

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

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

- SET OR EX. 5/8" REBAR

NOW OR FORMERLY
DOUGLAS J CURELLA
SBL: 59.00-2-23.121

LOT 5, SECTION 7, TOWNSHIP 12, RANGE 6
LOT 6, SECTION 6, TOWNSHIP 12, RANGE 6

333.05'

EX. REBAR
ON LINE

SOUTH LINE LOT 3
NORTH LINE LOT 4

CREEK

LOT 4, SECTION 6, TOWNSHIP 12, RANGE 6
LOT 6, SECTION 6, TOWNSHIP 12, RANGE 6

LOT 1
AREA=4.68± ACRES

629.55'
356.8±'

PARALLEL

635.09'

NOW OR FORMERLY
FRANK DENI & JENNIE DENI
L-8590, P-565

KRAUS ROAD
(66.0' WIDE)
R.O.W.

R=616.0F'
L=202.5F'
73.8±'

±8.3C

333.00'
300.00'

90°00'

LEGEND

- SANITARY MANHOLE (S)
- UTILITY POLE (T)
- FIRE HYDRANT (F)
- WATER VALVE (WV)
- GAS LINE MARKER (G)
- CATCH BASIN (C)

DATE	REVISION/TYPE



GPI ENGINEERING, LANDSCAPE
ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

SURVEY OF
PART OF LOT 6, SECTION 6, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

W. J. DENI

Job No. 2400024-Lot 1
Scale: 1" = 60'

Date: JULY 11, 2024
TAX No.

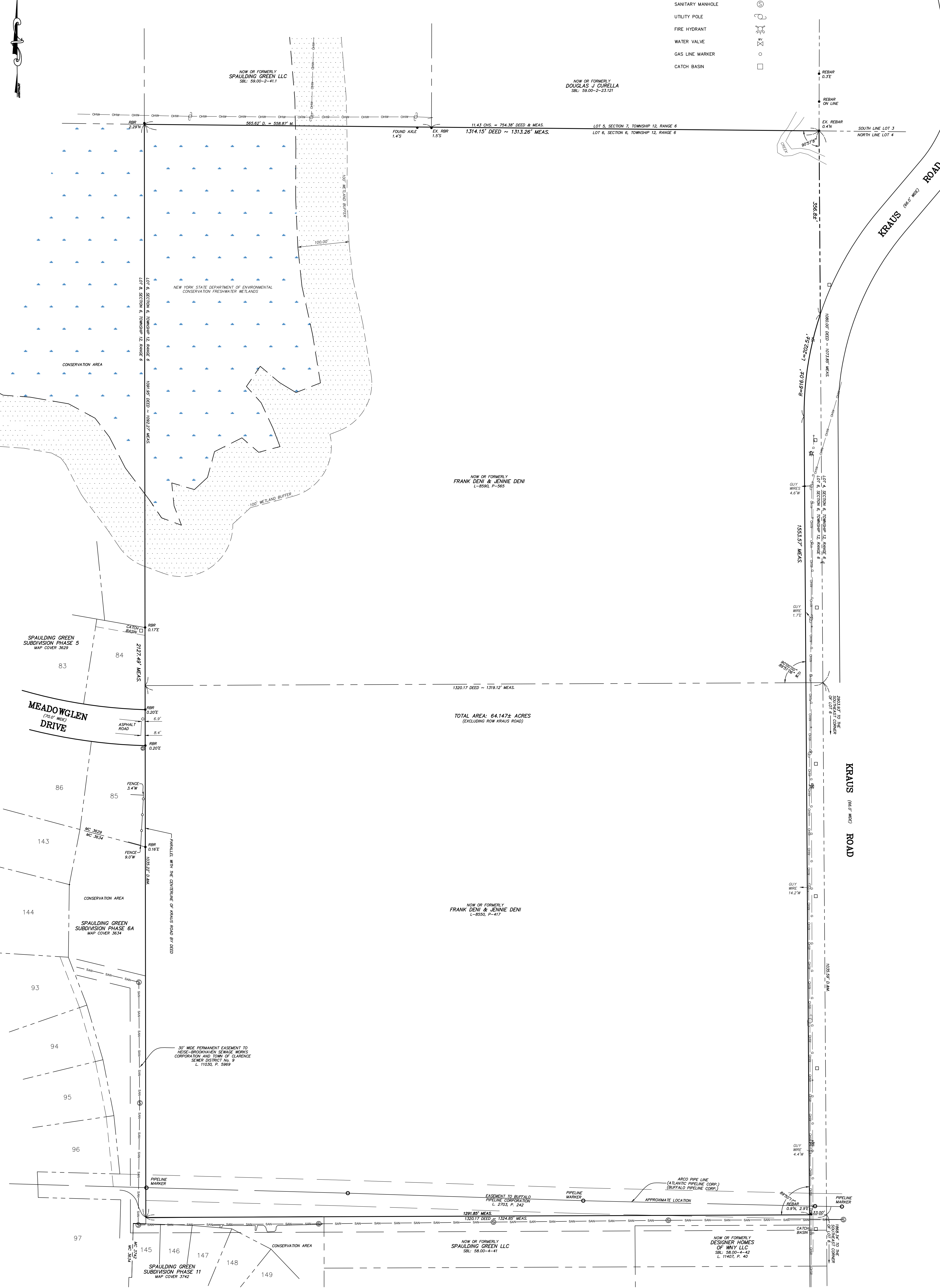
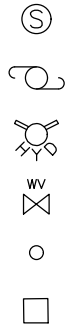
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LEGEND

- SANITARY MANHOLE
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DATE	REVISION/TYPE

SURVEY OF
PART OF LOT 6, SECTION 6, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

GPI

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4944 FAX: 633-4940

Job No. 2400024 Date: JUNE 7, 2024
Scale: 1" = 80' TAX No. 58.00-4-19.121



2025 Proposed Configuration



Legend
Parcels

Kraus Road (Lot A):
SBL: 58.00-4-19.121
Size: +/- 64.15 acres
Frontage: +/- 1,805 ft.



NOTE:
This map is not an official property survey.

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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

1:4,514



2025 Proposed Configuration



Legend

Parcels

Kraus Road (Lot A):
SBL:

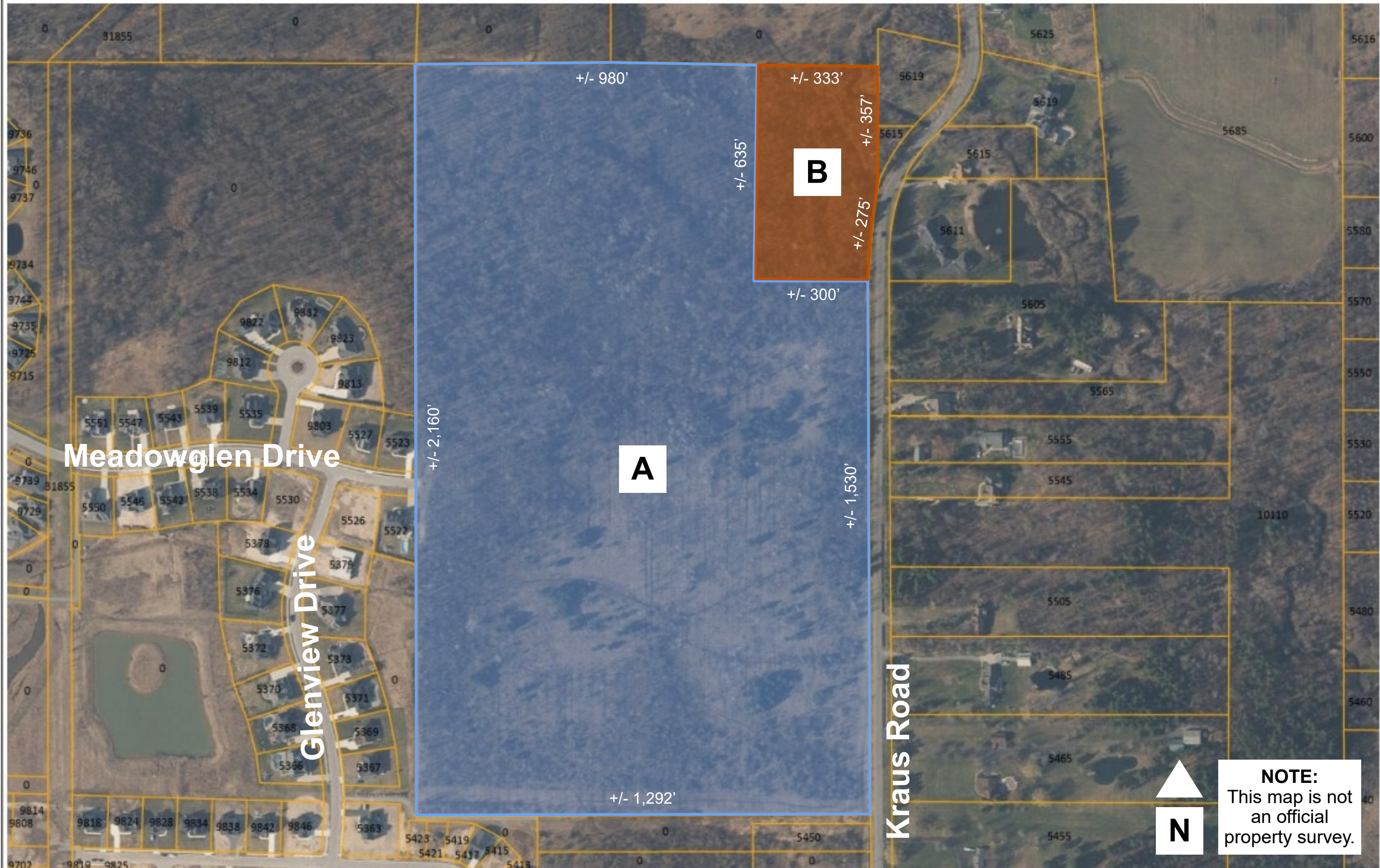
Size: +/- 59.47 acres

Frontage: +/- 1,530 ft.

