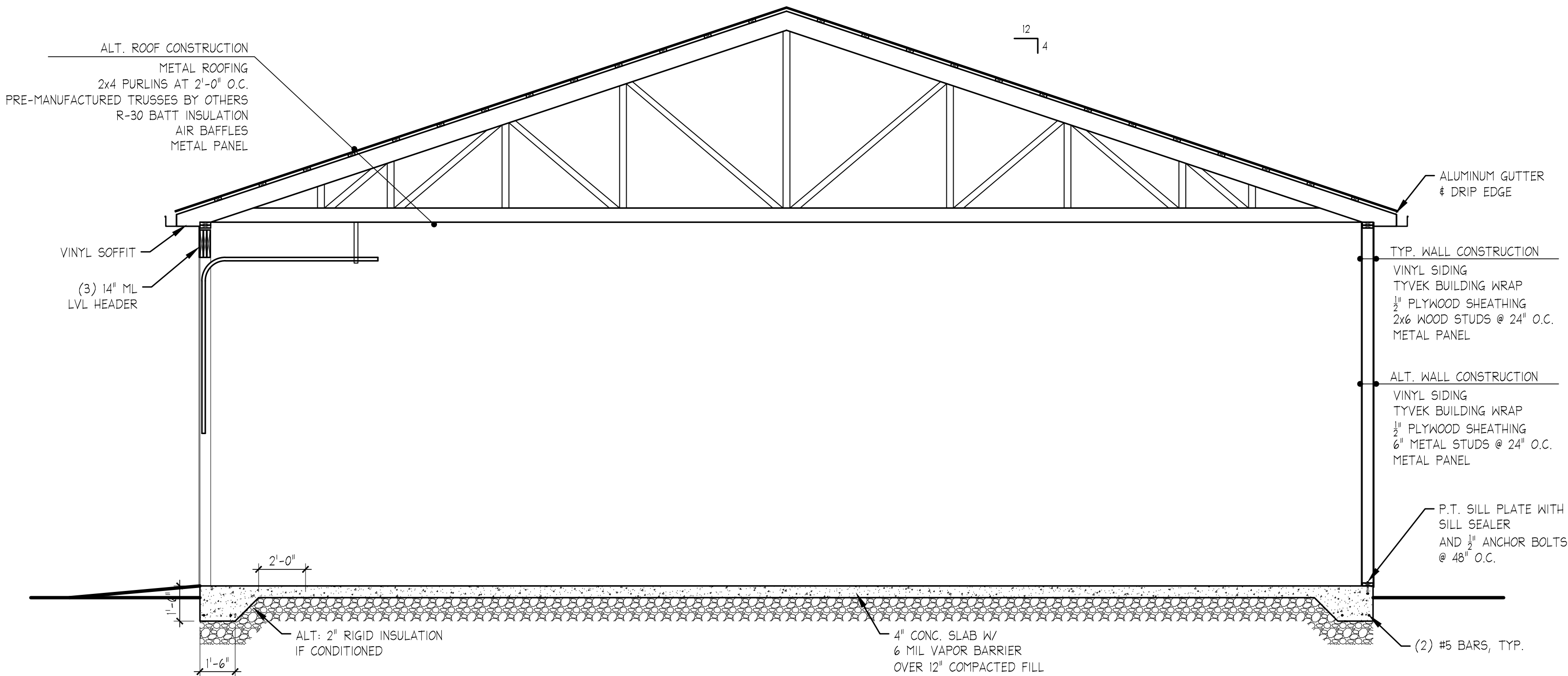
CODE REVIEW				
2020 BUILDING CODE OF NEW YORK				
CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION				
IBC 311.1	GROUP S-1			
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS				
IBC TABLE 504.3	ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE			
	GROUP	S-1		
	CONSTRUCTION TYPE	V-B		
	SPRINKLER DESIGNATION	NS		
	HEIGHT LIMITATION	40' MAX		
	ACTUAL HEIGHT	±23'-9"		
COMPLIES				
IBC TABLE 504.4	ALLOWABLE # OF STORIES ABOVE GRADE PLANE			
	GROUP	S-1		
	CONSTRUCTION TYPE	V-B		
	SPRINKLER DESIGNATION	NS		
	HEIGHT LIMITATION	1 STORY MAX		
	ACTUAL HEIGHT	1 STORY		
COMPLIES				
IBC TABLE 506.2	ALLOWABLE AREA FACTOR			
	GROUP	S-1		
	CONSTRUCTION TYPE	V-B		
	SPRINKLER DESIGNATION	NS		
	AREA LIMITATION	9,000 S.F. MAX		
	ACTUAL AREA	5,600 S.F. - COMPLIES		
CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES				
IBC 706	FIRE WALLS			
TBL 706.4	GROUP S-1: FIRE RESISTANCE RATING 3HRS			
TBL 706.5	HORIZONTAL CONTINUITY. FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND NOT LESS THAN 18 INCHES (457 MM) BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS. EXCEPTIONS: 2. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING, EXTERIOR SIDING OR OTHER NONCOMBUSTIBLE EXTERIOR FINISHES PROVIDED THAT THE SHEATHING, SIDING OR OTHER EXTERIOR NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 4 FEET (1220 MM) ON BOTH SIDES OF THE FIRE WALL.			
IBC 707	FIRE BARRIERS			
IBC 707.3.10	FIRE AREAS. THE FIRE BARRIERS, FIRE WALLS OR HORIZONTAL ASSEMBLIES, OR COMBINATION THEREOF, SEPARATING A SINGLE OCCUPANCY INTO DIFFERENT FIRE AREAS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 707.3.10			
IBC 707.5	CONTINUITY. FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. JOINTS AND VOIDS AT INTERSECTIONS SHALL COMPLY WITH SECTIONS 707.8 AND 707.9.			
CHAPTER 9: FIRE PROTECTION SYSTEMS				
IBC 903	AUTOMATIC SPRINKLER SYSTEMS			
IBC 903.2.9	GROUP S-1 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP S-1 OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS: 4. A GROUP S-1 FIRE AREA USED FOR STORAGE OF COMMERCIAL MOTOR VEHICLES WHERE THE FIRE AREA EXCEEDS 5,000 SQUARE FEET			
5,000 S.F. MAX FIRE AREAS PROVIDED				
CHAPTER 10: MEANS OF EGRESS				
IBC 1004	OCCUPANT LOAD			
TABLE 1004.5	MAXIMUM FLOOR ALLOWANCES PER OCCUPANT			
	• STORAGE: 300 GROSS / OCCUPANT (SFPD) 5,000 S.F. / 300 = 17 OCCUPANTS 1,000 S.F. / 300 = 4 OCCUPANTS PER UNIT			
	• BUSINESS: 150 GROSS / OCCUPANT (SFPD) 600 S.F. / 150 = 4 OCCUPANTS			
	TOTAL BUILDING (PHASE 1) = 21 OCCUPANTS			
IBC 1006	NUMBER OF EXITS			
TABLE 1006.3.3(2)	STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT			
	STORY	OCCUPANCY	MAX. OCCUPANT LOAD	MAX. TRAVEL DISTANCE
	FIRST STORY	B,F,M,S	29	75'
	COMPLIES: 1 EXIT PROVIDED EACH UNIT			
CHAPTER 29: PLUMBING				
IBC TABLE 2902.1	MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES			
OCCUPANCY	WATER CLOSETS (FIXTURES PER PERSON)		LAVATORIES (FIXTURES PER PERSON)	
	MALE	FEMALE	MALE	FEMALE
	S-1		1 PER 100	
1 PER 100				
1. DRINKING FOUNTAINS, 1 PER 1,000 OCCUPANTS 2. SERVICE SINK, 1 REQUIRED				



3 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 SECTION - STORAGE
1/4" = 1'-0"

DOCUMENT STATUS

- ☐ NOT FOR CONSTRUCTION
☐ PROGRESS PRINT
☒ PRELIMINARY (APPROVAL)
☐ FINAL (APPROVAL)
☐ FINAL DISTRIBUTION

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Any unauthorized alteration of or addition to this drawing/document is a violation of section 7507 of the New York State education law, article 147-architecture.

SEAL:

NEW BUILDING FOR :

SWITALA

9717 COUNTY ROAD
CLARENCE, NY, 14032

ISSUE

ISSUE DATE:	9/23/2025
PROJECT NUMBER:	24-121
SCALE:	AS NOTED
DRAWN BY:	JT
CHECKED BY:	ALL

SHEET TITLE:

ELEVATIONS

SECTION

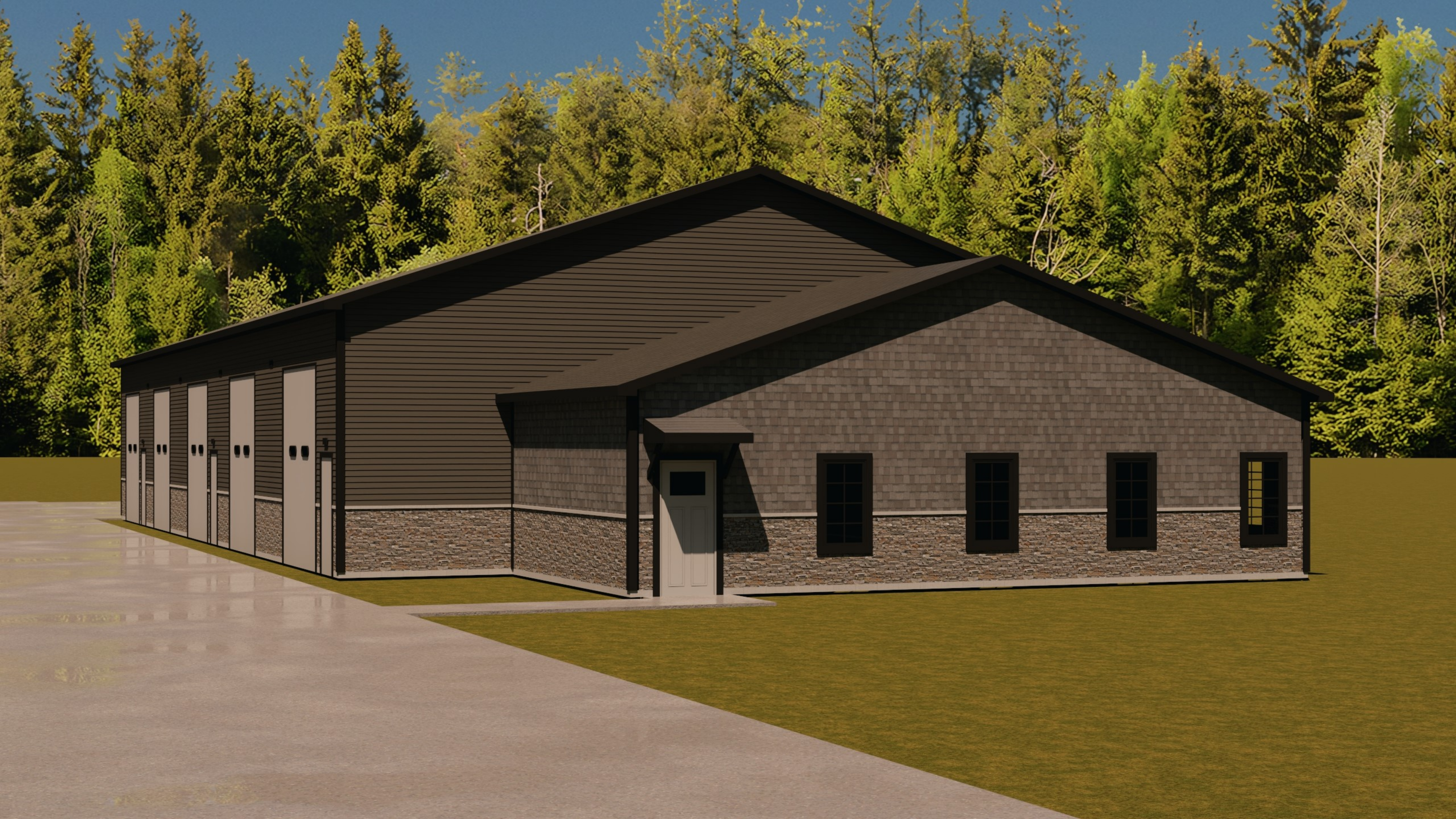
CODE REVIEW

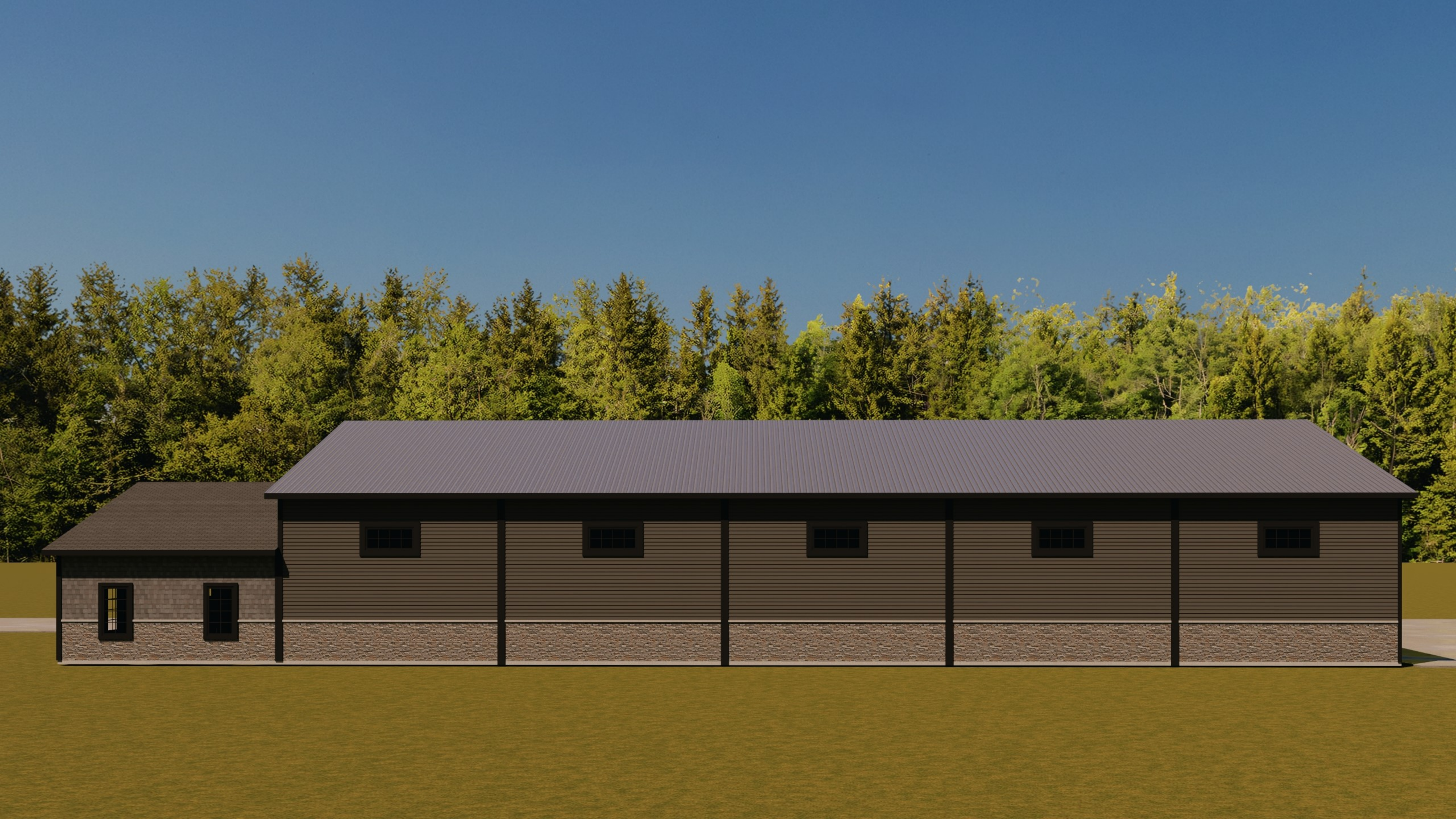
PHASE I

DRAWING NO:

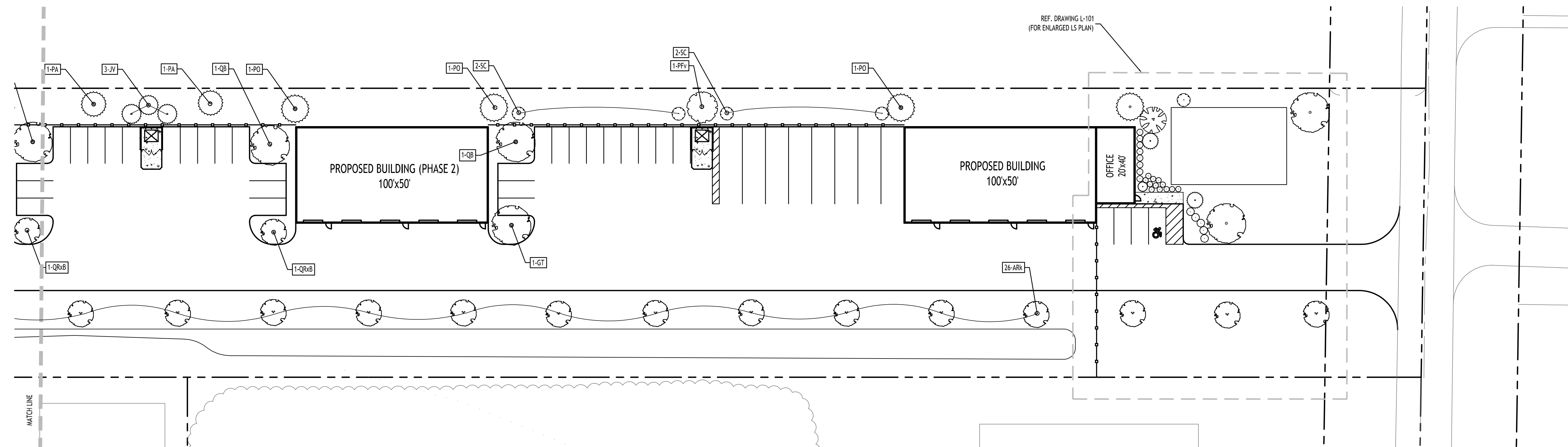
A-3







© CARMINA WOOD DESIGN



1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN 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 MILORGANITE.
7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH WITH "PREEN".
9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEED.