Kraus Road (Lot B):
SBL:

Size: +/- 4.68 acres

Frontage: +/- 275 ft.



NOTE:
This map is not an official property survey.

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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1:4,514

Short Environmental Assessment Form

Part 1 - Project Information

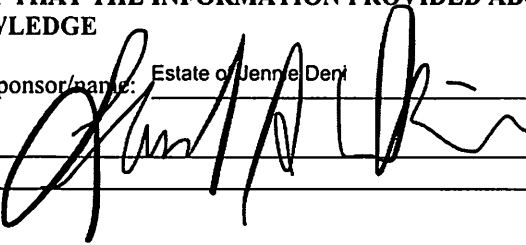
Instructions for Completing

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			
Estate of Jennie Deni, Leonard A. Deni, Executor			
Name of Action or Project: Minor subdivision of vacant land on Kraus Road			
Project Location (describe, and attach a location map): 4.68 acres in northeast corner of 65-acre parcel of vacant land on Kraus Road, Clarence, NY			
Brief Description of Proposed Action: Subdividing 4.68-acres of vacant land from larger 65-acre parcel of vacant land.			
Name of Applicant or Sponsor: Estate of Jennie Deni, Leonard A. Deni, Executor		Telephone: 716-983-9492	
		E-Mail: lad@deni.com	
Address: 20 Norris Street			
City/PO: Buffalo	State: NY	Zip Code: 14207	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action?			65 acres
b. Total acreage to be physically disturbed?			0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			65 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,		NO	YES	N/A
a.	<u>A permitted use under the zoning regulations?</u>	☐	☒	☐
b.	<u>Consistent with the adopted comprehensive plan?</u>	☐	☒	☐
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		NO	YES	
		☐	☒	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>		NO	YES	
If Yes, identify: _____		☒	☐	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		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. <u>Does the proposed action meet or exceed the state energy code requirements?</u>		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		☒	☐	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>		NO	YES	
If No, describe method for providing potable water: _____ No potable water needed. Proposed action is to transfer unimproved vacant land.		☒	☐	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>		NO	YES	
If No, describe method for providing wastewater treatment: _____ No wastewater treatment needed. Proposed action is to transfer unimproved vacant land.		☒	☐	
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. <u>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?</u>		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. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply:		
☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. <u>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?</u>	NO	YES
	☒	☐
16. <u>Is the project site located in the 100-year flood plain?</u>	NO	YES
	☒	☐
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes,	NO	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: _____ _____ _____		
18. <u>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)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☒	☐
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	NO	YES
	☒	☐
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> 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>Estate of Jennie Deri</u> Date: _____		
Signature:  Title: <u>Executor</u>		

Project: Kraus Road - Minor Subdivision

Date: 10-15-2025

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.

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

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Clarence Planning Board	10-15-2025
Name of Lead Agency	Date
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)

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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9500 MARTIN ROAD
CLARENCE CENTER, NEW YORK 14032

COMMERCIAL SITE DEVELOPMENT

0 COUNTY ROAD
CLARENCE, NEW YORK 14032

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2250578

DRAWN BY: JMR

REVIEWED BY: TBD

ISSUED FOR: SITE PLAN APPROVAL

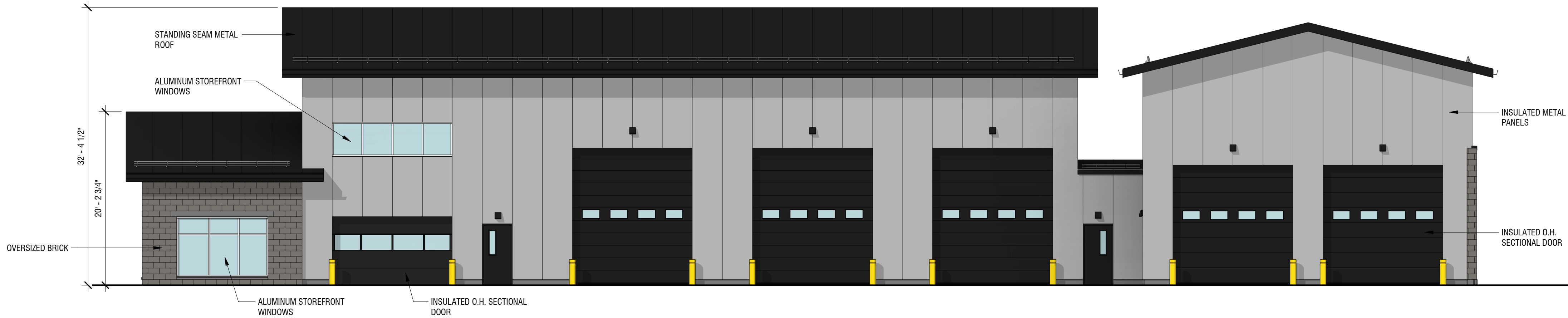
DATE: OCTOBER 8, 2025

DRAWING NAME:

EXTERIOR ELEVATIONS RENDERED

DRAWING NUMBER:

P201



1 SOUTH ELEVATION RENDERED
P201 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION RENDERED
P201 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION RENDERED
P201 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION RENDERED
P201 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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LAND SURVEYING: 017976
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9500 MARTIN ROAD
CLARENCE CENTER, NEW YORK 14032

COMMERCIAL SITE DEVELOPMENT

0 COUNTY ROAD
CLARENCE, NEW YORK 14032

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2250578

DRAWN BY: JMR

REVIEWED BY: JAK

ISSUED FOR: SITE PLAN APPROVAL

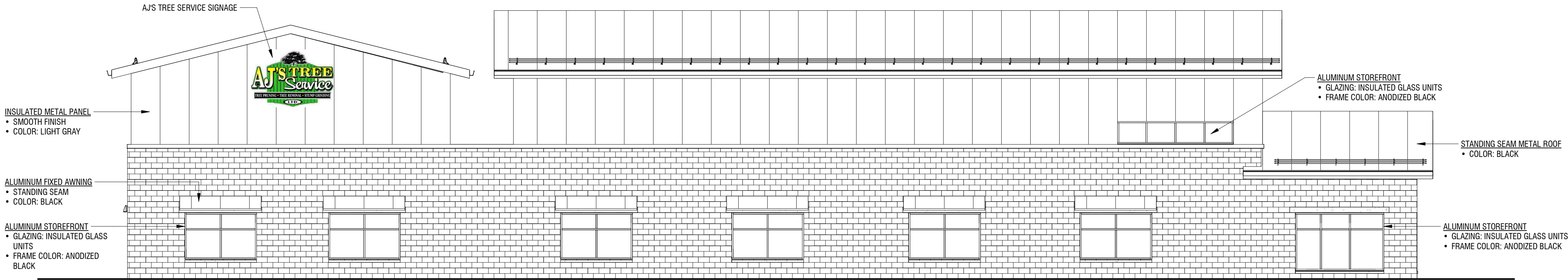
DATE: OCTOBER 8, 2025

DRAWING NAME:

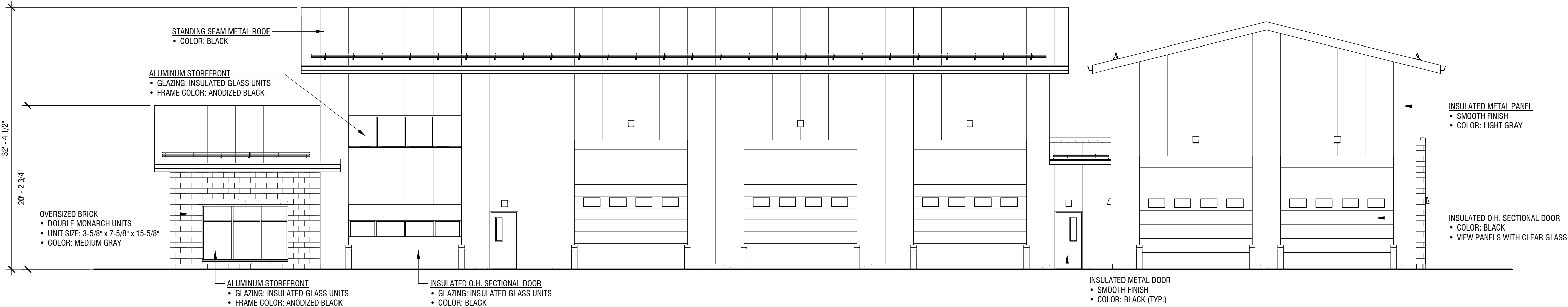
EXTERIOR ELEVATIONS

DRAWING NUMBER:

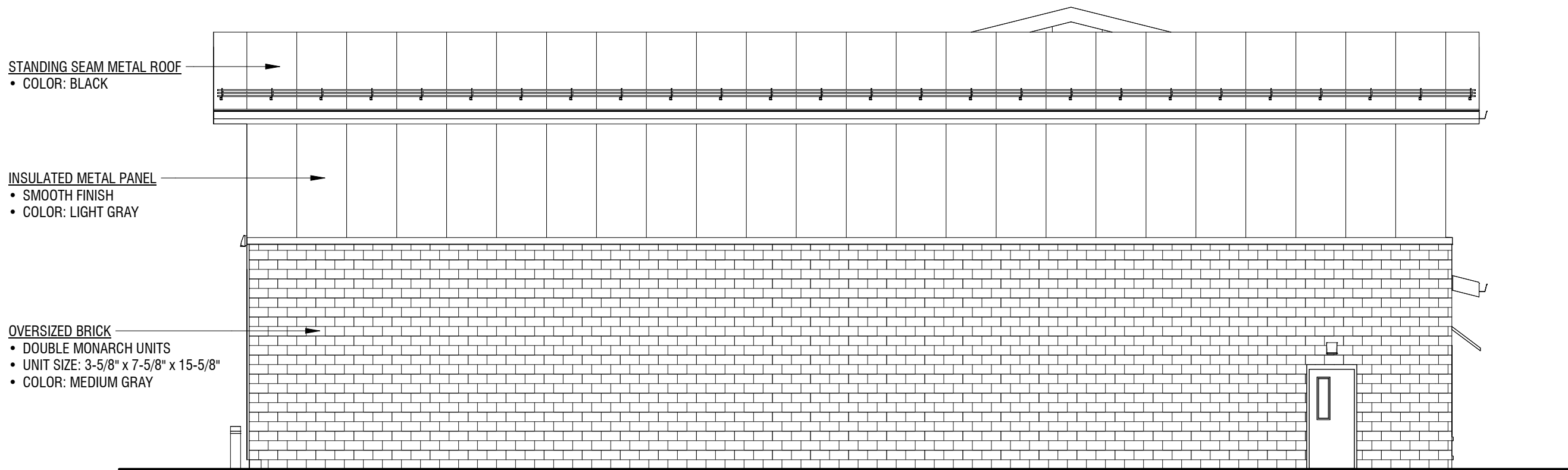
SDA-02



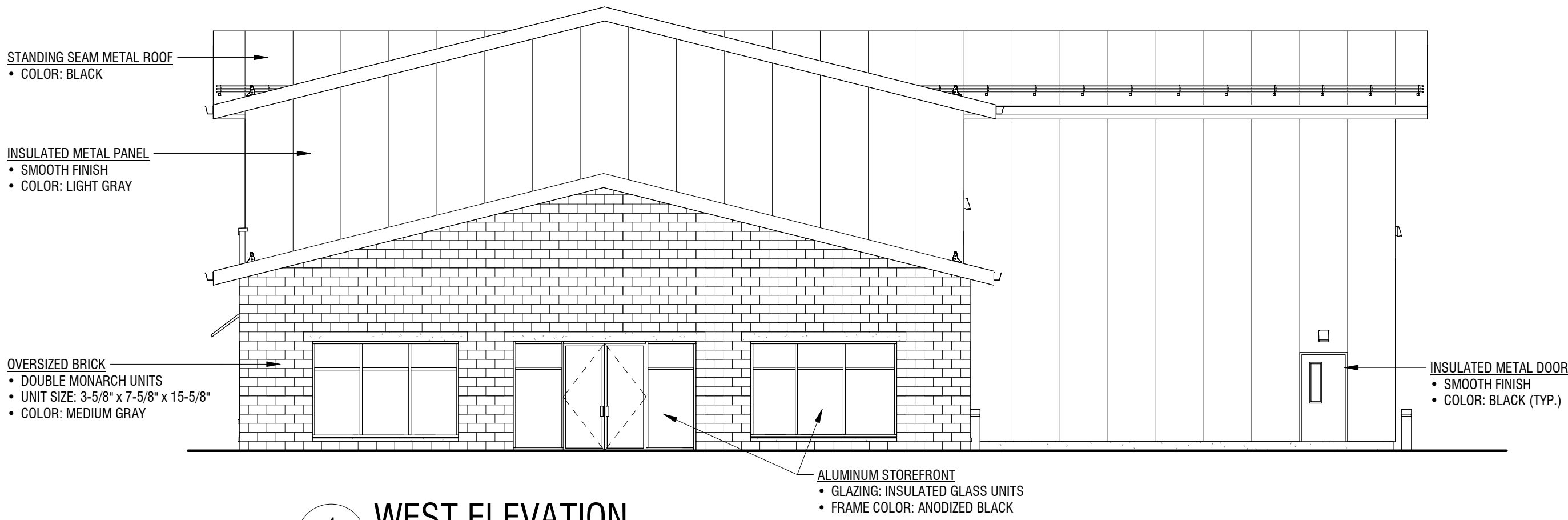
1 NORTH ELEVATION
SDA-02 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SDA-02 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SDA-02 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SDA-02 SCALE: 1/8" = 1'-0"



CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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9500 MARTIN ROAD
CLARENCE CENTER, NEW YORK 14032

COMMERCIAL SITE
DEVELOPMENT

0 COUNTY ROAD
CLARENCE, NEW YORK 14032

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2250578

DRAWN BY: JMR

REVIEWED BY: JAK

ISSUED FOR: SITE PLAN APPROVAL

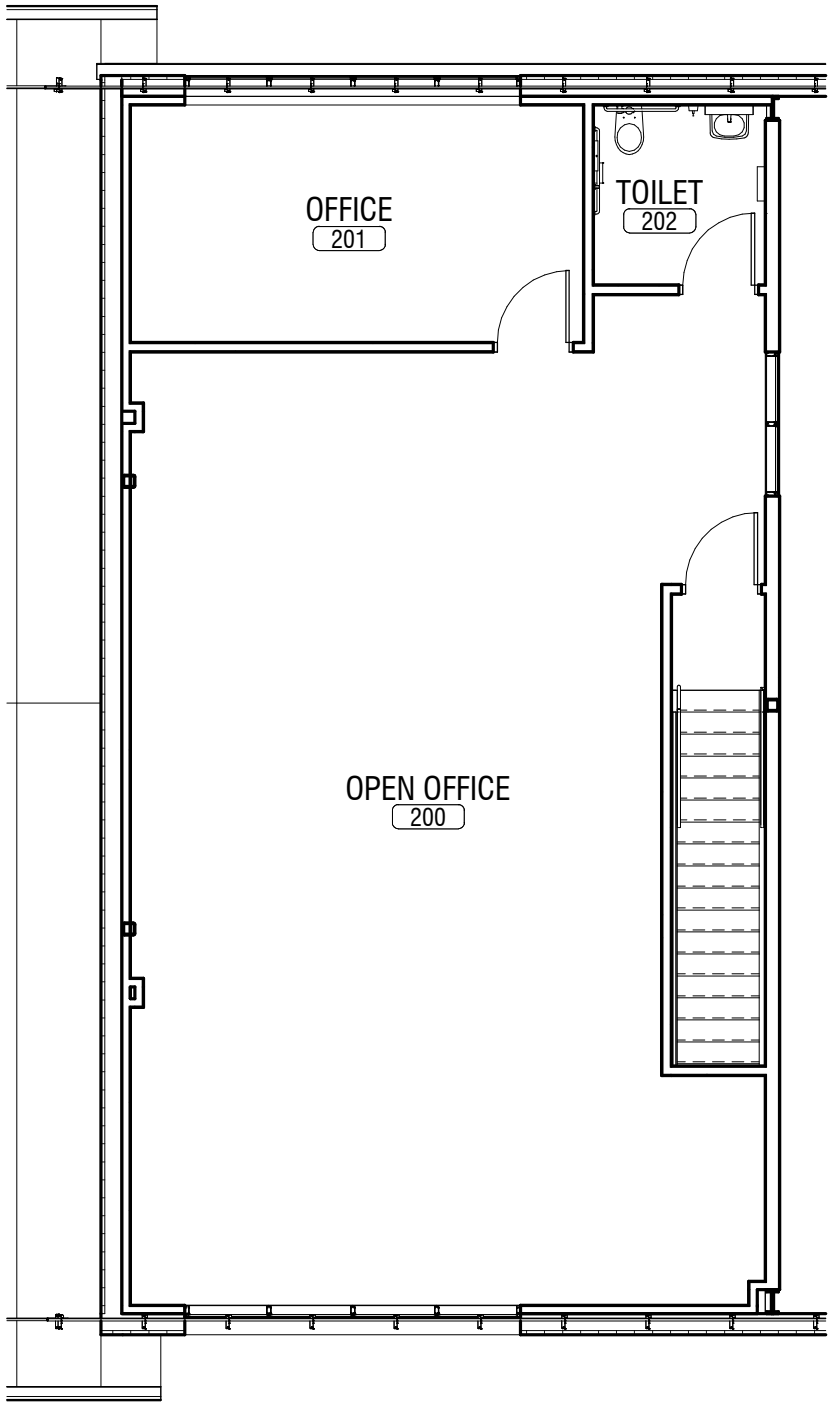
DATE: SEPTEMBER 12, 2025

DRAWING NAME:

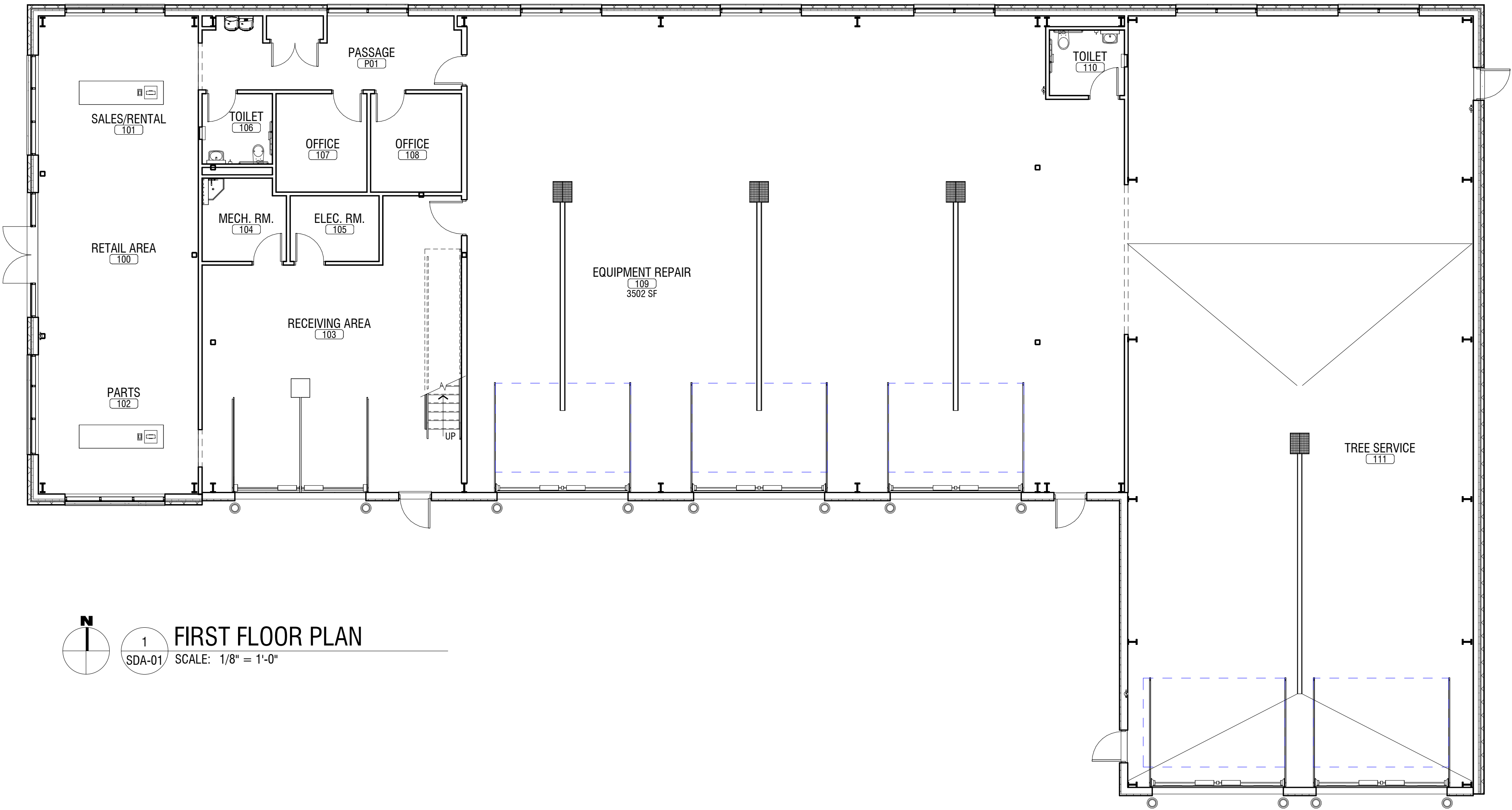
FLOOR PLANS

DRAWING NUMBER:

SDA-01



2 SECOND FLOOR PLAN
SDA-01 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SDA-01 SCALE: 1/8" = 1'-0"

labellapc.com

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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AJ'S TREE SERVICE

9500 MARTIN ROAD
CLARENCE CENTER , NEW YORK 14032



COMMERCIAL SITE DEVELOPMENT

9865 COUNTY ROAD
LARENCE, NEW YORK 14031

2	9/23/25	REV 8" BACKFLOW TO RPDA
1	7/24/25	REV C501 & C502 PER ECWA COMMENTS
NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: **2250578**

DRAWN BY: **D.A.S.**
REVIEWED BY: **K.J.W.**

ISSUED FOR:
SITE PLAN APPROVAL

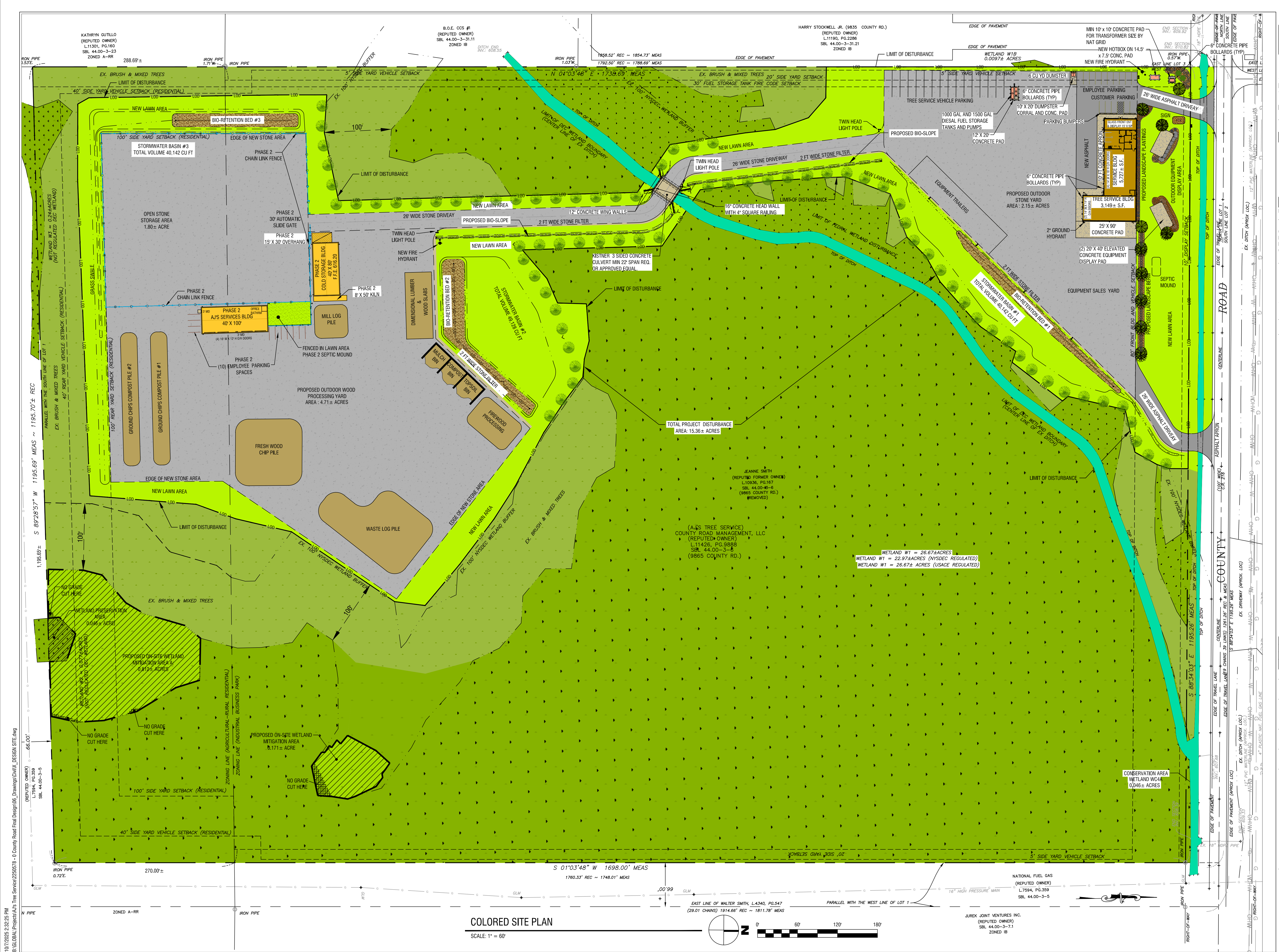
DATE: **AUGUST 18, 2025**

DRAWING NAME:

COLORED SITE PLAN
PHASE 2

DRAWING NUMBER:

C100





EXP: 11/30/2026

EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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AJ'S TREE SERVICE

9500 MARTIN ROAD
CLARENCE CENTER, NEW YORK 14032



COMMERCIAL SITE DEVELOPMENT

9865 COUNTY ROAD
CLARENCE, NEW YORK 14031

1	7/24/25	REV C501 & C502 PER ECWA COMMENTS
NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER:
2250578

DRAWN BY:
D.A.S.

REVIEWED BY:
K.J.W.

ISSUED FOR:
SITE PLAN APPROVAL

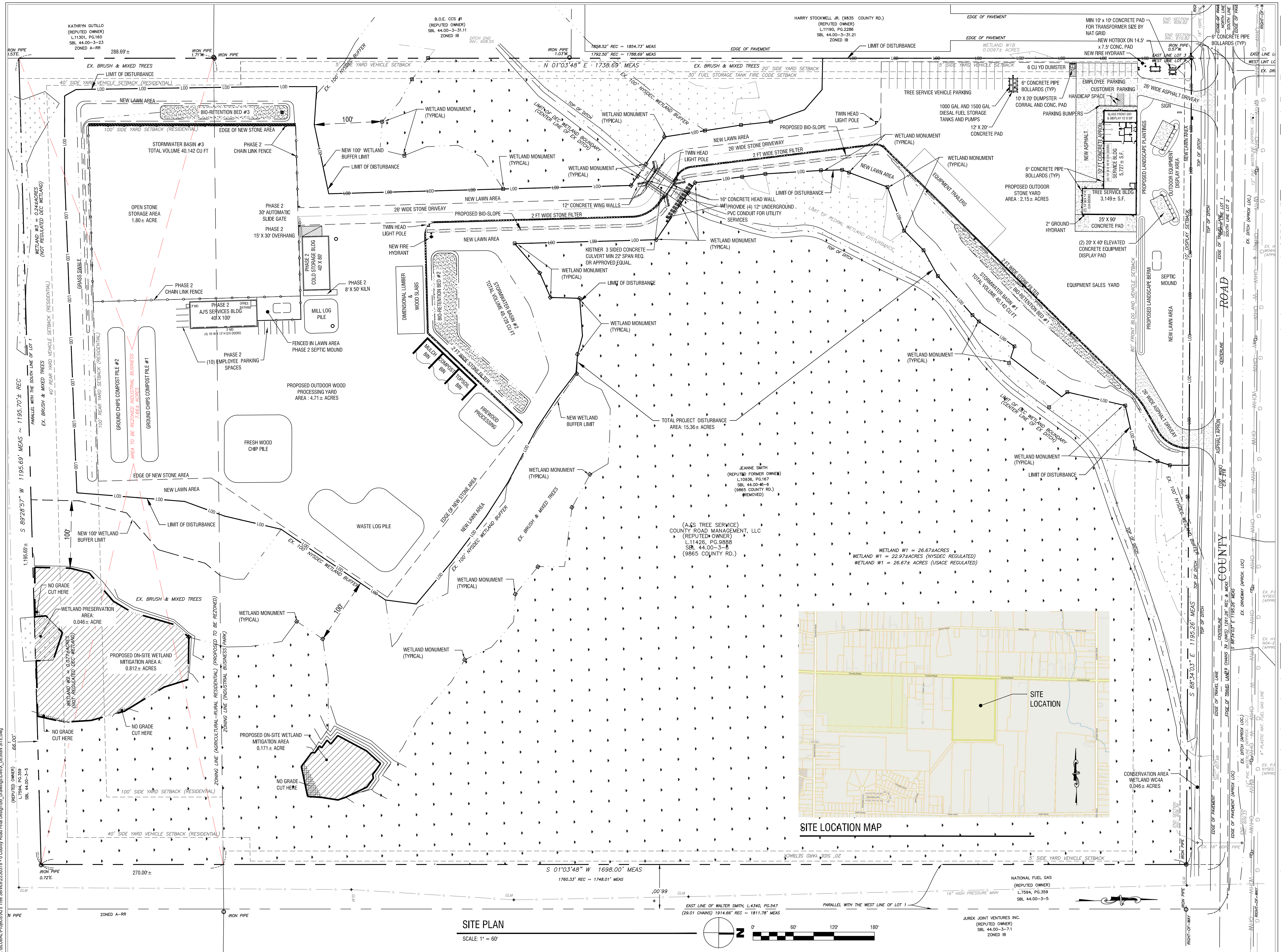
DATE:
AUGUST 18, 2025

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C101



SITE PLAN

SCALE: 1" = 60'

August 14, 2025

Jonathan Bleuer
Town of Clarence Planning & Zoning Dept.
One Town Place
Clarence, New York

RE: SEQR Review & PB Comments
AJ's Tree Service
9865 County Rd.
Town of Clarence, New York
SEQR Response Letter – Dated July 17, 2025
Job No. 2250578

Dear Jonathan,

Our responses to the SEQR review letter received on July 17, 2025 from state and local agencies is below.

NYSDEC

1. DEC's amended Article 24, Freshwater Wetland Jurisdictional and Classification regulations (6 NYCRR Part 664) went into effect January 1, 2025. If regulated freshwater wetlands or adjacent areas are disturbed a Freshwater Wetland Permit must be obtained per (6 NYCRR Part 663).

Response:

A wetland verification letter was obtained from the NYSDEC on January 23, 2024 prior to the January 1, 2025 regulations taking effect. This project will have 1.595 acres of NYSDEC wetland and buffer disturbance along with 1.259 acres of USACE wetland disturbance. An Article 24 if needed will be submitted along with a Nationwide 14 permit. The NYSDEC letter received is valid until 2028. Copy of the letter is attached to this response.

2. Project may involve federally regulated wetlands which will require a Jurisdiction Determination and obtain a Section 401 Water Quality Certificate.

Response:

A federal wetland jurisdictional determination was obtained on June 23, 2025. A Nationwide Permit 14 will be applied for to obtain the issuance of the 401 WQC. Copy of the JD is attached to this response.

3. The project area has indicated via the NYS Natural Heritage database that the Short-eared Owl may be impacted by the project. A Part 182 Endangered and Threatened Species Incidental Take permit will be required.

Response:

The IPaC was submitted on August 11, 2025 to the United States Dept Fish and Wildlife Services for final determination. Copy of the IPaC is attached to this response.



4. Project involving activities with land disturbance of 1 acre or more will need to obtain a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activities (GP-0-25-001). The town of Clarence is designated as an MS4 community requiring review and approval of the Stormwater Pollution Prevention Plan (SWPPP) associated with (GP-0-25-001) before the eNOI can be submitted to NYSDEC for approval.

Response:

This project involves soil disturbance of 15.6 acres, therefore a MS4 accepted SWPPP will be designed and coordinated with state and local officials for this project.

5. Project involves storage of 1,100 gallons of petroleum products on-site, a NYSDEC Petroleum Bulk Storage (PBS) registration pursuant to (6 NYCRR Parts 612-614 Petroleum Bulk Storage Regulations) will be required.

Response:

This project involves storage of 2,500 gallons of diesel fuel within 2 above ground storage tanks. The current 1,000 gallon and 1,500 gallon tanks at 9500 Martin Road will be transferred from the current business to the proposed business at 9865 County Road, Clarence NY. Per regulations a PBS will be filed with the NYSDEC prior to that transfer.

6. Project site is located within Erie County Agricultural District #1, known as Alden-Newstead Agricultural District.

Response:

The location of this site is in District #1, however there will be no agricultural impact to the site. The 47.6 acre site contains 25.72 acres of NYSDEC and UASCE regulated wetlands with an intermittent waterway dividing the north and south sides of the parcel. The site has had no evidence of any current or past agricultural activity, therefore this project will have no impact to the district.

Erie County Dept of Public Works

1. Department requires a full set of site plans including a stormwater management report.

Response:

A full set of site plans and Stormwater management report will be submitted to ECDPW for review by August 22, 2025 to Garret Hacker

ECWA

1. Department requires review for any new service to the site.

Response:

Plans were submitted to ECWA for review and approval on July 24, 2025 via email to Adam Massaro.

Erie County Division of Planning

1. No recommendation, proposed action is a local concern.



Response:

Not applicable for review.

Planning Board – Resident Comments

1. 9955 Martin Road Kuchlewind Residence (fig 1)
 - a. Concerns with noise and sound from material production.
 - b. Has similar business behind them, the woodchipper is very loud.
2. 9995 Martin Road Sass Residence (fig 2)
 - a. Concerns with noise mitigation, woodchipper noise extreme and invasive.
 - b. Has years of un-mitigated noise from krantz and K&D Landscaping till 8:30 pm.
3. 10015 Martin Road DiMatteo Residence (fig 3)
 - a. Similar noise complaint as previous residences.
 - b. Prevailing wind blows dirt and dust in direction of residence.
4. 9854 Keller Road Castellani Residence (fig 4 & 5)
 - a. Millhurst Construction to the east has a woodchipper that is very loud.
 - b. Concerned how far from gas line applicants woodchipper would be.

Response:

The residence concerns of the noise levels in the area seem to be generated by the existing businesses immediately abutting the property lines along the south side of Martin Road and east of the proposed location on County Road. AJ's Tree Service will work with the neighbors and Town of Clarence in keeping noise levels to a minimum as possible during evening hours. AJ's will look into noise mitigation availability on any equipment that they will purchase for the business. The project site will maintain existing vegetation, trees and wetland areas where possible to help with noise reduction.

Based on location of the proposed project on County Road, the closest residence from Martin Road is approximately 2,470 ft north of the proposed yard where wood chipping would take place. The sound from this machine along with the existing vegetation and distance away should not create additional noise levels over current conditions.

The residence located at 9854 Keller Road is approximately 3,050 ft SW of Millhurst Construction where the chipper is located. AJ's Tree Service is approximately 2,367 ft north 9854 Keller Road residence where wood chipping would take place. The sound from this machine may have an impact on the south residence, however there is enough existing vegetation along the south portion of the proposed project along with a min 60 ft buffer and approximately 1000+ feet of existing vegetation between the residence and proposed work area of the chipper to help in providing a natural noise buffer. The existing gas line sits within a 60' foot wide Right-of-way and will be approximately 150+ feet from the closet proposed woodchipper.