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "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 STAKES AS PER TREE PLANTING DETAIL.

Buffalo | Utica | Greensboro

9717 County Road
Clarence, NY

REVISIONS:		
No.	Description	Date
1	Rev. per Town comments	2/25/25
2	Rev. per Town comments	3/5/25

PRELIMINARY
NOT FOR CONSTRUCTION

Date: 1/31/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

L-100

Project No: 24-4125

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KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
D E C I D U O U S T R E E S					
QB	6	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
QRxB	3	Quercus robur x bicolor	Regal Pince Oak	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
GT	4	Gleditsia triacanthos 'Inermis'	Honey Locust - Skyline	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
ARk	29	Acer rubrum 'Karpick'	Red Maple - Karpick	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
ARr	3	Acer rubrum 'Redpointe'	Sun Valley Red Maple	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
E V E R G R E E N T R E E S					
PA	4	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT. 20', W 8'
JV	6	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 8'
JS	1	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
PfV	2	Pinus flexilis 'Vanderwolfs'	Blue Limber Pine	6-8' Tall	B&B, HT. 25', W 12'
PN	6	Pinus nigra	Austrian Pine	6-8' Tall	B&B, HT. 30', W 15'
CJbd	2	Cryptomeria Japonica 'Black Dragon'	Black Dragon Japanese cedar	6-8' Tall	B&B, HT. 8', W4'
S M A L L / O R N A M E N T A L T R E E S					
CK	1	Cornus kousa	Kousa Dogwood	1 1/2" x 2 1/2" CAL.	B&B, HT. 20', W 20'
S H R U B S / P E R E N N I A L S / G R A S S E S					
RAgl	12	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2-3, W 6'
CAs	5	Cornus alba 'Sibirica'	Red Barked Dogwood	24-36" Tall	B&B, HT. 5', W 5'
IGc	8	Ilex glabra compacta	Inkberry Holly - Compact	24-36" Tall	B&B, HT. 4', W 4'

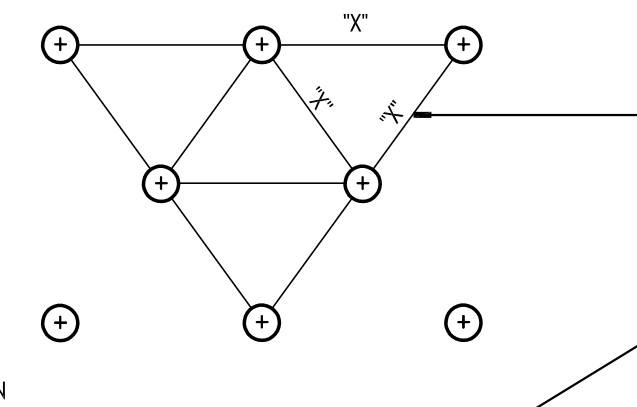
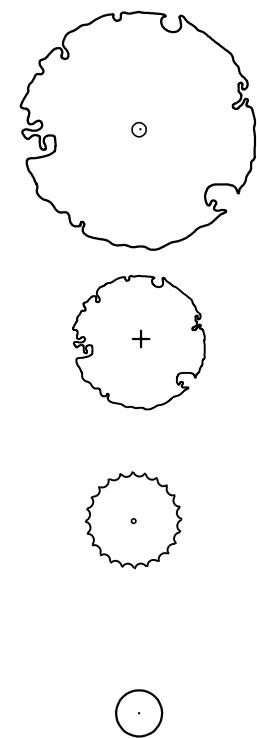
NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



DECIDUOUS TREE

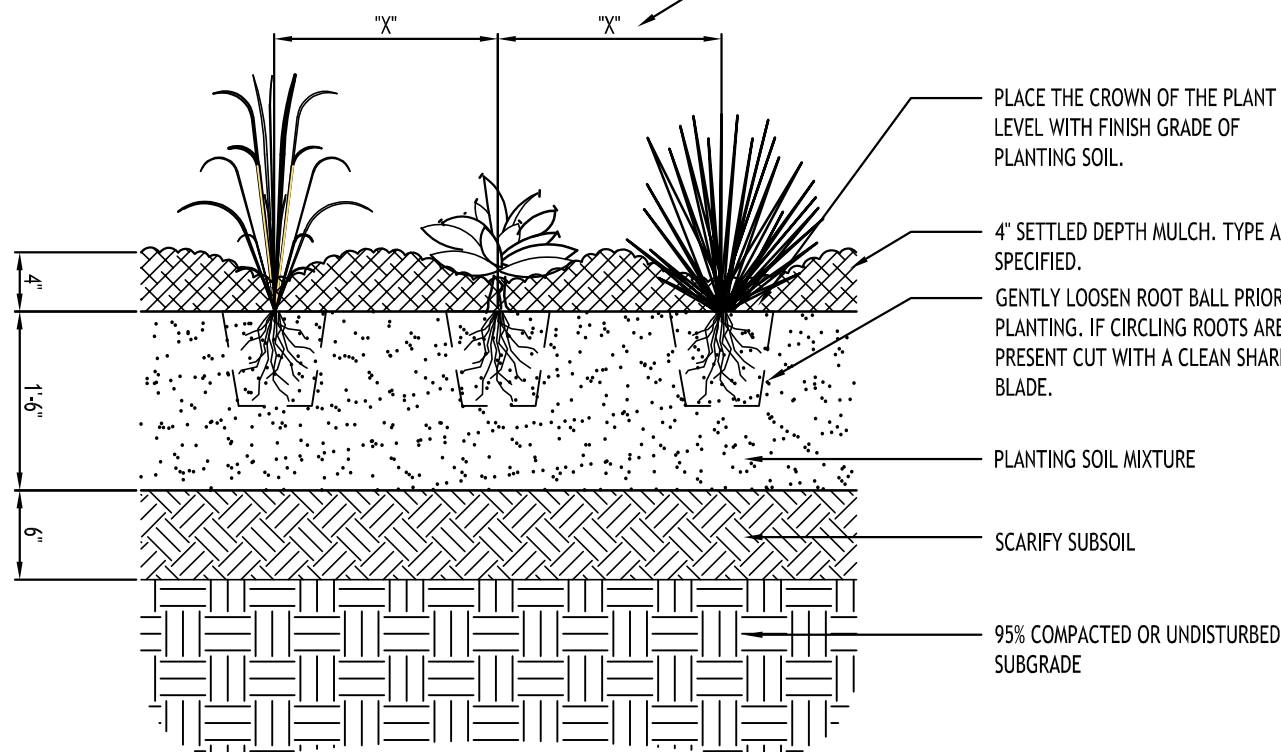
SMALL TREE

EVERGREEN TREE/SHRUB

BUSH/ORNAMENTAL GRASS

TYPICAL SPACING "X" NOTED ON
DRAWINGS AS ON-CENTER
DIMENSION.

SPACING VARIES. SEE PLANT LIST.

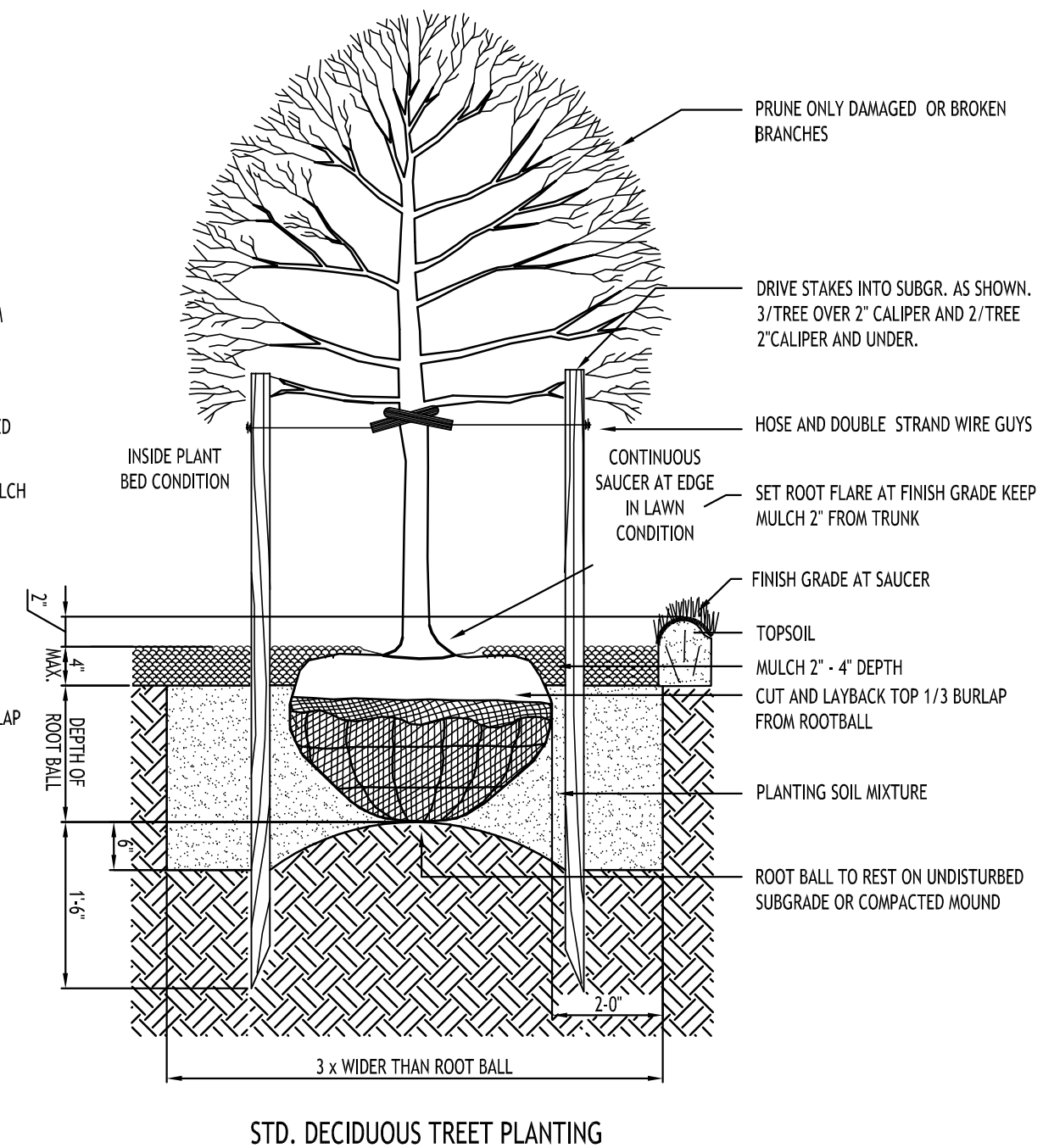


SECTION

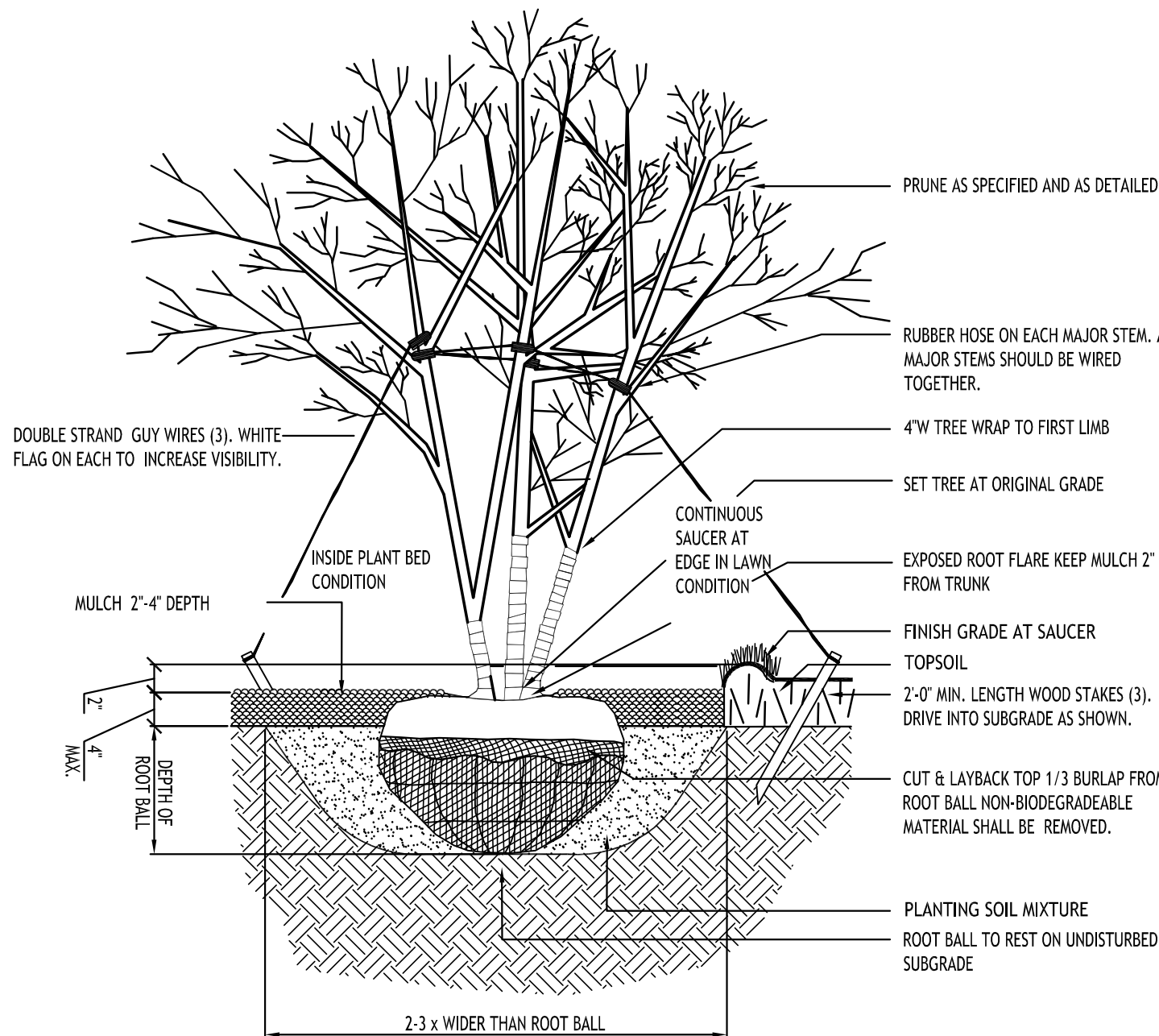
NOTE: PLANT BULBS IN TRENCHES AND BOUQUET PLANTING GROUPS

GROUND COVER PLANT SPACING

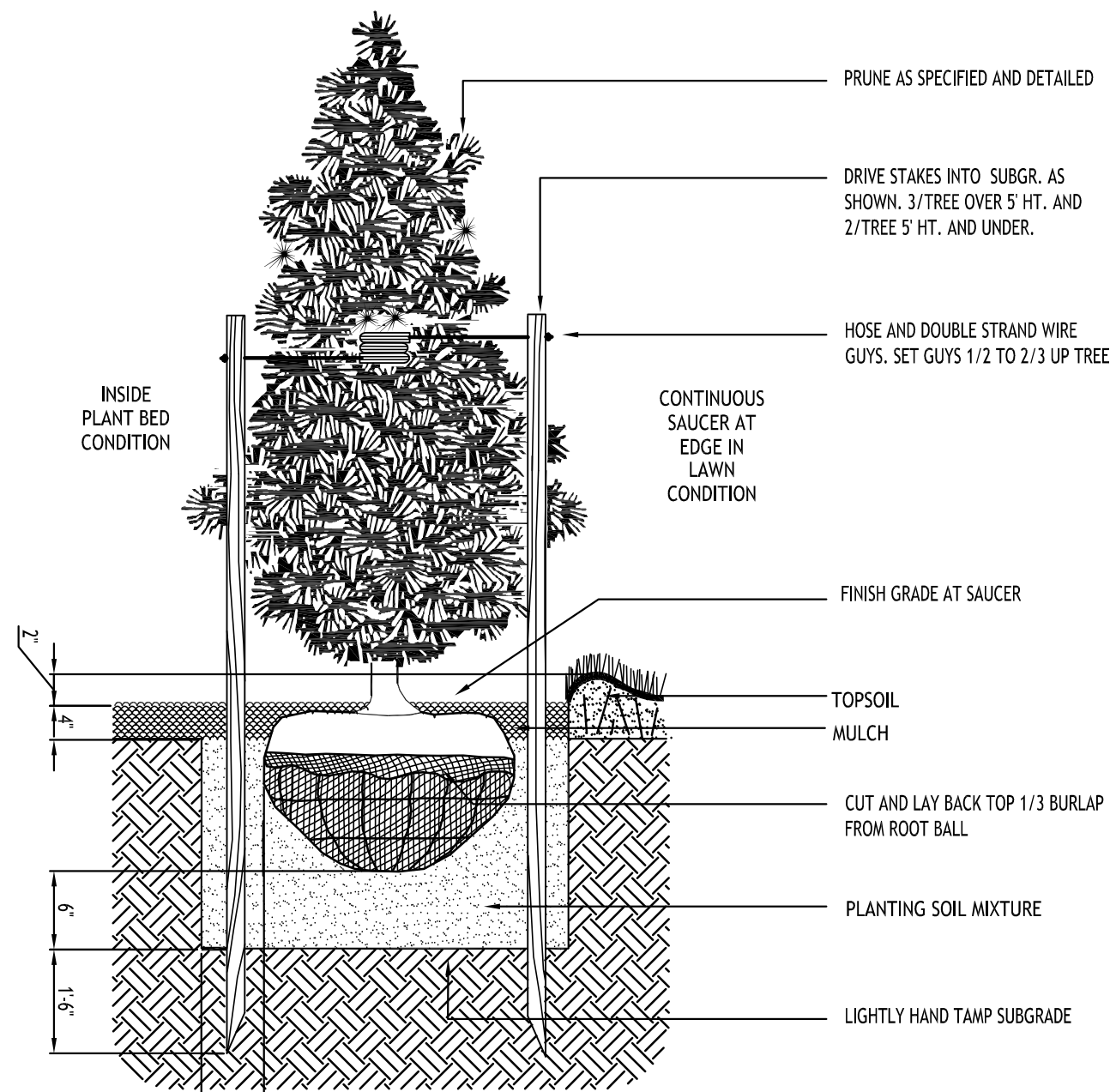
NO TO SCALE



STD. DECIDUOUS TREET PLANTING



STD. MULTI STEM DECIDUOUS TREE PLANTING



STD. EVERGREEN PLANTING

CARMIN+WOOD
DESIGN

DESIGN

Buffalo | Utica | Greensboro

Proposed Warehouses

9717 County Road
Clarence, NY

REVISIONS:		
No.	Description	Date
1	Rev. per Town comments	2/25/25
2	Rev. per Town comments	3/5/25

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Landscape Plan

Date: 1/31/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

144

1.10

Project No: 24-4125

Project No: 24-4125

CARMINAWOOD DESIGN

September 15, 2025

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

Re: Proposed Warehouses
9717 County Road
Clarence, NY

Mr. Bleuer:

On behalf of our client, Bammel Architects, PC, please find enclosed the following documents being submitted in connection with the request for Concept Plan Approval for the proposed warehouse project:

- (5) Phasing Plan [Drawing CP-100]
- (5) Site Plan [Drawing C-100]
- (5) revised Architectural Elevations [Drawing A-1, A-2, A-3]
- (5) Landscape Plan [Drawing L-100]
- (5) NYSDEC correspondence regarding winter raptor habitat
- (3) Pavement letter

Copies of the Landscape Plan [Drawing L-100] are included to be forwarded for review by the Landscape Review Committee at the next available meeting.

The following sections of this letter have been prepared for the purpose of responding to the written comments from the various involved and interested agencies regarding the coordinated SEQR review for the proposed warehouse project. For convenience, each agency comment(s) is below in *italics*, followed by a response.

NYSDEC:

Comment 1. DEC's amended Article 24, Freshwater Wetlands Jurisdiction and Classification regulations (6 NYCRR Part 664) went into effect on January 1, 2025...

Response: A wetland walkover letter prepared by SJL Wetlands, LLC stating no wetlands are located on the project site was previously provided to the Planning Office on May 20, 2025.

Comment 2. We have reviewed the available information in the New York State Natural Heritage Program database on known occurrences of rare or state listed animals and plants, of significant natural communities, and other significant habitats. The following occurrences were identified in the area of the project site...The DEC has determined that the project site contains suitable

wintering habitat for short-eared owls and is within the screening distance for a known occurrence. Therefore the site is considered an occupied habitat. We recommend completing 3 years of winter raptor surveys to determine use by the winter raptors. Enclosed is a winter raptor survey protocol and a sample datasheet. If the project sponsor does not opt to complete surveys, they can assume presence of the species and apply for a Part 182 Endangered and Threatened Species Incidental Take permit. A complete Part 182 application would need to include impact avoidance and minimization measures as well as a completed net conservation benefit plan...

Response: Per correspondence with the NYSDEC, a Part 182 permit will not be required for this site if all significant construction activities take place outside of November 1 through March 31. The project owner is agreeable to this condition, included with this letter is a copy of the email correspondence with NYSDEC regarding this comment.

Comment 3. Since project activities will involve land disturbance of 1 acre or more, the project sponsor, owner or operator is required to obtain a State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001)...

Response: Acknowledged, a complete SWPPP report will be submitted for review and approval to the Town Engineering Department as part of Development Plan review.

Comment 4. In accordance with the New York State Environmental Conservation Law, a State Pollutant Discharge Elimination System (SPDES) Permit is required for a facility whose treated sanitary wastewater discharge to groundwater is greater than 1,000 gpd, and for all sanitary wastewater discharges to surface water. Depending upon the volume of the proposed discharge, permits and/or plan approvals may be required from DEC and the Erie County Health Department.

Response: Acknowledged, it is not anticipated the proposed septic system will be designed for 1,000 gpd or more.

Comment 5. A review of soils information indicates the potential for hydric soils on the project site. The project sponsor should consult with the United States Army Corps of Engineers (USACE) to determine if that agency has regulatory jurisdiction or requires approval from that agency. If federal wetlands are involved, USACE may require the project sponsor to obtain a Water Quality Certification (WQC) from DEC.

Response: A wetland walkover letter prepared by SJL Wetlands, LLC stating no wetlands are located on the project site was previously provided to the Planning Office on May 20, 2025.

Comment 6. The project site was noted to be located in an archaeologically sensitive area based on information obtained through the cultural resource information system (CRIS) on the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). As part of the SEQR process, this concern should be evaluated, unless it can be verified by appropriate documentation that the site has been significantly disturbed in a way that would destroy potential artifacts. Please

recognize that normal agricultural activities, such as plowing, would not constitute such land disturbance.

Response: A letter of no effect was issued on March 18, 2025, a copy of which was previously provided to the Planning Office.

Comment 7. *The entire project site is located within Erie County Agricultural District #14. Impacts to the agricultural district should be considered during the review of this action.*

Response: Acknowledged.

SHPO:

A letter of no effect was issued on March 18, 2025, a copy of which was previously provided to the Planning Office.

NYS DOT:

Acknowledged, no response required.

ECDPW:

Comment 1. *A stormwater management report shall be provided for our review. Stormwater drainage for this site shall be designed in accordance with the New York State "Stormwater Management Design Manual" and local Town requirements.*

Response: Acknowledged, a complete drainage report will be submitted for review and approval to Erie County DPW as part of Development Plan review.

ECWA:

Acknowledged, no response required.

CLARENCE ENGINEERING DEPARTMENT:

Comment 1. *Based on the proposed design, this site will exceed an acre of disturbance. Provide a fill Stormwater Pollution Prevention Plan in conformance with GP-0-25-001 upon development plan submittal.*

Response: Acknowledged, a complete SWPPP report will be submitted for review and approval to the Town Engineering Department as part of Development Plan review.

Comment 2. *Provide verification from ECHD that the proposed septic system has been approved.*

Response: Acknowledged, a complete submittal will be made for review and approval to the Erie County DOH as part of Development Plan review.

Comment 3. *Provide verification from ECDPW that the proposed curb cut and culvert has been approved.*

Response: Acknowledged, a complete submittal will be made for review and approval to the Erie County DPW as part of Development Plan review.

Comment 4. *Provide phase lines within the plan set on each sheet. All utilities and drainage must be accurately shown for each phase.*

Response: All plan sheets will have defined phasing limits as part of Development Plan review.

Comment 5. *Provide roof conductors on the plan sheets. Roof drainage must not discharge to pavement.*

Response: Roof conductors will be provided for all buildings, to be included as part of Development Plan review.

CLARENCE BUILDING DEPARTMENT:

1. Road width is required to be a minimum of 26'. [NYS Fire Code Appendix D103.1]

Response: The drive aisle width at the proposed hydrant locations is a minimum of 26' wide.

2. Dead end hammerhead turn around is required to comply with the 2020 NYS Fire Code Appendix D103.1.

Response: The dead end hammerhead turn around is dimensioned to comply with NYS Fire Code Appendix D as required.

3. Indicate fire hydrant water main sizes. (2020 NYS Fire Code Chapter 5)

Response: Fire hydrant main size will be 6" diameter, to be included as part of Development Plan review.

4. Gate is required to slide or swing only and comply with Appendix D. [2020 NYS Fire Code Appendix D103.5]

Response: It is anticipated that the gate will slide and will allow access for necessary emergency services as required.

5. Roadway must be designed to withstand a 75,000 lb fire apparatus load. [2020 NYS Fire Code D102]

Response: Included in this submittal is a letter certifying the pavement section design is able to handle the required loading.

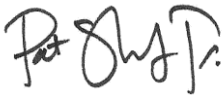
CLARENCE PLANNING BOARD:

Based on the meeting minutes from the Planning Board meeting held on March 5, 2025, the following updates or comments have been addressed.

- An amended short form EAF was provided to the Town on 3/11/25.
- A phasing plan is included with this submittal
- Fencing is provided along all parking areas on the west side of the project to provide screening of the parking areas
- Building materials along the west façade have been updated, included in this submittal are revised architectural elevations
- Included in this submittal is a Landscape Plan to be presented and reviewed by the Town Landscape Review Committee
- Preliminary engineering approval for grading and drainage was issued on March 6, 2025

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 "Patrick Sheedy Jr.", with a stylized, cursive script.

Patrick Sheedy Jr, PE | Senior Associate

Short Environmental Assessment Form

Part 1 - Project Information

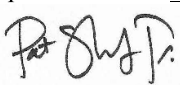
Instructions for Completing

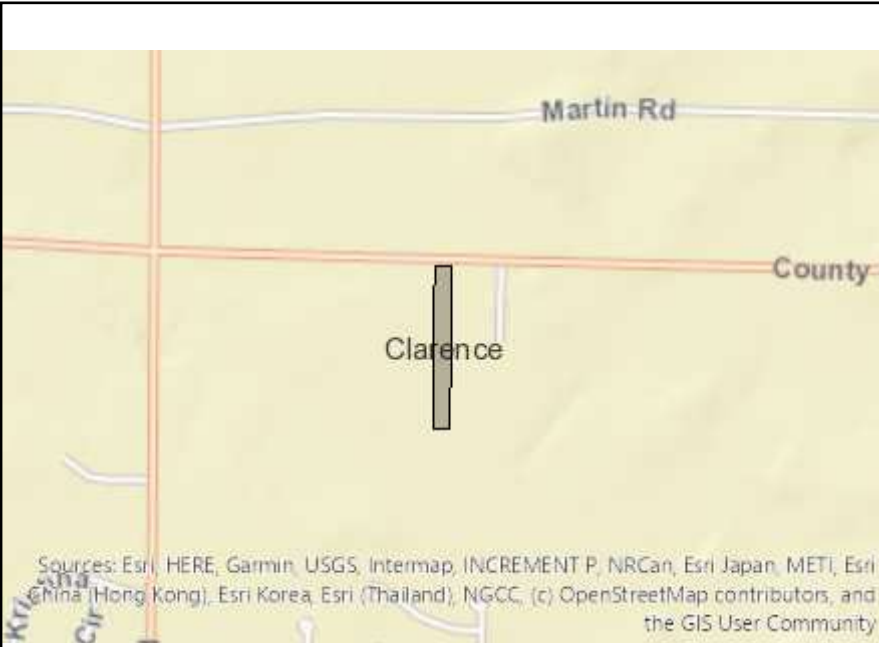
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 Warehouses			
Project Location (describe, and attach a location map): 9717 County Road Clarence Center, NY 14032 [SBL: 44.00-3-1.12]			
Brief Description of Proposed Action: This project is the proposed development of five (5) 5,000 sf warehouse buildings (front building to include additional 800 sf of office space) located in the Town of Clarence. Additional site improvements will include the installation of parking, on-site sanitary septic system, stormwater management and landscaping. The total property is 4.88 acres zoned Industrial Business Park.			
Name of Applicant or Sponsor: Bammel Architects, P.C.		Telephone: 716-472-9245 E-Mail: jbammel@bammelarchitects.com	
Address: 6264 W. Quaker St.			
City/PO: Orchard Park		State: New York	Zip Code: 14127
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 ☒	YES ☐
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: ECDOH (septic), ECWA (water svc), NYSDEC (SPDES)		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		4.88 acres	
b. Total acreage to be physically disturbed?		4.50 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.88 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
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?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
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: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Provide private on-site septic system _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
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?	☒	☐	
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?	☐	☐	
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: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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? Short-eared Owl	NO ☐	YES ☒
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: provide on-site stormwater management pond	NO ☐ ☒ ☐	YES ☒ ☐ ☒
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: on-site stormwater retention pond	NO ☐	YES ☒
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 ☐
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 ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Patrick Sheedy Jr, PE - Carmina Wood Design</u> Date: <u>3/10/25</u> Signature: <u></u> Title: <u>project engineer on behalf of the applicant</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Short-eared Owl
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project: Switala Storage Buildings

Date: 10-01-2025

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Short Environmental Assessment Form Part 3 Determination of Significance

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

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Town of Clarence Planning Board Name of Lead Agency	10-01-2025 Date
Robert Sackett Print or Type Name of Responsible Officer in Lead Agency	Town of Clarence Planning Board Chair Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

FEAF Part 3b Reasons Supporting this Determination:

Project Name: Switala Storage Buildings

Project Location: 9717 County Road | SBL: 44.00-3-1.12

Date: 10-01-2025

The “Project Site” is located at 9717 County Road (SBL: 44.00-3-1.12) and consists of +/- 4.88 acres of land that is zoned as Industrial Business Park (“I”) pursuant to the Town of Clarence Zoning Map. The “Proposed Project” involves the construction of a 5-building utility storage project that totals 25,000 sq.ft. of utility storage and 800 sq.ft. of office space. Associated facilities and a single access to County Road are also proposed as part of the Proposed Project.