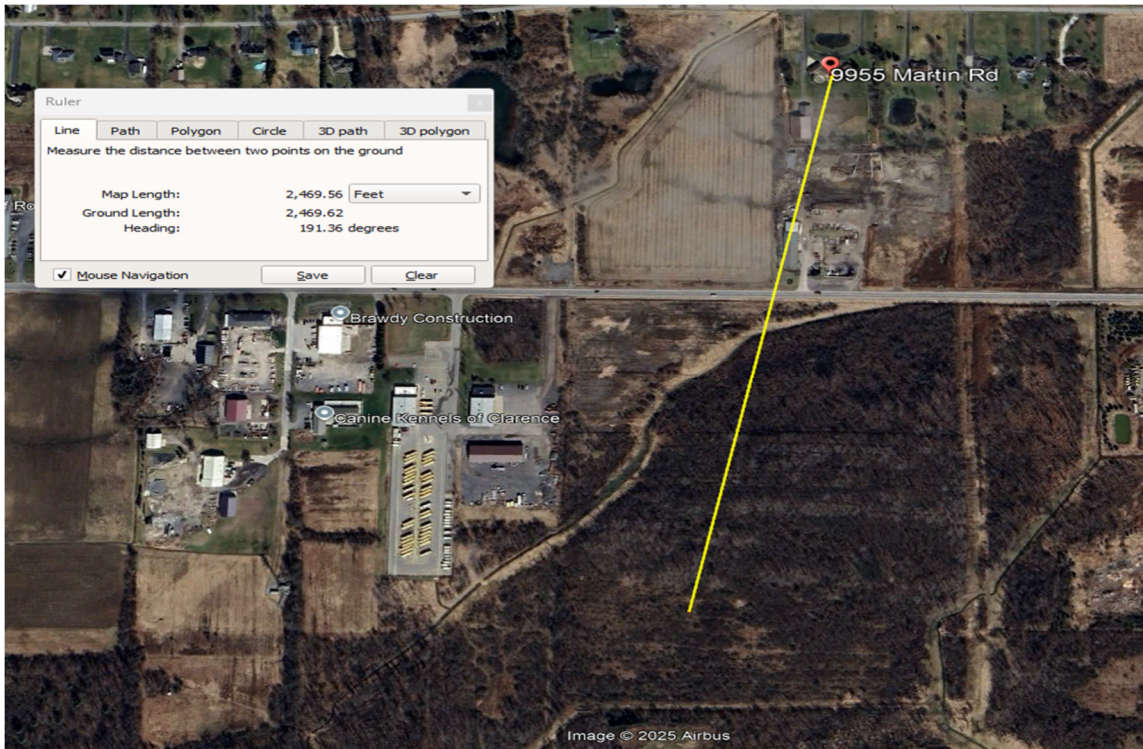


Figure 1

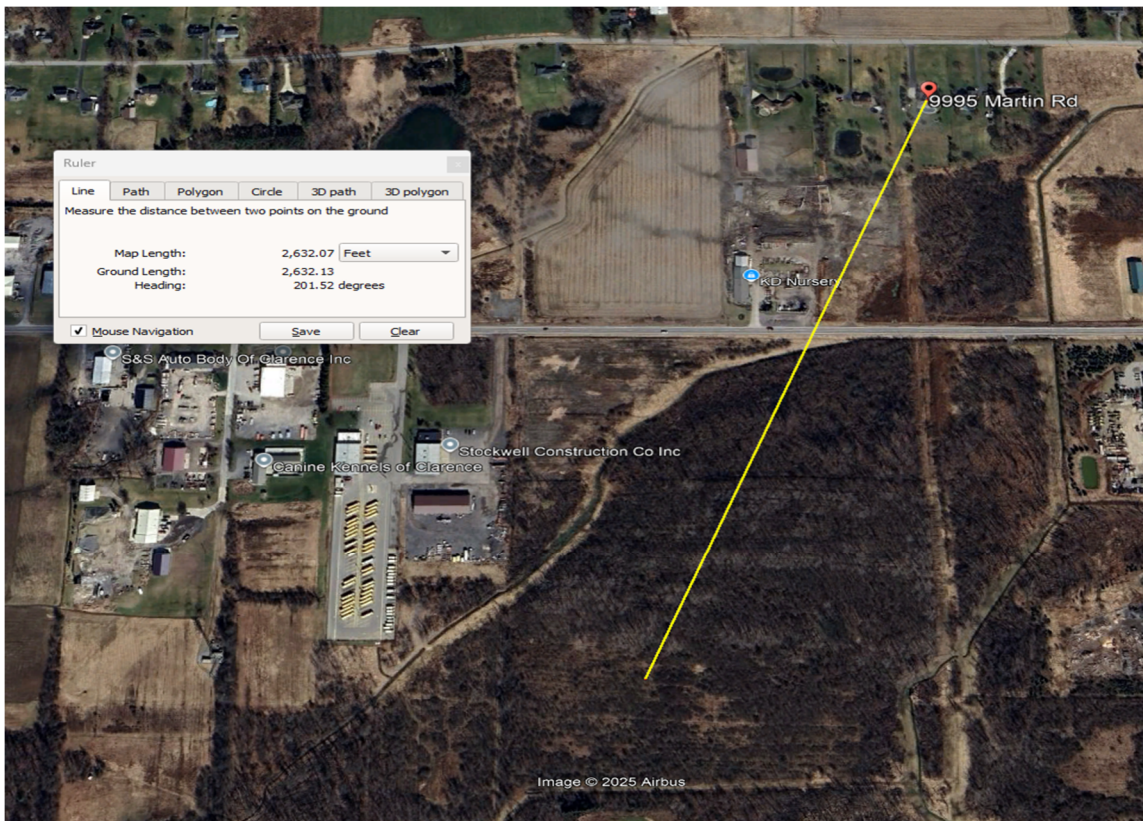


Figure 2

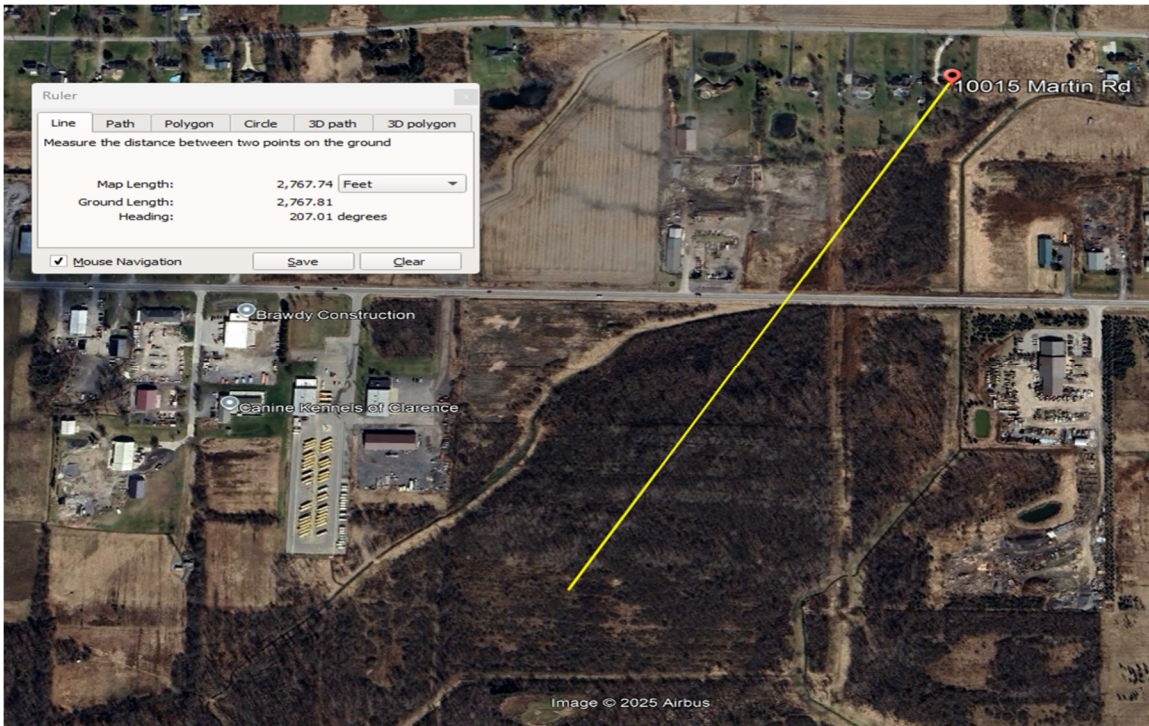


Figure 3

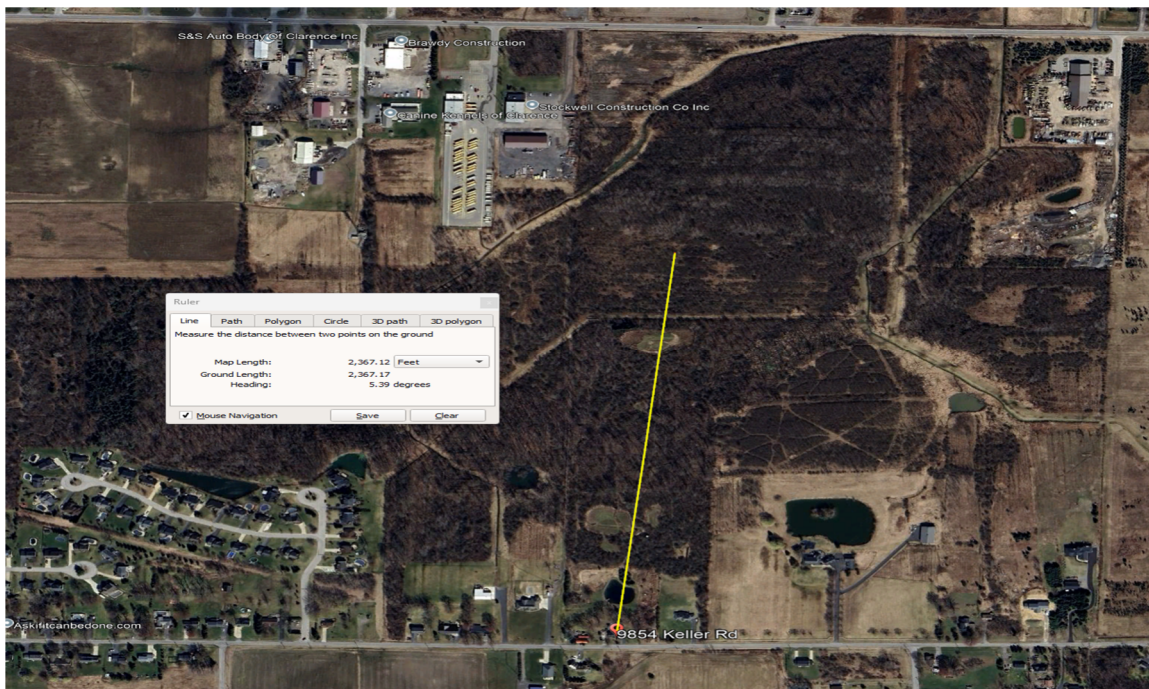


Figure 4



Figure 5

Please forward any additional comments or questions to my office via email or by phone.