After a thorough review with involved and interested agencies, it has been determined that the Proposed Project will not have any potentially significant adverse impacts to the environment. Pursuant to §229-76 of the Town of Clarence Zoning Code, warehousing, storage, and office space are all permitted uses in the underlying zoning classification. The Proposed Project is not in sharp contrast to nearby land use patterns, which include industrial warehousing and agricultural operations. Clarence 2030, the Town’s Comprehensive Plan, encourages the development of complementary industrial uses in the Town of Clarence. The variety of building materials for the Proposed Project, which include vinyl siding, vinyl shake siding, stone, and metal, are keeping with the recommended design standards for the Town’s Comprehensive Plan. The Proposed Project is in keeping with the recommended land use, design guidelines, and site layout for the area.

A Stormwater Pollution Prevention Plan (“SWPPP”) prepared by a licensed engineering firm will be required as the Proposed Project results in disturbance of more than one acre of land. The SWPPP will need to be reviewed and approved by the Town Engineering Department prior to site disturbance. The Proposed Project will result in physical disturbance and vegetation removal; however, this potential impact represents a small impact since construction activities will need to comply with required applicable erosion and sediment control measures. Such erosion and sediment control measures will be specified in the engineered plans to be prepared by a licensed engineering firm. The proposed erosion control measures will be reviewed by the Town Engineering Department during the Development Plan Application review process. The Project Site disturbance is considered minimal due to the absence of documented environmentally sensitive features that otherwise could be negatively impacted.

The Project Site is not located within or adjacent to a Critical Environmental Area (“CEA”) and does not include a known source of regulated hazardous materials detrimental to human health or environmental resources. There are no unique or unusual land forms documented at this project site. Any proposals for deep excavations are subject to a hydrogeologic/geotechnical evaluation report as required by the Town of Clarence Engineering Department. Such report shall include, but not be limited to, analysis of the deep soils, soil stability, proximity to existing structures, basin constructability, groundwater, dewatering operations, and ability to hold water. The management of stormwater will result in minimal surface water bodies being constructed in the form of stormwater management areas. The stormwater management areas are designed to collect, discharge and improve the quality of surface water. These features will be designed and installed per Federal, State and Local standards. There will be minimal additional groundwater introduced as a result of this Proposed Project. A portion of the post developed

site stormwater will be collected, managed and disbursed on-site for eventual percolation into the groundwater system, through stormwater detention areas, as designed and permitted to meet Federal, State and Local standards. Additionally, the Project Site is not located within the 100-year flood plan.

The Project Site contains or is adjacent to regulated wetlands subject to the jurisdictional control of the New York State Department of Environmental Conservation (“NYS DEC”) and the United States Army Corps of Engineers (“USACE”). The Proposed Project would not physically alter or encroach into any wetland. In a letter dated April 15, 2025 from Michelle R. Woznick of the NYS DEC, it was stated that most activities that involve disturbance within a wetland or its 100-foot adjacent area require an Environmental Conservation Law (ECL) Article 24, Freshwater Wetlands permit from the NYS DEC. Additionally, it was stated that to determine whether the property contains regulated freshwater wetlands, the Project Sponsor must submit a request for a Parcel Jurisdictional Determination (“Parcel JD”). The Project Sponsor shall obtain all necessary permits from the NYS DEC prior to disturbance on the Project Site. In a letter prepared by SJL Wetlands, LLC. that was received on May 20, 2025, it was stated that no wetlands are located on the Project Site.

The aforementioned letter from Michelle R. Woznick mentioned that the NYS DEC has determined that the project site contains suitable wintering habitat for Short-eared Owls and is within the screening distance for a known occurrence. Therefore, the Project Site is considered occupied habitat. In an email correspondence from Kristine M. Carlson and Jaqueline Walters of the NYS DEC, it was stated that potentially significant impacts to wintering raptors can be avoided on the Project Site if major construction activities take place outside of the November 1st to March 31st window. Additionally, the letter stated that if any minor work outside of the building needs to be done during the aforementioned time window, avoiding the peak winter raptor foraging times of dawn to dusk, which is one hour after sunrise and one hour before sunset, will avoid impacts to foraging birds. The Proposed Project is not likely to result in the take of a NYS-listed threatened or endangered species; however, if any of the endangered species are observed during the Proposed Project construction activities, the NYS DEC Bureau of Wildlife should be contacted immediately.

Per the letter from Daniel Mackay of the New York State Parks, Recreation and Historic Preservation Office (“SHPO”) dated March 18, 2025, no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this Proposed Project. The Proposed Project will not result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

Per the letter dated March 6, 2025 from Joseph Lancellotti of the Town of Clarence Engineering Department, the Project Sponsor must address the following comments during the Development Plan review phase of the Proposed Project:

1. Based on the proposed design, this site will exceed an acre of disturbance. Provide a full Stormwater Pollution Prevention Plan in conformance with GP-0-25-001 upon development plan submittal.
2. Provide verification from Erie County Health Department (“ECHD”) that the proposed septic system has been approved.
3. Provide verification from Erie County Department of Public Works (“ECDPW”) that the proposed curb cut and culvert has been approved.

4. Provide phase lines within the plan set on each sheet. All utilities and drainage must be accurately shown for each phase.
5. Provide roof conductors on the plan sheets. Roof drainage must not discharge to pavement.

In a letter dated March 21, 2025 from Mark S. Carney of the Erie County Water Authority ("ECWA"), it was stated that the Proposed Project will require review and approval from the ECWA for any new water service. The Project Sponsor shall obtain all appropriate permits and approvals from the ECWA for connection to existing water supply. The Proposed Project includes an onsite wastewater treatment system. The Project Sponsor will be required to obtain all appropriate permits from the ECHD, and the NYS DEC if required, for the installation of a wastewater treatment system.

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

SHERIDAN HILL COMMONS

8450 Sheridan Drive (SBL: 70.115-1-1)
Clarence, NY 14221

WARNING: ALTERATIONS TO THIS
DOCUMENT NOT CONFORMING TO
SECTION 7209, SUBDIVISION 2,
TE EDUCATION LAW, ARE PROHIBITED

REVISIONS

[illegible]

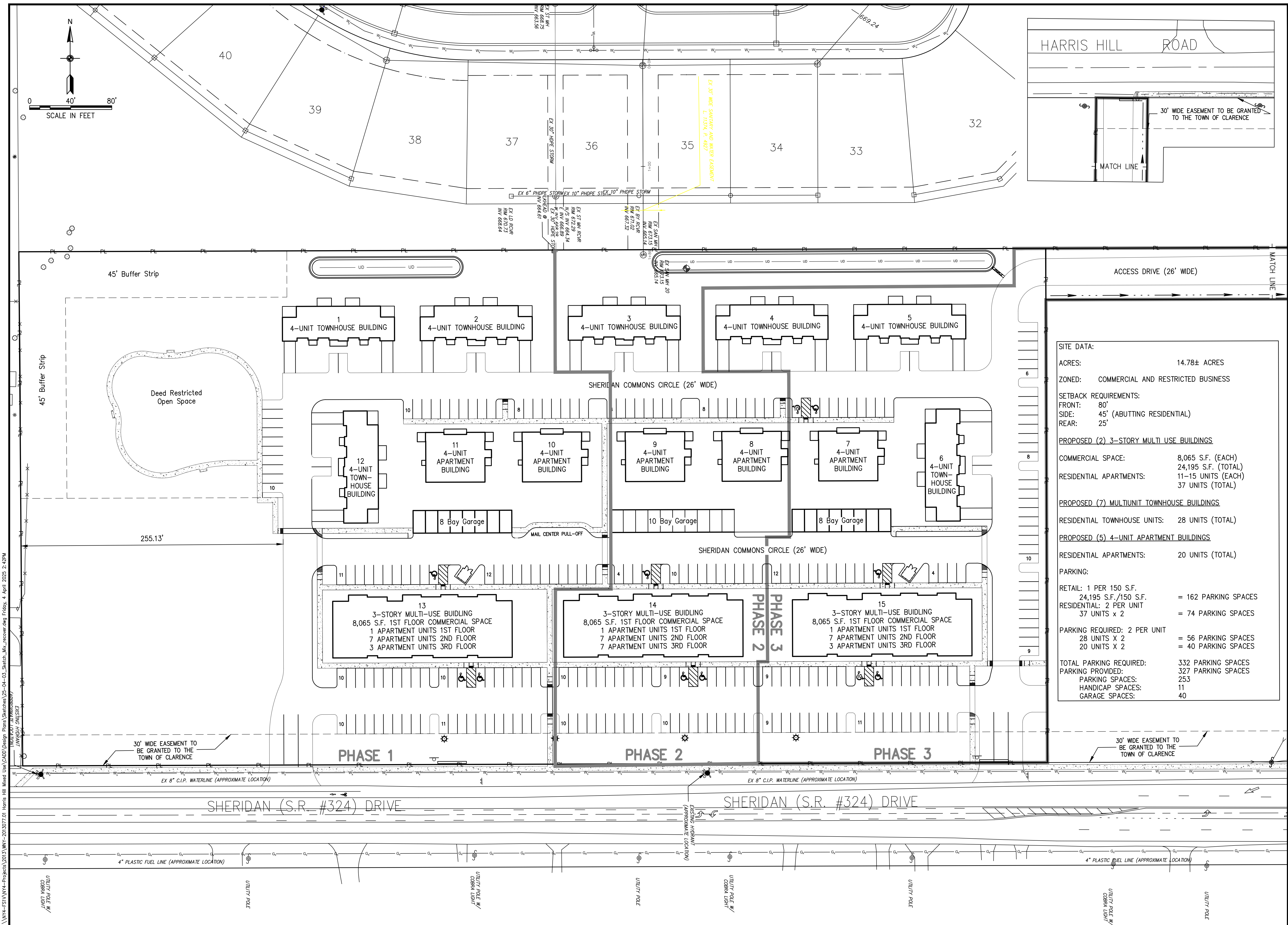
April 2025

DRAWN/DESIGN BY	CHECKED BY
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Concept Plan

SCALE: 1" = 40'

WNY-2013077.01





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Sheridan Hill Commons

MIXED USE BUILDING

Harris Hill Road,
Clarence , NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri

PROJ. ARCH. _____ DRAFTER _____

JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

FRONT ELEVATIONS OF MIXED USE BUILDINGS



SILVESTRI
ARCHITECTS • PC

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

SA JOB #: **15093.05**

DATE: **04-11-25**

DRAWING #: **A-201**

Exhibit 3 - Color Rendering of Mixed-Use Building



**Exhibit 4 – Elevation and Floor Plans – Mixed-Use
Buildings**

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

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

TITLE:

FLOOR PLANS

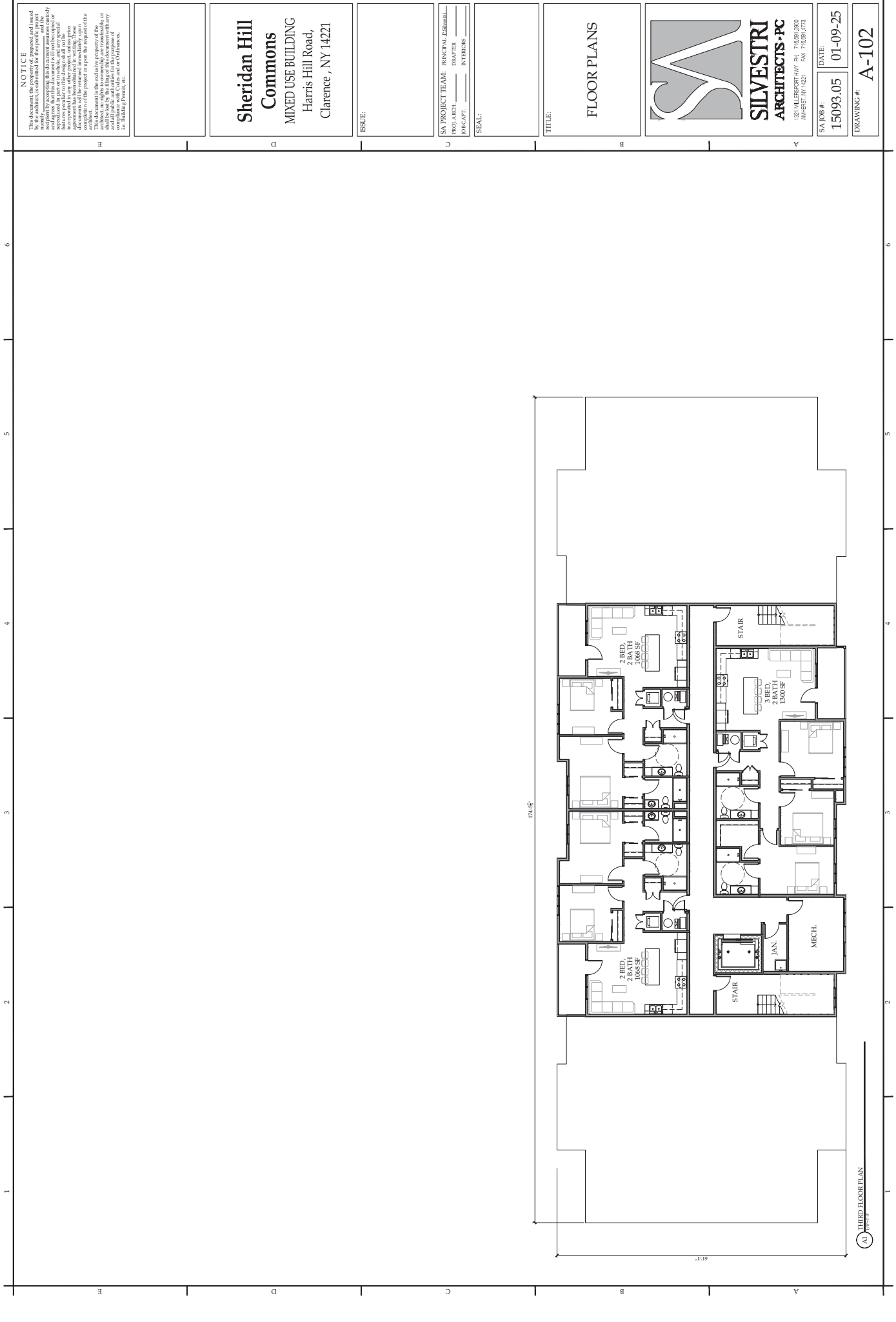


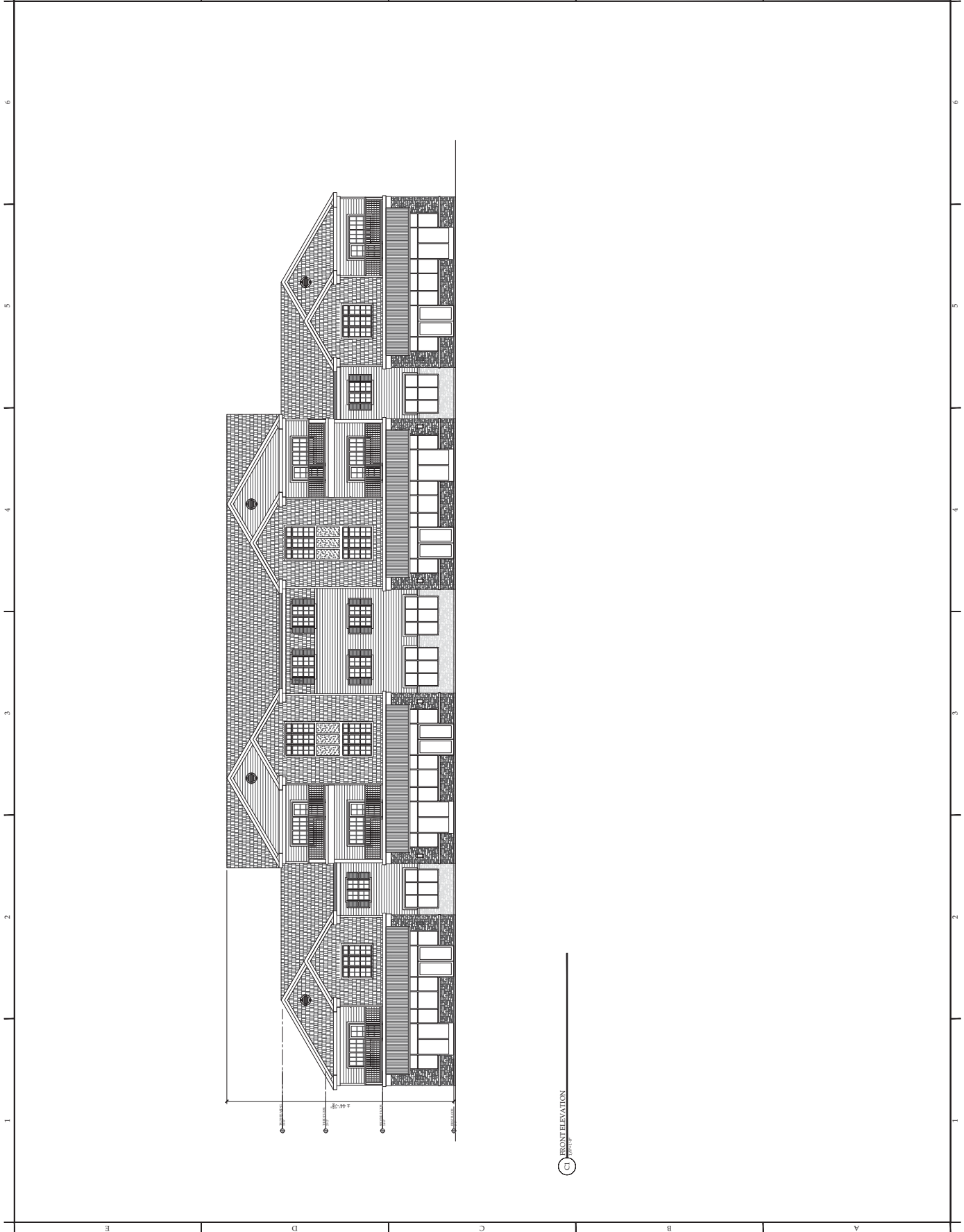
SILVESTRI
ARCHITECTS • PC

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AMHERST, NY 14221 FAX 716.691.4773

SA JOB #:	15093.05	DATE:	01-09-20
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1 FRONT ELEVATION

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

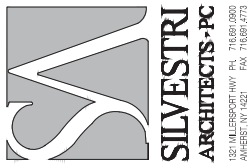
ISSUE:

SA PROJECT TEAM: PRINCEPA, L.L.S. & ASSOCIATES, P.C.
PRG. ARCH. _____ DRAFTER _____
DESIGNER _____ INTERIORS _____

SEAL:

TITLE:

EXTERIOR
ELEVATION



SA JOB #: 15093.05
DATE: 01-02-25

DRAWING #: A-201

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

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

ISSUE:
021-07-15 - ISSUED FOR PERMIT

LEA PROJECT TEAM:

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

SEAL:

TITLE:

FLOOR PLAN
LOWER LEVEL

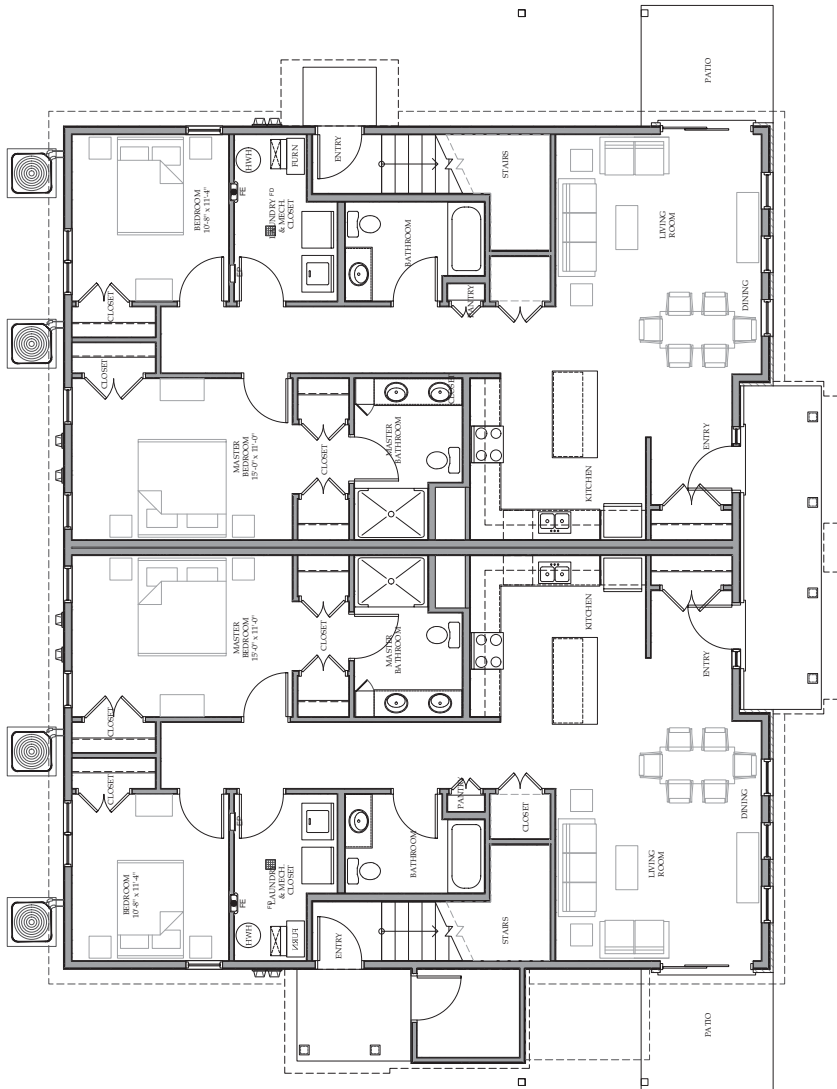


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SA JOB #: 15093-02
DATE: 5-07-2024

DRAWING #: A-101



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

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Clarence, NY 14221

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 DRAFTER _____
 ARCH. _____
 INTERIORS N. Caluza
 DECAPT. D. Garry

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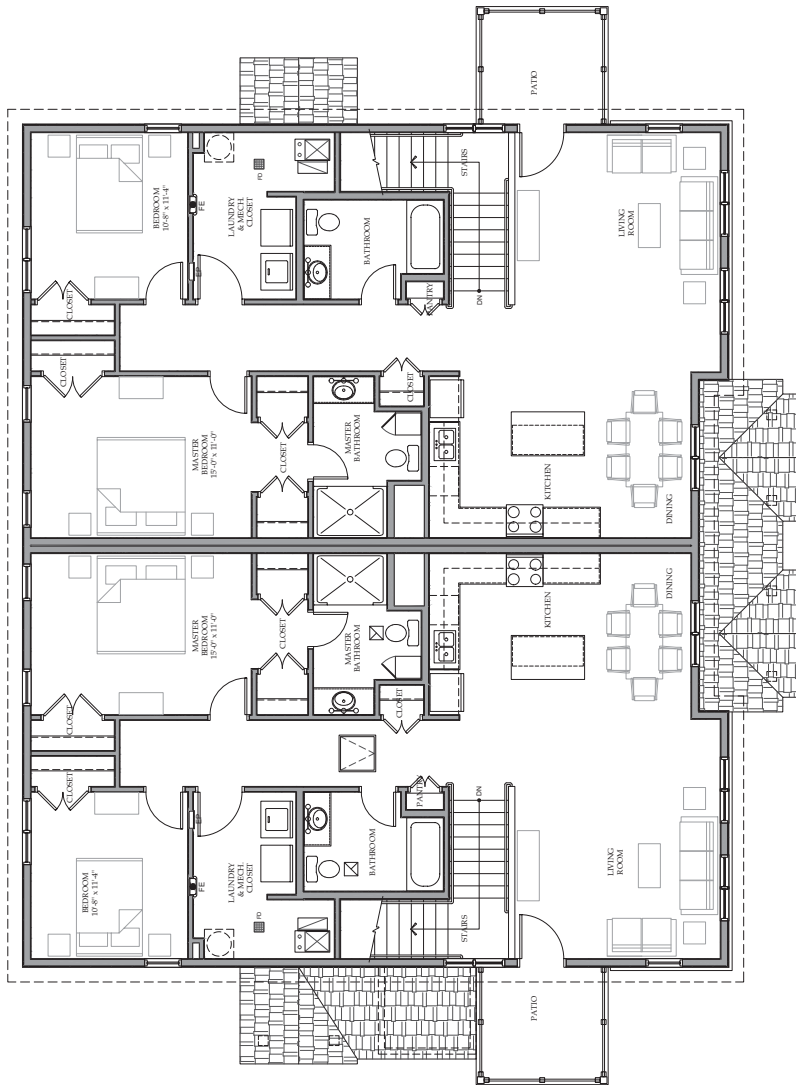
FILE:

FLOOR PLAN
UPPER LEVEL



SA JOB #: 115093-02
DATE: 5-07-2024

DRAWING #: A-102



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

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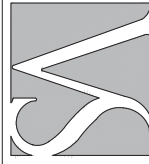
ISSUE:
2023.07.15 - SUBMIT FOR PERMIT

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

SEAL:

TITLE:

EXTERIOR ELEVATIONS

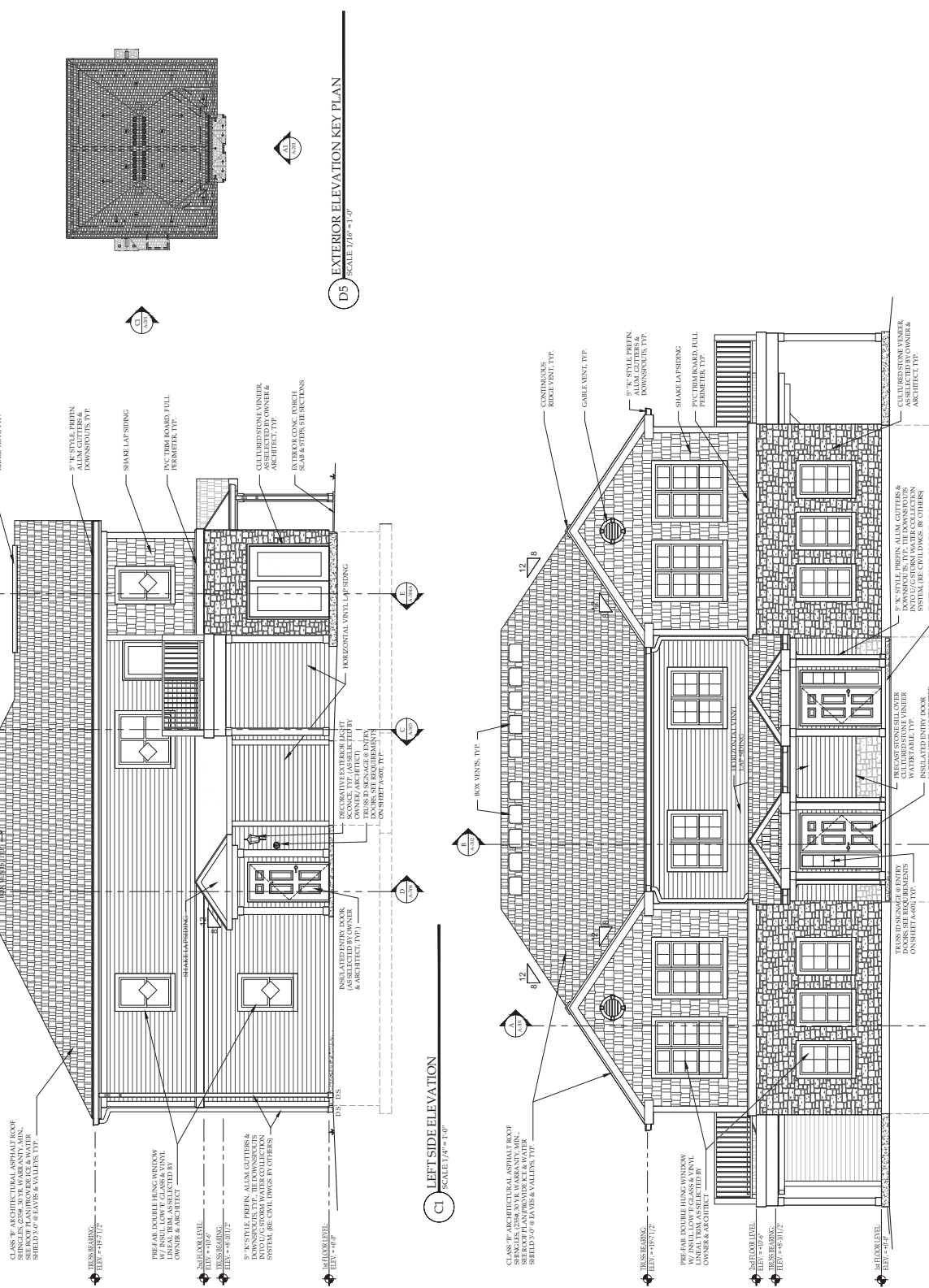


SILVESTRI ARCHITECTS-PC
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SA JOB #:
15093-02

DATE:
5-07-2024

DRAWING #:
A-201



D5 EXTERIOR ELEVATION KEY PLAN

SCALE 1/16" = 1'-0"

D1 LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

A1 FRONT ELEVATION

SCALE 1/4" = 1'-0"

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Harris Hill Road,
Clarence, NY 14221

ISSUE:
2023-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM: PRINCIPAL: J. SILVESTRI
PROJECT ARCHITECT: D. SILVESTRI
PROJECT CAPTAIN: D. SILVESTRI
INTERIOR ARCHITECT: J. SILVESTRI

SEAL:

TITLE:

EXTERIOR
ELEVATIONS



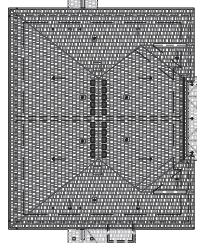
**SILVESTRI
ARCHITECTS-PC**

135 MILLERSPORT HWY. PA. 17469-0000
AMHERST, NY 10201 FAX: 716.691.4773

SA JOB #:
15093-02

DATE:
5-07-2024

DRAWING #:
A-202



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

CLASS IV ARCHITECTURAL ASPHALT ROOF
SHEATHING, 30 YEAR WARRANTY, 30 YEAR
SHIELD 3.0" #16 DAVES & VALLIS, TYP.

9" K STYLE PREFIN. ALUM. GUTTERS &
DOWNSPUTS, TYP. (SEE CIVIL DRAWING BY OTHERS)

PRE-PAID DOUBLE HUNG WINDOW
W/ INSUL. LOW E GLASS & VINYL
LINER, TYP. (SEE CIVIL DRAWING BY OTHERS)

9" K STYLE PREFIN. ALUM. GUTTERS &
DOWNSPUTS, TYP. (SEE CIVIL DRAWING BY OTHERS)

INSULATED ENTRY DOOR
(SEE ARCHITECT TYP.)

INSULATED ENTRY DOOR
(SEE ARCHITECT TYP.)

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INSULATED ENTRY DOOR
(SEE ARCHITECT TYP.)