Thank you

David Stutz

LaBella Associates | Senior Civil Engineer

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716-551-6281 Office/ Ext 7136
716-946-6391 Cell
300 Pearl Street, Suite 130
Buffalo, NY 14202
Website: LaBellaPC.com
Email: dstutz@LaBellaPC.com

6221 Goodrich Road
Clarence Center, New York 14032
Phone: (716) 741-8952
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Town of Clarence Engineering Department



Memo

To: Jonathan Bleuer, Director of Community Development
From: Joseph Lancellotti, Asst. Municipal Engineer 
CC: David Stutz, Labella Associates, 300 Pearl Street, Buffalo, NY 14202
Jeff Tomaro, AJ's Tree Service, 9500 Martin Road, Clarence Center, NY 14032
Timothy Lavocat, P.E., Town Engineer
File
Date: September 30, 2025
Re: 9865 County – AJ's Tree Service - Preliminary Grading and Drainage Plan Review

Jon,

The Engineering Department has reviewed the Preliminary Grading and Drainage Plans dated August 18, 2025 and received on September 18, 2025. This concept level review is not an all-inclusive project review and additional comments may be warranted and provided at any time throughout the formal project review process. The below comments are to be addressed for preliminary grading and drainage plan resubmittal. This Department has no further comments at this time.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Commercial Site Development		
Project Location (describe, and attach a general location map): 9865 County Rd. Clarence New York 14031		
Brief Description of Proposed Action (include purpose or need): Site design to locate (1) 8,876 sf building along County Road with all required parking, utilities and site amenities per town codes. Provide Future Concept Design of the rear lot to meet rezoning review requirements from the Town of Clarence. The Southern portion of the site is currently zoned A-RR Agricultural Rural Residential. Intent is to rezone as Industrial Business (IB). Provide a stone pad area in the rear of the parcel, with driveway access and culvert crossing through the wetland for space to accommodate tree service operations, employee parking and equipment. Provide 2 new driveways at County Road for access to the site. Wetland delineation & mitigation - NYSDEC mitigation assumed to be on site. USACE mitigation to be off site through Ducks Unlimited. Provide septic design for up to 20 employees.		
Name of Applicant/Sponsor: AJ's Tree Service / Labella Associates	Telephone: 716-255-0345 / 716-710-3060 E-Mail: jeff@ajstreeservice.com, dstutz@labellpc.com	
Address: 9500 Martin Rd		
City/PO: Clarence	State: New York	Zip Code: 14031
Project Contact (if not same as sponsor; give name and title/role): David Stutz, Project Manager	Telephone: 716-310-3060 E-Mail: dstutz@labellpc.com	
Address: 300 Pearl St , Suite 300		
City/PO: Buffalo	State: New York	Zip Code: 14202
Property Owner (if not same as sponsor): Jeff Tomaro	Telephone: 716-255-0345 E-Mail: jeff@ajstreeservice.com	
Address: 9500 Martin Rd		
City/PO: Clarence	State: New York	Zip Code: 14031

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Clarence Town Board	4-25-25
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Clarence Planning board	6-18-25
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	Clarenec Zoning Board	TBD
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☒ Yes ☐ No	ECWA, ECDOH, E.C. Highway	TBD
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	NYSDEC	1-23-24
h. Federal agencies ☒ Yes ☐ No	USACE	TBD
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☐ No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas: West Erie Canal Corridor

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Industrial Business (IB) and Agricultural Rural Residential (A-RR)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? Rear portion of the site approx 7.66 acres from A-RR to IB

C.4. Existing community services.

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

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

Clarence Police

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

Clarence Fire Dept

d. What parks serve the project site?

none

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 47.15 acres

b. Total acreage to be physically disturbed? 15.62 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 47.15 acres

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

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

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

If Yes,

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

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

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

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

i. If No, anticipated period of construction: months

ii. If Yes:

- Total number of phases anticipated

- Anticipated commencement date of phase 1 (including demolition) OCT month 2025 year

- Anticipated completion date of final phase TBD month TBD year

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

Phase 1 of the project involves all stone lots, parking lots, driveways, bridge, utilities, stormwater facilities, north building and landscaping.

Phase 2 when applicable would involve the 2 rear buildings and fencing around ex stone lot in the rear.

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

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures <u>3</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>29</u> height; <u>50</u> width; and <u>155</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>8,960</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☒ Yes ☐ No If Yes,	
i. Purpose of the impoundment: <u>stormwater management</u>	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: <u>surface runoff from impervious areas</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source.	
iv. Approximate size of the proposed impoundment. Volume: <u>+/- 0.44</u> million gallons; surface area: <u>+/- 0.54</u> acres	
v. Dimensions of the proposed dam or impounding structure: <u>+/- 2.5 ft</u> height; <u>395 ft</u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>earth fill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☒ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>NYSDEC Wetland 1 (south of the on site ditch) Type PSS1E/PF0/PEM1E</u>	
<u>NYSDEC Wetland 1 designated as USACE Wetland (north of the on site ditch) Type PSS1E/PF0/PEM1E</u>	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
 NYSDEC Wetland 1 (south of the on site ditch) Type PSS1E/PF0/PEM1E will have 0.489 of 22.72 acres in disturbance
 NYSDEC Wetland 1 designated as USACE Wetland (north of the on site ditch) Type PSS1E/PF0/PEM1E will have 1.124 of 2.996 acres in disturbance.

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____
 NYSDEC mitigation will occur in the southeast corner of the site. USACE mitigation will occur off site through Ducks Unlimited

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
 If Yes:

i. Total anticipated water usage/demand per day: _____ 300 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
 If Yes:

- Name of district or service area: Erie County Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☒ Yes ☐ No

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

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

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

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

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ 300 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary waste water

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

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
☒ Yes ☐ No	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>9.59</u> acres (impervious surface) _____ Square feet or <u>47.15</u> acres (parcel size) ii. Describe types of new point sources. <u>Stone lots and buildings</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>on site bio-retention basins and stormwater basins outlet to on site drainage ditch</u>	
• If to surface waters, identify receiving water bodies or wetlands: _____ <u>Beeman Creek via on site drainage ditch</u> • Will stormwater runoff flow to adjacent properties? _____	
☐ Yes ☐ No ☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
☐ Yes ☐ No	
If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
☐ Yes ☐ No	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	
☐ Yes ☐ No	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ dawn to dusk • Saturday: _____ dawn to dusk • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ dawn to dusk • Saturday: _____ dawn to dusk • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ dawn to dusk • Saturday: _____ dawn to dusk • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ dawn to dusk • Saturday: _____ dawn to dusk • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ dawn to dusk • Saturday: _____ dawn to dusk • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ dawn to dusk • Saturday: _____ dawn to dusk • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Lighting for site will be limited to all overhead doors, man doors and security lighting as needed.</u> _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☒ Yes ☐ No If Yes: i. Product(s) to be stored <u>Diesel gas</u> for refueling trucks and equipment. ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ <u>2 above ground white storage tanks, one 1500 gallons and one 1000 gallons. Located on concrete pad protect by bollards</u>	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ _____ • Operation: _____ _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ _____ • Operation: _____ _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
ii. Anticipated rate of disposal/processing:
• _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
• _____ Tons/hour, if combustion or thermal treatment
iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

iii. Specify amount to be handled or generated _____ tons/month
iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☒ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____ _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	9.59	9.59
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	21.43	13.53	- 7.90
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	25.72	24.03	- 1.69
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

Page 10 of 13

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No - If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____																	
E.2. Natural Resources On or Near Project Site																	
a. What is the average depth to bedrock on the project site? _____ 5 - 10 feet																	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																	
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;"><u>odessa silt</u></td> <td style="width: 30%; text-align: right;"><u>40.7</u> %</td> </tr> <tr> <td><u>lakemont silt & mucky</u></td> <td style="text-align: right;"><u>27.1</u> %</td> </tr> <tr> <td><u>collamer</u></td> <td style="text-align: right;"><u>13.1</u> %</td> </tr> </table>		<u>odessa silt</u>	<u>40.7</u> %	<u>lakemont silt & mucky</u>	<u>27.1</u> %	<u>collamer</u>	<u>13.1</u> %										
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<u>collamer</u>	<u>13.1</u> %																
d. What is the average depth to the water table on the project site? Average: <u>5 - 2</u> feet																	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained <u>100</u> % of site																	
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: <u>100</u> % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site																	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____ _____																	
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">•</td> <td style="width: 15%;">Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>•</td> <td>Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>•</td> <td>Wetlands:</td> <td>Name <u>Federal Waters, Federal Waters, Federal Waters,...</u></td> <td>Approximate Size <u>47.15</u></td> </tr> <tr> <td>•</td> <td>Wetland No. (if regulated by DEC)</td> <td colspan="2"><u>PSS1E/PEF0/PEM1E</u></td> </tr> </table>		•	Streams:	Name _____	Classification _____	•	Lakes or Ponds:	Name _____	Classification _____	•	Wetlands:	Name <u>Federal Waters, Federal Waters, Federal Waters,...</u>	Approximate Size <u>47.15</u>	•	Wetland No. (if regulated by DEC)	<u>PSS1E/PEF0/PEM1E</u>	
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•	Wetland No. (if regulated by DEC)	<u>PSS1E/PEF0/PEM1E</u>															
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☒ Yes ☐ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ Name - Pollutants - Uses: <u>Beeman Creek and tribs - Fecal Coliforms; Total Phosphorus; Dissolved Oxygen</u>																	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No																	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No																	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No																	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: i. Name of aquifer: _____																	

m. Identify the predominant wildlife species that occupy or use the project site: _____ Henslow's Sparrow, _____ Short Eared Owl _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Henslow's Sparrow, Short-eared Owl _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☒ Yes ☐ No If Yes, provide county plus district name/number: <u>ERIEc01</u>	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on 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? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	☐ Yes ☐ No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☐ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	☐ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name David Stutz Date June 13, 2025

Signature David A. Stutz Title Project Manager



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses: Beeman Creek and tribs - Fecal Coliforms; Total Phosphorus; Dissolved Oxygen

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Henslow's Sparrow, Short-eared Owl
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ERIEc01
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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

Agency Use Only [If applicable]
Project : AJ's Tree Service - 9865 County Road
Date : 10-15-2025

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☒	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☒	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☒	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☒	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☒	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☒	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☒	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☒	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☒	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☒	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☒	☐

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

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

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

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

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

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

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

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

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

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

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

13. Impact on Transportation

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

☐ NO

☒ YES

(See Part 1. D.2.j)

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

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

14. Impact on Energy

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

☐ NO

☒ YES

(See Part 1. D.2.k)

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

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

15. Impact on Noise, Odor, and Light

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

☐ NO

☒ YES

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

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

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

d. The proposed action may result in light shining onto adjoining properties.	D2n	☒	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☒	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

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

☒ NO

☐ YES

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

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

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

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

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

See attached EAF Part 3b - Reasons Supporting this Determination.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

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

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

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

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

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

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

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

Name of Action: Research Parkway Extension & Commercial Solar System

Name of Lead Agency: Town of Clarence Planning Board

Name of Responsible Officer in Lead Agency: Robert Sackett

Title of Responsible Officer: Planning Board Chair

Signature of Responsible Officer in Lead Agency: Date: 10-15-2025

Signature of Preparer (if different from Responsible Officer) Date: 10-15-2025

For Further Information:

Contact Person: Jonathan Bleuer

Address: 1 Town Place, Clarence, NY 14031

Telephone Number: 716-741-8933

E-mail: jbleuer@clarence.ny.us

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

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

Other involved agencies (if any)

Applicant (if any)

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

FEAF Part 3b Reasons Supporting this Determination:

Project Name: AJ's Tree Service

Project Location: 9865 County Road | SBL: 44.00-3-6

Date: 10-15-2025

Executive Summary:

The "Project Site" is located at 9865 County Road – SBL 44.00-3-6. The Project Site consists of +/- 47.15 acres of land and is split zoned between Industrial Business Park ("I") and Agricultural Rural Residential ("A-RR") pursuant to the Town of Clarence Zoning Map. The "Proposed Project" includes an industrial tree service operation with an 8,876 sq.ft. sales, service, and office building proposed at County Road, which is accompanied by two vehicular access points to County Road, customer parking, and an equipment sales lot. A business inventory storage lot is proposed to the rear of the building with an access drive to the rear of the site. The rear of the site is proposed to contain an outdoor wood processing yard, fenced outdoor rental storage, storage and service buildings, and a future wood production facility.