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

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

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

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

ISSUE: 2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

A PROJECT TEAM: PRINCIPAL P. Silvestri
 COJ. ARCH. _____ DRAFTER _____
 BCAPT. D. Garry INTERIORS N. Caluza
 REAL: _____

FLOOR PLAN
UPPER LEVEL



SILVESTRI
ARCHITECTS-PC

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

DATE: 7-15-2021

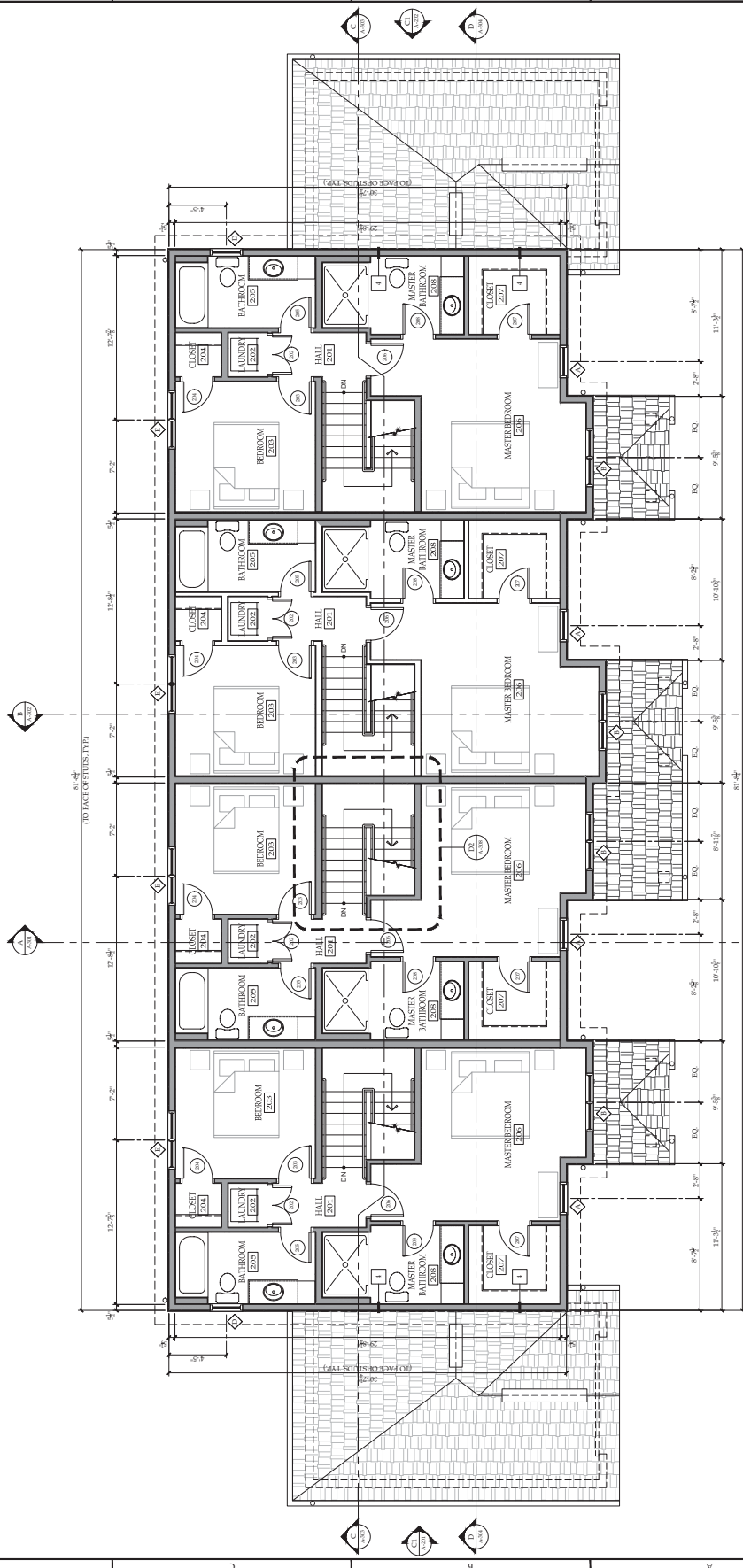
DRAWING #: A-102

DEI QOR PI AN SYMBOL I LEGEND:

- = INDICATES PARTITION WALL TYPE
(SEE SHEET A-001 FOR PARTITION DETAILS)
- = INDICATES DOOR NUMBER
(SEE SHEET A-001 FOR DOOR SCHEDULE & DETAILS)
- = INDICATES WINDOW NUMBER
(SEE SHEET A-001 FOR WINDOW DETAILS)
- = INDICATES ELECTRICAL SERVICE PANEL
- = INDICATES FLOOR DRAIN

GENERAL NOTES:

- MECHANICAL, PLUMBING OR ELECTRICAL, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE SAVING AND INSTALLED WOOD PENETRATES WALLS, FLOORS OR CEILING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE DAMPERS ARE REQUIRED AT ALL MECHANICAL, PLUMBING OR ELECTRICAL PENETRATIONS THROUGH THE WALLS, FLOORS OR CEILING. THE FIREPROOFING PRODUCT MATERIAL DATA SHALL BE SUBMITTED FOR APPROVAL FOR USE PRIOR TO INSTALLING SAME.
- ALL EXTERIOR DOOR AND WINDOW WALLS SHALL BE REQUIRED TO BE SUBMITTED FOR APPROVAL FOR USE PRIOR TO INSTALLING SAME. ALL EXTERIOR DOOR AND WINDOW WALLS SHALL BE SEALED USING PUTTY PASTES AS REQUIRED. ALL EXTERIOR DOOR AND WINDOW WALLS SHALL BE REQUIRED AS REQUIRED. I RECOMMEND THAT ALL PENETRATIONS THROUGH WALLS, FLOORS OR CEILING BE SUBMITTED TO SATISFY A CERTIFICATION.
- ALL ACCESS DOORS OR PANELS REQUIRED TO BE INSTALLED BY LOCAL OR PLUMBING BUILDING CODES ARE TO BE SUPPLIED AND INSTALLED BY THE MECHANICAL, PLUMBING OR ELECTRICAL CONTRACTOR. MECHANICAL OR PLUMBING WORK, IN GENERAL, ACCESS DOORS AND PANELS SHALL BE SUBMITTED FOR APPROVAL FOR USE PRIOR TO THE SECOND FLOOR DRAWING AND PLUMBING SYSTEM DATA LOCATED ON THE SECOND FLOOR DRAWING. ACCESS DOORS AND PANELS SHALL BE SUBMITTED FOR APPROVAL FOR USE PRIOR TO THE SECOND FLOOR DRAWING. ACCESS DOORS AND PANELS SHALL BE SUBMITTED FOR APPROVAL FOR USE PRIOR TO THE SECOND FLOOR DRAWING. ACCESS DOORS AND PANELS SHALL BE SUBMITTED FOR APPROVAL FOR USE PRIOR TO THE SECOND FLOOR DRAWING.
- CONTRACTOR SHALL COORDINATE ALL CEILING FIXTURES, LIGHTING, VENTILATION, ETC. WITH MECHANICAL & ELECTRICAL CONTRACTOR.
- REFER TO MECHANICAL & ELECTRICAL DRAWINGS PROVIDED BY



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

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

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

PROJECT TEAM:	PRINCIPAL	P. Salvendy
COJ. ARCH.	DRAFTER	
DESK CAPT.	INTERIOR	N. Caltuza
EA:		

TITLE: EXTERIOR ELEVATIONS



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

ISSUE:
12/21-01-19 - REVISED PER OWNER COMMENTS
12/1-07-15 - ISSUED FOR PERMIT

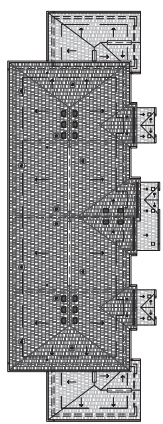
A PROJECT TEAM: PRINCIPAL P. Silvestri
COJ. ARCH. DRAFTER
SUBCAPT. D. Garry INTERIORS N. Catuza
REAL:

TITLE: EXTERIOR ELEVATIONS

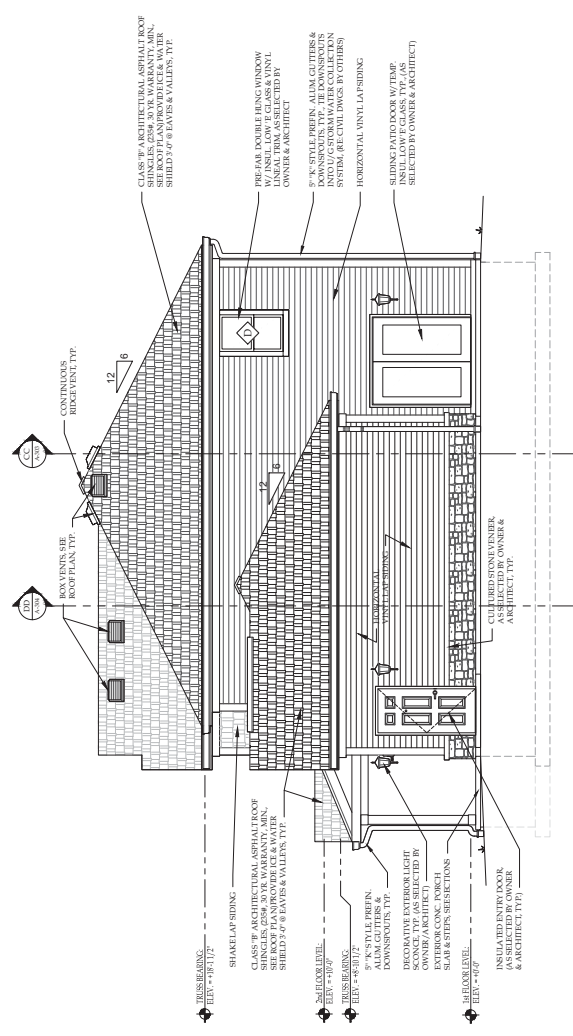


DATE: 7-15-2021

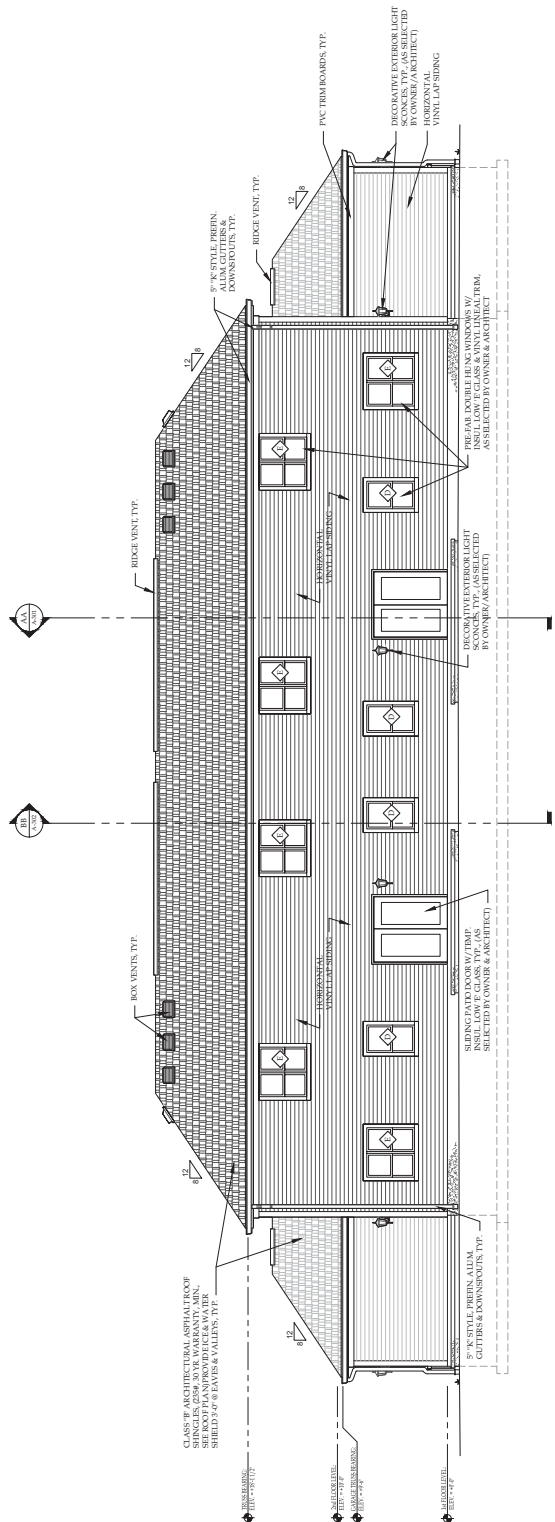
DRAWING #: A-202



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



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



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

**Exhibit 7 – Elevation and Floor Plans – Two Unit
Townhome Buildings**

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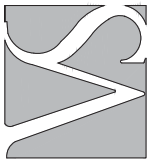
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**Sheridan Hill
Commons**
2 UNIT TOWN HOMES
Harris Hill Road,
Clarence, NY 14221

ISSUE:
2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

SA PROJECT TEAM:	PRINCIPAL	<u>P. Silvestri</u>
PROJ ARCH.	DRAFTER	_____
DOB/CAFT.	INTERIORS	<u>N. Gattuzza</u>

TITLE: FLOOR PLAN
UPPER LEVEL



**SILVESTRI
ARCHITECTS-PC**
1321 MILLERSPORT HWY. PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

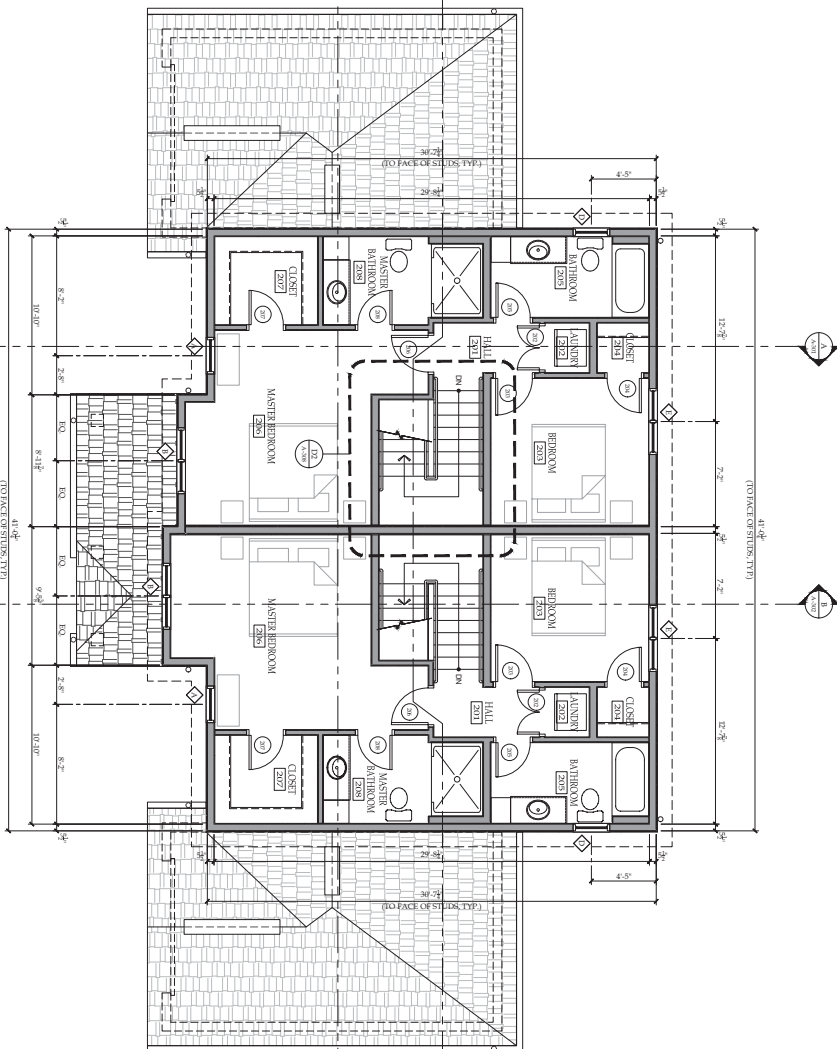
SA JOB #: 15093-02
 DATE: 7-15-2021
 DRAWING #: A-102

FLOOR PLAN SYMBOL LEGEND:

- INDICATES PART IN PARANTHESIS
- (SEE SHEET A490 FOR PARTITION DETAILS)
- INDICATES DOOR NUMBER
- (SEE SHEET A490 FOR DOOR SCHEDULE & DETAILS)
- INDICATES WINDOW NUMBER
- (SEE SHEET A490 FOR WINDOW DETAILS)
- INDICATES ELECTRICAL SERVICE PANEL
- INDICATES FLOOR DRAIN

GENERAL NOTES

- MECHANICAL, PLUMBING, ELECTRICAL, CONSTRUCTION IS REQUIRED FOR THE PROPOSED MATERIALS AT ALL LOCATIONS WHERE THERE ARE REQUIREMENTS FOR A FLOOR OR ATTACHABLE BUILDING CODES, PERMITS, WHICH ARE IN EXISTENCE OR BEING OBTAINED. THE BUILDING CODES, PERMITS, WHICH ARE IN EXISTENCE OR BEING OBTAINED, SHALL BE OBTAINED PRIOR TO APPROVAL FOR USE BEFORE PERMIT TO INSTALL AND LAUNCH.
- G-5. SHALL INSURE THAT ALL ELECTRICAL INSTALLATION IS IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL ELECTRICAL CODES. SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO INSTALLATION. SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO INSTALLATION. SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO INSTALLATION. SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO INSTALLATION.
- CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE ELECTRICAL, PLUMBING, MECHANICAL, AND ELECTRICAL BUILDING CODES, PERMITS, WHICH ARE IN EXISTENCE OR BEING OBTAINED.



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

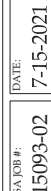
UPPER LEVEL

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

A PROJECT TEAM: PRINCIPAL P. Silvestri
COJ. ARCH. DRAFTER
SUBCAPT. D. Garry INTERIORS N. Catuza

REAL:

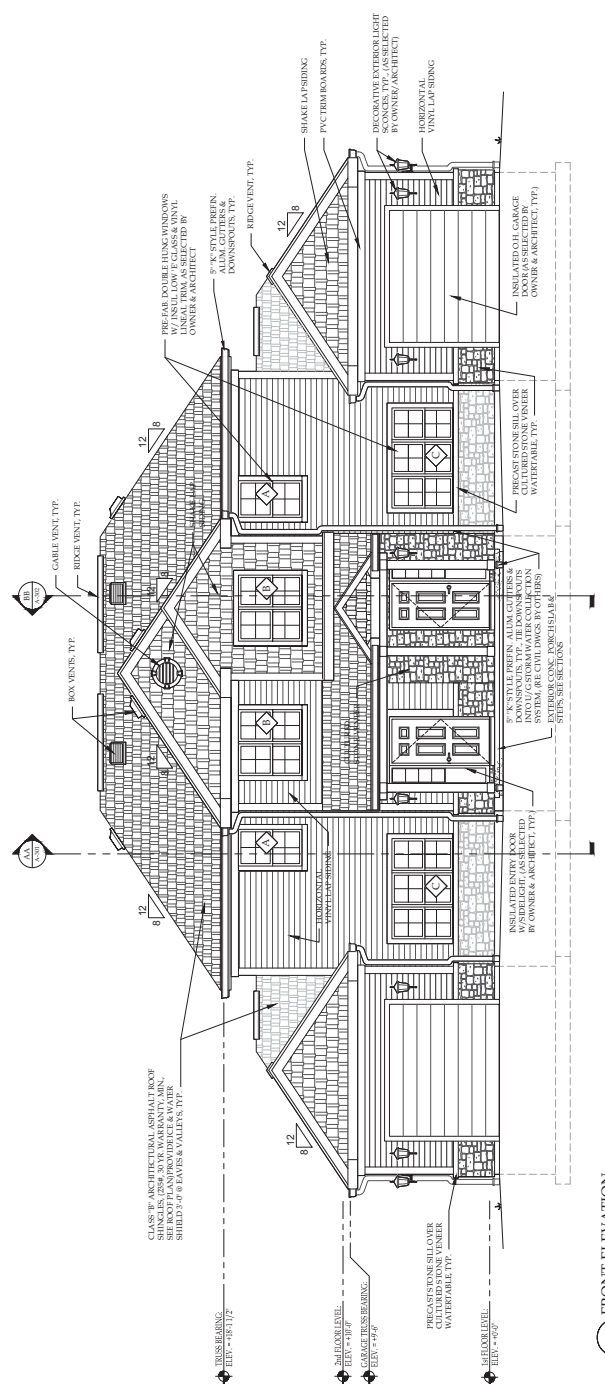
TITLE: EXTERIOR ELEVATIONS



DRAWING #:
A-201



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



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

ISSUE:
2021-01-19 - REVISED PER OWNER COMMENTS
2021-07-15 - ISSUED FOR PERMIT

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

SEAL:

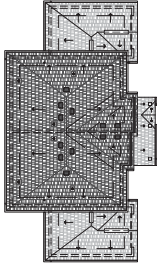
TITLE:

EXTERIOR
ELEVATIONS

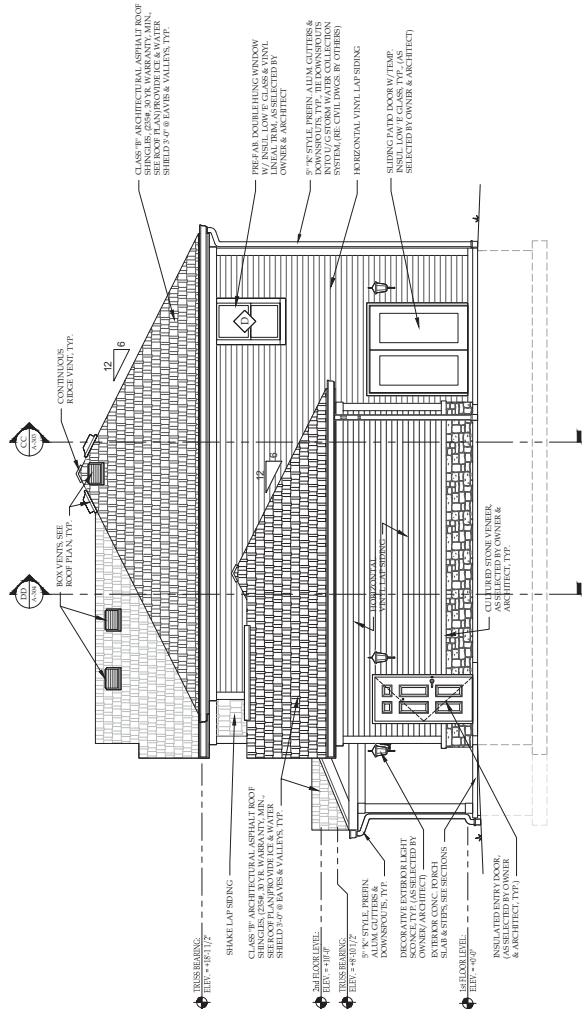
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AMHERST, NY 14201 FAX 716.697.4773

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

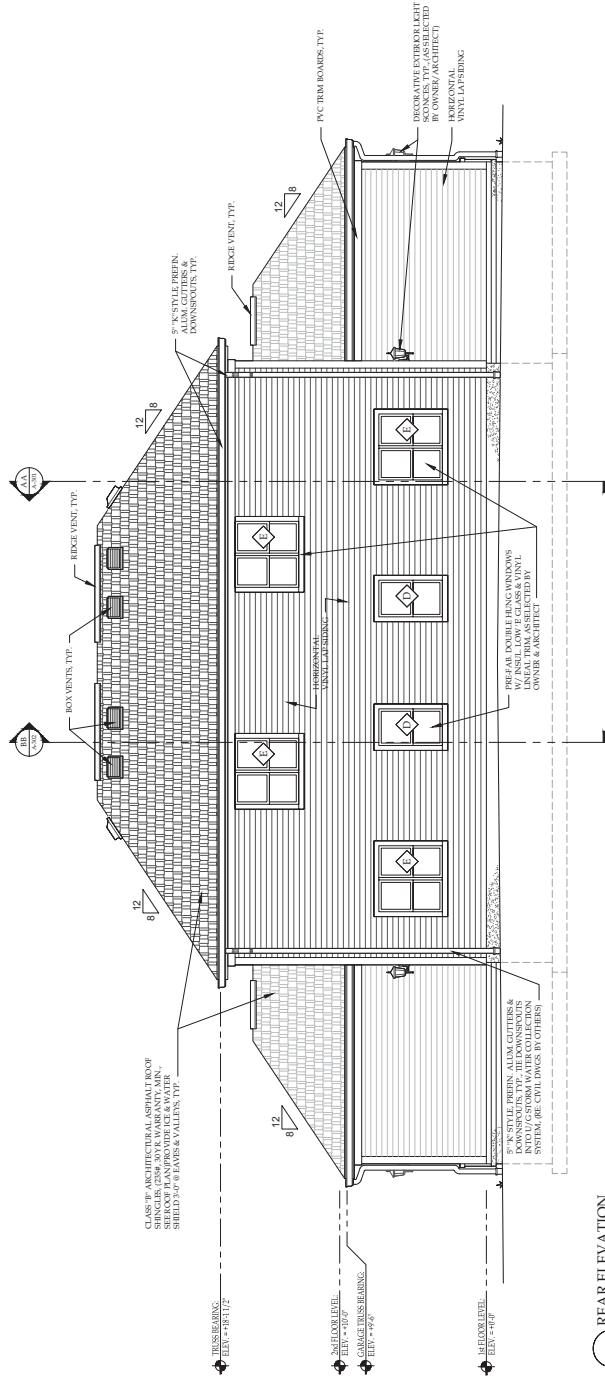
DRAWING #: A-202



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



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



A1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

**State Environmental Quality Review
Negative Declaration
Notice of Determination of Non-Significance**

Date: August 20, 2025

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Clarence Planning Board, acting as the designated Lead Agency in connection with the coordinated environmental review of the action, has determined that the proposed action described below will not have any potentially significant adverse impacts on the environment and as such a Draft Environmental Impact Statement will NOT be prepared.

Project Name: Sheridan Hill Commons Mixed-Use

Project Number: TOC05012025

Location of Project: 8450 Sheridan Drive - SBL: 70.11-5-1
North side of Sheridan Drive | West side of Harris Hill Road

Lead Agency: Town of Clarence Planning Board

SEQRA Classification: The proposed project is a Type I Action. The Town conducted a coordinated environmental review and none of the involved agencies expressed any objection to the Planning Board acting as the designated lead agency.

Description of Action: Existing 14.8-acre previously disturbed vacant parcel located in the Commercial and Restricted Business zones. A mixed-use project containing multiple-family housing and commercial space. The project consists of the following:

- 3 mixed-use buildings, each containing 8,065 sqft commercial and 11 to 15 apartments.
- 7 residential townhouse buildings, each containing 4 units.
- 5 residential apartment buildings, each containing 4 units.
- 3 garage buildings, each with 8 to 10 bays.
- This results in a total of 85 residential units and 24,195 sqft of commercial space.

Each of the three mixed-use buildings contain a third-floor element. To consider this proposal, variances will be required by the Zoning Board of Appeals.

The Planning Board has thoroughly evaluated the Part 1 of the Environmental Assessment Form, the completed Parts 2 and 3 of the Environmental Assessment Forms, submitted plans, documents, reports, and letters, as well as all supporting documentation and meeting minutes associated with the coordinated environmental review of the action pursuant to SEQRA.

Compared to the criteria listed in Section 617.7 of the SEQR Regulations, the Planning Board, acting as the designated lead agency, has determined that all identified areas of environmental

concern have been identified and thoroughly evaluated, and that the proposed action will not have any potentially significant adverse impacts on the environment. The Planning Board's reasoned elaboration in support of its determination that the proposed project will not result in any potentially significant adverse environmental impacts is provided below.

Executive Summary:

The "Project Site" is located at 8450 Sheridan Drive. The Project Site consists of +/- 14.77 acres of land and is split zoned between Commercial ("C") and Restricted Business ("RB") pursuant to the Town of Clarence Zoning Map. The "Proposed Project" is a mixed-use project containing multiple-family housing and commercial space. The project consists of the following:

- 3 mixed-use buildings, each containing 8,065 sq.ft. commercial and 11 to 15 apartments.
- 7 residential townhouse buildings, each containing 4 units.
- 5 residential apartment buildings, each containing 4 units.
- 3 garage buildings, each with 8 to 10 bays.

This results in a total of 85 residential units and 24,195 sq.ft. of commercial space. Each of the three mixed-use buildings contain a third-floor element. To consider this proposal, variances will be required by the Zoning Board of Appeals

After a thorough review with involved and interested agencies, it has been determined that the Proposed Project will not have a potentially significant adverse impact to the environment. The Proposed Project is in keeping with the zoning classifications' recommended land use, design guidelines, and site layout standards. *Clarence 2030 – Town of Clarence Comprehensive Plan*, encourages the development of complementary commercial and residential uses in the Town of Clarence.

1. Impact on Land:

The Proposed Project involves the alteration and clearing and previously disturbed natural land. The average depth to water table is greater than three feet on the Project Site. The Proposed Project does not involve construction on slopes of 15% or greater, and bedrock is not within 5 feet of the existing ground surface on the Project Site. The Proposed Project will not involve the excavation and removal of more than 1,000 tons of natural material. Since the Proposed Project will result in disturbance of more than one acre of land, a Stormwater Pollution Prevention Plan ("SWPPP") prepared by a licensed engineering firm will be required and the SWPPP will need to be reviewed and approved by the Town Engineering Department prior to project construction. The requirement for the SWPPP is outlined per the letter dated August 6, 2025 from Joseph Lancellotti of the Town of Clarence Engineering Department, and per the letter dated June 11, 2025 from Lisa M. Czechowicz of the New York State Department of Environmental Conservation ("NYSDEC")

The Proposed Project will result in physical disturbance and vegetation removal; however, this potential impact represents a small impact since construction activities will need to comply with required applicable erosion and sediment control measures. Such erosion and sediment control measures will be specified in the engineered plans to be prepared by a licensed engineering firm as well as the required Stormwater Pollution Prevention Plan ("SWPPP"). The proposed erosion control measures will be reviewed by the Town Engineering Department during the Development Plan review process. The Project Site is not located within a designated Coastal Erosion hazard area.

Construction of the Proposed Project is anticipated to occur in three (3) phases and the

construction of the Proposed Project is anticipated to occur for a period of more than one year. However, construction activities in furtherance of the Proposed Project will be intermittent and represent a temporary and unavoidable adverse impact that is not potentially significant. During the construction phases, the Proposed Project will need to comply with the applicable stringent standards for stormwater quality and storm quantity management as well as applicable standards for required infrastructure improvements. This will be verified by the Town Engineering Department in connection with the Development Plan review process.

2. Impact Geological Features:

There are no unique or unusual land forms on the Project Site.

3. Impact on Surface Water:

The Project Site currently consists of previously disturbed natural land. There are no existing water bodies on the Project Site. The management of stormwater from impervious surfaces on the Project Site will require the installation of a stormwater management system. The stormwater management system will be designed by a licensed engineering firm to collect, discharge and improve the quality of surface water. The stormwater management system will be required to comply with the applicable stringent stormwater quality and quantity standards of the NYSDEC and the applicable drainage standards of the Town of Clarence. The Project Sponsor, in collaboration with the Town of Clarence Engineering Department, proposed an interim plan for stormwater management to collect, discharge and improve the quality of surface water during the review process of the Proposed Project.

In a letter dated June 11, 2025 from Lisa M. Czechowicz of the NYSDEC, it was stated that most activities that involve disturbance within a wetland or its 100-foot adjacent area require an Environmental Conservation Law (ECL) Article 24, Freshwater Wetlands permit from the NYSDEC. Additionally, it was stated that to determine whether the property contains regulated freshwater wetlands, the Project Sponsor must submit a request for a Parcel Jurisdictional Determination (“Parcel JD”). The Project Site was previously subject to a separate New York State Environmental Quality Review Act action (“SEQRA”) in 2020. A wetland delineation was performed by Wilson Environmental Technologies as a part of that SEQRA review and determination. The aforementioned delineation found that there was an isolated and non-jurisdictional wetland area on the Project Site. A subsequent Jurisdictional Determination was issued by the United States Army Corps of Engineers (“USACE”) in November of 2020. The Jurisdictional Determination is valid for five (5) years from the issued date. The Project Site was disturbed as part of the 2023 Development Plan approved mixed-use project that was previously proposed. The Proposed Project does not involve any physical land alteration within a jurisdictional wetland or the 100-foot adjacent area of a wetland.

The Project Site is located within Clarence Town Sewer District 10. In an email correspondence letter dated June 5, 2025 from Michael Larson of the Erie County Division of Sewerage Management (“ECDSM”), it was stated:

1. The proposed project revisal is located in Clarence Town District - 10. The sanitary sewers near the proposed project revisal are owned by the Town of Clarence. The sanitary flows are tributary to Erie County and Town of Clarence trunk and interceptor lines and ultimately the Amherst Wastewater Treatment Plant.
2. A 56-unit project titled Harris Hill Mixed Use was approved on this site in November 2022. The current SEQRA proposal is for an 85-unit project titled Sheridan Hill Commons. The

increase from 56 residential units to 85 will not be permissible until the completion of the parallel peanut line as there is no capacity for additional flow. The project may continue under its original scope of 56 residential units but no modifications involving any additional flow increase will be accepted. Alternatively, the 85-unit project may be submitted for sanitary sewer review and approval upon completion of the parallel peanut line project.

3. The Review and approval of any proposed sanitary sewers is required by Erie County DSM.
4. The assigned Sanitary sewer Inflow and Infiltration (I/I) removal work in ECSD No. 5 will still be in effect for this project if the project continues under its original scope. However, this would change if the project is resubmitted with additional proposed flow upon completion of the parallel peanut line and a Downstream Capacity Analysis (DSCA) may be required at that time.
5. Sanitary sewer system design shall be in accordance with Ten States Standards and Erie County Sewer District Rules and Regulations and Design Requirements.

After consultation with the Project Sponsor and the Town of Clarence, the ECDSM issued a subsequent email correspondence letter dated July 9, 2025 from Michael Larson. The email stated that the ECDSM is withdrawing its comment no.2 of the June 5, 2025 email and offers the following:

- The originally proposed mixed-use project as approved on November 17, 2022, consisted of 80 residential units and 24,800 sq. ft. of commercial space, resulting in a peak flow of 92,901 gpd.
- The currently proposed mixed-use project consists of 85 residential units and 24,195 sq. ft. of commercial space, resulting in a peak flow of 97,452 gpd.
- The current proposed project would increase the peak flow by 4,551 gpd. This increase would change the number of required developer's I/I remedial work from 9 building sewers to 10 building sewers.

The Project Sponsor will be required to obtain approval from the ECDSM for the sanitary sewer flows that will be conveyed into the sanitary sewer infrastructure owned by ECSD #5 and to comply the applicable I/I requirement. The Project Sponsor shall work with the ECDSM to provide an updated DSCA in order to obtain sanitary sewer extension approval. Additionally, the sanitary sewer system design shall be in accordance with Ten States Standards and Erie County Sewer District rules, regulations and design requirements.

4. Impact on Groundwater:

There will be minimal additional ground water introduced as a result of the Proposed Project. A portion of the post developed site stormwater will be collected, managed and disbursed on-site for eventual percolation into the groundwater system, through stormwater detention areas, as designed and permitted to meet Federal, State and Local standards.

The Proposed Project will connect to existing water services and will require review and approval by the Erie County Water Authority ("ECWA"). In a letter dated June 2, 2025 from Mark S. Carney of the ECWA, it was stated that the Proposed Project will require the Erie County Water Authority review for the new watermain extension associated with the Proposed Project. Additionally, it was stated that due to the size of the Proposed Project and potential demand the ECWA Engineering has some concerns relative to the impact of additional demand on the system.

The Proposed Project will require ECWA review of the existing infrastructure and the possibility for the need to increase the size of the watermain associated with this Proposed Project. The Project Sponsor shall obtain all necessary permits and approvals from the ECWA.

5. Impact on Flooding:

The Project Site is not located in either the regulated 100-year Floodplain nor a designated floodway. The Proposed Project will require modifications of existing drainage patterns. Future Development Plan submittals shall include an Engineer's Report prepared by a licensed engineering firm as well as grading and drainage plans and details prepared by a licensed engineering firm for review and approval by the Town's Engineering Department prior to the Planning Board granting Development Plan Approval. In addition, the Proposed Project will include the implementation of NYSDEC compliant stormwater management practices per the applicable standards. Modifications to the existing drainage patterns on the Project Site does not represent a potentially significant adverse environmental impact due to the requirement for the installation of a stormwater management system that complies with the applicable stringent stormwater quantity and quality standards.

6. Impacts on Air:

The Proposed Project does not involve a State regulated air emission source.

7. Impact on Plants and Animals:

Although the Project Site was previously disturbed, the Proposed Project will result in the further clearing of existing vegetation on the Project Site. There was no documented presence of protected, threatened or endangered species on the Project Site as confirmed by lead agency concurrence letter issued by the NYSDEC dated June 11, 2025. A Landscape Plan prepared by a Registered Landscape Architect will need to be reviewed and approved by the Town Landscape Review Committee for the purpose of introducing native and beneficial vegetation to the Project Site.

8. Impact on Agricultural Resources:

The Project Site does not contain agricultural resources and is not located in a County Agricultural District. As such, the Proposed Project will not result in any adverse impacts to agricultural resources.

9. Impact on Aesthetic Resources:

The Project Site is located on Sheridan Drive, which is a New York State Highway. The Proposed Project contains multiple-family housing and commercial space, which is not in sharp contrast to the nearby land use patterns. Surrounding land use patterns include numerous commercial uses and residential homes. Furthermore, the proposed mixed-use project is consistent with the Clarence 2030 - Town's Comprehensive Plan. There are no officially designated federal, state, or local scenic or aesthetic resources within 5 miles of the Project Site, and the Proposed Project would not eliminate or significantly screen an officially designated scenic view.

10. Impact on Historic and Archeological Resources:

The Project Site is located in, or is adjacent to, an area designated as sensitive by the New York State Historic Preservation Office ("SHPO") archeological site inventory. In a letter dated

May 12, 2025 from Daniel Mackay of SHPO, it was stated that the Proposed Project was reviewed in accordance with the New York State Historic Preservation Act of 1980. Based upon this review, it is the opinion of SHPO that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

11. Impact on Open Space and Recreation:

The Project Site consists of privately owned property that currently consists of previously disturbed natural vegetation. The Proposed Project will not result in a loss of recreational opportunities or a reduction of protected open space. As part of the Proposed Project, the project layout will be required to contain a recreational component, as approved by the Town of Clarence. The recreational component will be reviewed during the Development Plan review of each phase of the Proposed Project. Conceptually, the Proposed Project proposes a recreational trail easement granted to the Town of Clarence and an outdoor community recreational area.

12. Impact on Critical Environmental Areas:

The Project Site is not located within or adjacent to a designated Critical Environmental Area.

13. Impact on Transportation:

After a thorough review by involved and interested agencies, including but not limited to the New York State Department of Transportation (“NYSDOT”), Clarence Fire Review, Erie County Department of Public Works (“ECDPW”), and Clarence Highway Department, it has been determined that the Proposed Project will not have a significant adverse impact on the existing transportation system.

On June 2, 2025, Alyssa Schoenfeldt of the NYSDOT issued an e-mail communication stating the following in reference to a January 11, 2022 Restriping Plan.

- NYSDOT concurs with the Town of Clarence for it to act as the Lead Agency
- The restriping work, as shown in the attached PDF, shall be done as previously agreed upon.
- The remainder of the site, including entrances, was previously agreed upon.
- NYSDOT is requesting updated documents reflecting the new site plan, with the correct striping.
 - Does the new site plan change the trip generation?

During the Development Plan review process of the Proposed Project, the Project Sponsor shall coordinate with the NYSDOT and provide all necessary documents to the NYSDOT for review and approval. The Project Sponsor will be required to obtain all appropriate permits from NYSDOT for any proposed curb cut modifications and restriping within the NYSDOT right-of-way.

On June 3, 2025, Garrett M. Hacker of the ECDPW issued a letter stating the following.

- The preliminary plans are acceptable; however, the following comments from this department will need to be addressed:
 - A stormwater management report shall be provided for our review. Stormwater drainage for this site shall be designed in accordance with the New York State stormwater management design manual and local Town requirements.

- The Traffic Impact Study (TIS) dated March 4, 2019 shows no left turns from northbound Harris Hill Road into the full access driveway 1. This department disagrees with the determination that no vehicles would make this movement. The TIS should be revised to reconsider left turns into the site from Harris Hill Road, and include a left turn lane warrant analysis of driveway 1.

The Project Site was previously subject to a separate New York State Environmental Quality Review Act action (“SEQRA”) in 2020. A Traffic Impact Study (“TIS”) was conducted by SRF Associates as a part of that SEQRA review and determination. The aforementioned TIS found that the previously proposed project, with the recommended mitigation, will have minor traffic impacts on the existing roadway network operations. The Proposed Project modifies the trip generation when compared to the previously proposed project due to the five (5) additional residential units and the decreased amount of first floor commercial space. These changes are minor in nature and do not have any substantial impact on the TIS conducted by SRF Associates in connection with the coordinated environmental review of the previously approved project. During the Development Plan review process of the Proposed Project, the Project Sponsor shall coordinate with the ECDPW and provide all necessary documents to the ECDPW for review and approval. The Project Sponsor will be required to obtain all appropriate permits from ECDPW for any proposed curb cut modifications and restriping within the ECDPW right-of-way.

14. Impact on Energy:

The Proposed Project will cause an increase in the use of energy. The Proposed Project shall be designed to meet energy compliance standards through the installation of energy efficient facilities and features, having minimal impact on the environment. As part of the Development Plan review process, the Project Sponsor shall coordinate with the appropriate utilities to obtain all appropriate permits as required.

15. Impact on Noise, Odor, and Light:

The potential impact from noise, odors, and lighting will be addressed through the installation of new landscaping to reduce noise impacts; the installation of enclosed dumpsters / tote garbage facilities to reduce odors; and installation of dark-sky compliant shielded lighting to avoid off-site light pollution. In addition, the general impact to noise, odor and light will be consistent with existing surrounding commercial and residential land uses. There will be temporary and unavoidable impacts to noise, odor and lighting during construction activities in furtherance of the Proposed Project; however, the Planning Board has determined this is not a potentially significant adverse environmental impact.

In a letter dated June 5, 2025, Timothy P. German of the Erie County Department of Environment and Planning (“ECDEP”) stated that the Town of Clarence and the Project Sponsor should consider adding an enhanced landscape buffer at the rear property line to the extent practicable in order to provide visual screening for residential properties to the north. A Landscape Plan prepared by a Registered Landscape Architect will need to be reviewed and approved by the Town Landscape Review Committee for the purpose of introducing landscape buffers to adjoining residential homes to help address potential impacts from noise, odors, and lighting.

16. Impact on Human Health:

The Project Site does not include a known source of regulated hazardous materials detrimental to human health. If regulated hazardous materials exceeding the applicable NYSDEC

thresholds are unexpectedly encountered during the construction of the Proposed Project, clean-up activities compliant with Federal, State and Local standards will be completed prior to construction on the relevant portions of the Project Site.

17. Consistency with Community Plans:

Clarence 2030 – Town of Clarence Comprehensive Plan (“Clarence 2030”) is the Town’s adopted Comprehensive Plan. Clarence 2030 encourages the development of complementary mixed-use projects. The *Clarence 2030* review process began in December 2014 and was adopted by the Town Board in December of 2016, which included numerous opportunities for public input and participation. Map 8 of *Clarence 2030* (“Future Land Use Map”) designates the Project Site as appropriate for Transitional Business. The purpose of the Transitional Business land use classification is to foster a blend of office uses, civic uses, multi-family living opportunities, and limited retail operations that meet the needs of the surrounding neighborhoods and the traveling public. As part of *Clarence 2030*, the Town has placed an increasing emphasis on providing pedestrian connectivity throughout these areas, as well as building and site design requirements in order to achieve a higher standard of development. The Proposed Project is keeping with the desired complementary mixed-use design of this section of Sheridan Drive.

Vision: Sheridan was adopted by the Town Board in April of 2025. The goals of *Vision: Sheridan* are to identify a unified approach to improve the physical and visual appeal of Sheridan Drive, recognize and build upon the unique character areas contained within the corridor, and bridge the broad initiatives and policies in the Comprehensive Plan with focused efforts for Sheridan Drive. *Vision: Sheridan* identifies the Project Site as a “Core Node” and “Focal Node” with an emphasis on making these areas more accessible, commercially diverse, and uniquely identifiable. Additionally, *Vision: Sheridan* recommends design guidelines for the Sheridan Drive area, which include:

- Orienting the principal buildings to the main thoroughfare and visualizing a front yard setback line through the installation of an architectural feature for buildings set back further than the established front yard setback line.
- Providing pedestrian connections from the street to the main entrance of the buildings, and providing pedestrian amenities such as shade structures and outdoor seating.
- Limiting the number of parking aisles within the front yard setback.
- Providing and planting trees and landscaping to promote pedestrian comfort.
- Encouraging pitched roofs on buildings and use of high-quality building materials.

The Proposed Project is consistent with the recommended land use, design guidelines and site layout guidance for the relevant portion of the Town along Sheridan Drive. The Proposed Project will require area variances from the Zoning Board of Appeals. The area variances would be for the third stories associated with the three (3) mixed-use buildings fronting Sheridan Drive. Should the area variances for the number of stories for the mixed-use buildings be granted by the Zoning Board of Appeals, it has been determined that these area variances do not represent a potentially significant adverse environmental impact. Two-story mixed-use buildings are permitted pursuant to the Town’s Multifamily Law, and the Commercial and Restricted Business zoning classifications also allow a building height of up to forty-five feet. The Project Sponsor has indicated that the proposed three-story buildings would be under forty-five feet. The Proposed Project is intending to keep with the desired character as outlined in the Town’s guiding documents. If the Zoning Board of Appeals does not grant the area variance for the number of

stories, the Project Sponsor will be required to adjust the design of the proposed mixed-use building to comply with the relevant two-story height standard.

The Proposed Project will require a Special Exception Use Permit from the Town Board for the Multiple-Family component, and for structures measuring between 10,000 and 30,000 square feet. A density calculation for the number of multifamily units to be provided was prepared pursuant to the Section 229-126D of the Zoning Code, and is as follows:

- Commercial (C) and Restricted Business (RB) land area = 14.77 acres
 - Allowed per section 229-126(D)(1)(c) of the Zoning Code: 50% of the property shall be committed to a commercial use.
 - $14.77 \text{ acres} / 2 = 7.38 \text{ acres}$ of required commercial use area.
- Within the commercial component per section 229-126(D)(5)(a) of the Zoning Code:
 - Within the minimum 50% of the development committed to commercial uses, mixed-use designs may be allowed with a density of 4 units per acre.
 - $7.38 \text{ acres} \times 4 \text{ units per acre} = 29$ allowed units in the commercial component.
- Within the residential component per section 229-126(D)(1)(a) of the Zoning Code:
 - Maximum density for multi-family developments with sanitary sewer access shall be 8 units per acre.
 - $7.38 \text{ acres} \times 8 \text{ units per acre} = 59$ allowed units in the residential component.
- The Project Sponsor is proposing a total of 85 residential units within the Proposed Project. The total number of allowed residential units would be 88 residential units.

Should the Special Exception Use Permits be granted by the Town Board, it has been determined that this action does not represent a potentially significant adverse environmental impact. The density and square footage of the Proposed Project is in keeping with the allowable provisions set by the Town's Zoning Code.

18. Consistency with Community Character:

Sheridan Drive is a State Highway made up of a mixture of land uses on either side, including commercial, mixed-use, and residential. The Proposed Project will not be in sharp contrast to existing community character. The Proposed Project will result in a more compliant community character per the Town's allowable uses in the zone and vision per the adopted Comprehensive Plan. The primary buildings in the immediate area of the Project Site are a mixture of 1 to 2 story buildings that contain a range of uses, including professional office, retail, and residential.

The Proposed Project is subject to the guidelines and restrictions set forth by the Town Zoning Code for the Commercial and Restricted Business zones, *Clarence 2030*, and *Vision: Sheridan*. The Proposed Project is consistent with the stringent standards for the Commercial and Restricted Business zoning classifications, which include minimum setbacks from property lines, lot coverage, and the site and architectural design standards. As part of the conceptual review of the Proposed Project, overall design guidelines for the Proposed Project were prepared to ensure consistency and unified design. The layout of the Proposed Project fulfills a transitional land-use pattern, whereby the higher intensity commercial component is oriented along Sheridan Drive while the residential uses are orientated to the north of the Project Site, which is adjacent to the existing residential neighborhoods. This transitional land use pattern achieves compatibility between existing and proposed land uses. While the existing architectural scale and character of the area varies, the Proposed Project does not reflect a moderate to large impact due to the Proposed

Project being consistent with the underlying zoning classifications and community's design guidelines.

As part of the Coordinated Review for this Proposed Project, the Harris Hill Volunteer Fire Company and the Clarence Central School District were listed as involved / interested agencies. A copy of the full application was provided to all listed agencies as part of the Coordinated Review under SEQRA, and all agencies were provided an opportunity to comment on the Proposed Project.

Conclusion: A complete and thorough review of the proposed action was completed by the Planning Board, the Town's Department of Planning & Zoning, the Town's Engineering Department as well as involved agencies.

The Planning Board formally issues a Negative Declaration on the proposed action as of August 20, 2025.

All documentation is on file at the Town of Clarence Planning and Zoning Department, One Town Place, Clarence, New York 14031. These records may be examined by the public between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday. Written comments may be submitted to the Director of Community Development.



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