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 industrial uses in the Town of Clarence.

1. Impact on Land:

The Proposed Project involves the alteration and clearing of approximately 15.62 acres of natural land. Portions of the Project Site have an average depth to water table of less than three feet. 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. The Project Site is not located within a designated Coastal Erosion hazard area. 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 July 17, 2025 from Michelle Woznick 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 SWPPP. The proposed erosion control measures will be reviewed by the Town Engineering Department during the Development Plan review process.

Construction of the Proposed Project is anticipated to occur in two (2) phases and the construction of the first phase of the Proposed Project is anticipated to occur for a period of less than one year. 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 on Geological Features:

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

3. Impacts on Surface Water:

The Project Site currently consists of vacant land containing vegetation and jurisdictional wetlands of the New York State Department of Environmental Conservation ("NYSDEC") and the United States Army Corp of Engineers ("USACE"). In a letter dated July 17, 2025 from Michelle Woznick of the NYSDEC, it was stated that portions of New York State regulated freshwater wetlands and their adjacent areas may be located in the project area. Although some limited activities are exempt from permitting, 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. To determine whether the property contains regulated freshwater wetlands, the project sponsor must submit a request for a Parcel Jurisdictional Determination ("Parcel JD"). The aforementioned letter also stated that the Project Site may include federally regulated wetlands based on a review of the National Wetlands Inventory wetland mapping, and the Project Sponsor should consult with the USACE concerning USACE regulatory jurisdiction.

The Project Sponsor obtained a wetland verification letter from the NYSDEC on January 23, 2024 prior to the January 1, 2025 regulations taking effect. The Proposed Project will have 1.595 acres of NYSDEC wetland/buffer disturbance along with 1.259 acres of USACE wetland disturbance. If needed, an Article 24 will be submitted along with a Nationwide 14 permit. The wetland verification letter from the NYSDEC is valid until 2028. Regarding federally regulated wetlands, the Project Sponsor obtained a federal wetland jurisdictional determination on June 23, 2025. The Project Sponsor shall apply for a Nationwide Permit 14 to obtain the issuance of the 401 WQC.

Based on the comments received during the coordinated review, the Project Sponsor modified the overall site plan so as to minimally impact the regulated wetlands on the Project Site. The Project Sponsor shall obtain all appropriate and necessary permits from the regulatory agencies prior to site disturbance. Any proposed impacts to wetlands shall be subject to review

and approval by the appropriate regulatory agency. Such impacts, if approved, will not represent a potentially significant adverse environmental impact, due to any required mitigation, or other conditions of approval. Should approvals not be granted, the applicant will be required to propose a modification of 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 areas to be installed on the Project Site shall be designed to collect, discharge and improve the quality of surface water. The stormwater management system shall be designed and installed per the applicable stringent stormwater quality and quantity standards of the NYSDEC and the applicable standards of the Town of Clarence.

4. Impact on Groundwater:

Minimal additional groundwater will be 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 in the area of the Project Site and the connection will require review and approval by the Erie County Water Authority ("ECWA"). The Project Sponsor identified that there will be a need for new water services requiring anticipated water usage/demand per day of approximately 300 gallons. The Project Sponsor shall coordinate with the ECWA to review any new service or modifications to the existing water service. The aforementioned coordination requirement is outlined in a letter dated July 1, 2025 from Mark S. Carney of the ECWA. The design and review of the proposed connection will be addressed during the Development Plan Application review process.

The Proposed Project includes treated wastewater discharge to groundwater in the form of an on-site sanitary system. The on-site sanitary system shall be designed and permitted in order to function per Erie County Health Department and NYSDEC standards.

5. Impact on Flooding:

The Project Site does not fall within a 100-year floodplain, nor is it located within a designated floodway. The Proposed Project will require modification of existing drainage patterns, but such modifications do not represent a potentially significant adverse environmental impact because of the requirement for the installation of a stormwater management system complying with the applicable stringent standards. Any future Development Plan submittal shall include an Engineer's Report and full grading and drainage plans and details prepared by a licensed engineering firm for review by the Town of Clarence prior to Development Plan Approval. In addition, the Proposed Project will include the implementation of NYSDEC compliant stormwater management practices.

6. Impacts on Air:

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

7. Impact on Plants and Animals:

In a letter dated July 17, 2025 by Michelle Woznick of the NYSDEC, it was stated that the NYSDEC 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 Short-eared Owl, a listed endangered species, was last documented near the Project Site in the year 2000. The Project Sponsor submitted an Information for Planning and Consultation ("IPaC") on August 11, 2025 to the United States Department of Fish and Wildlife Services for final determination regarding this matter.

The Lead Agency of the Proposed Project has determined that the impact to the local habitat is considered minimal because of the limited disturbance to the overall Project Site, and the majority of the Project Site will still contain an abundant natural habitat for the area's plants and animals. If any of the endangered species are observed during the Proposed Project construction activities, the NYSDEC Bureau of Wildlife should be contacted immediately. 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 is located within Erie County Agricultural District #1; however, the Project Site does not contain agricultural resources. The Project Site consists primarily of naturally occurring vegetation and wetlands. The Proposed Project does not sever, cross or otherwise limit access to agricultural land. Additionally, the Proposed Project does not pose a potentially significant adverse impact to soil classified within soil group 1 through 4 of the NYS Land Classification System.

9. Impact on Aesthetic Resources:

The Project Site is located on County Road. The Proposed Project is not in sharp contrast to the nearby land use patterns and does not pose as a potentially significant adverse impact to an officially designated scenic or aesthetic resource. The primary land use patterns surrounding the Project Site are industrial parks, agricultural operations, and natural lands.

10. Impact on Historic and Archeological Resources:

The Project Site is not located in or adjacent to an area designated as sensitive by the State Historic Preservation Office ("SHPO") archeological site inventory. In a letter dated December 24, 2024 from Daniel Mackay of SHPO, it was stated that SHPO reviewed the Proposed Project in accordance with Section 106 of the National Historic Preservation Act of 1966 and found that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

11. Impact on Open Space and Recreation:

The Proposed Project will not result in a loss of recreational opportunities or a reduction of protected open space. The Proposed Project that consists of privately owned property will not result in a loss of recreational opportunities or a reduction of protected open space as designated in any adopted municipal open space plan. The Proposed Project will not inhibit the use of any nearby recreational areas.

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 Erie County Department of Public Works ("ECDPW") and Clarence Fire Review, it has been determined that the Proposed Project will not have a significant adverse impact on the existing transportation system. Using the NYS SEQRA EAF Workbook as a guiding document, the Proposed Project will not result in a significant increase in traffic.

The Project Sponsor will be required to obtain all appropriate permits from the ECDPW for any proposed curb cut modifications and closures. In a letter dated July 11, 2025 from Garrett M. Hacker of the ECDPW, it was stated that the ECDPW requires a full set of site plans, including a stormwater management system, prior to further review by the ECDPW.

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 industrial 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.

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.

In a letter dated July 17, 2025 from Michelle Woznick of the NYSDEC, it was stated that the Proposed Project will involve the storage of 1,100 gallons or more of petroleum products on-site; therefore, a NYSDEC Petroleum Bulk Storage ("PBS") registration will be required pursuant to 6 NYCRR Parts 612-614. The Project Sponsor stated that the Proposed Project involves storage of 2,500 gallons of diesel fuel within 2 above ground storage tanks. The current 1,000 gallon and 1,500-gallon tanks at 9500 Martin Road will be transferred from the current business to the proposed business at 9865 County Road, Clarence NY. Per the regulations outlined by the NYSDEC, a PBS will be filed with the NYSDEC prior to the aforementioned transfer.

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 industrial land where existing utilities and services exist. Map 8 of *Clarence 2030* ("Future Land Use Map") designates the Project Site as appropriate for Light Industry. The Proposed Project is consistent with the recommended land use and site layout guidance for the Industrial Business Park zoning classification. Per Town of Clarence Zoning Code Chapter 229 Section 229-100, the Industrial Business Park zoning classification allows for light manufacturing, landscape supply operations, lumberyards, and warehousing. Although it is no longer proposed as part of this Proposed Project, the Project Sponsor has shown interest in the Town of Clarence rezoning the rear southern portion of the Project Site from Agricultural Rural Residential to Industrial Business Park. Should the rezoning to Industrial Business Park be granted by the Town Board, it has been determined that this rezoning does not represent a potentially significant adverse environmental impact. The rezoning is keeping with the Future Land Use Map of *Clarence 2030*, and the Proposed Project is keeping with the desired complementary industrial development of this section of County Road.

18. Consistency with Community Character:

County Road is an Erie County roadway predominantly consisting of industrial business and vacant industrially zoned land on either side. Directly adjoining the Project Site is an industrial facility, a school bus storage lot, and rural residential lots. The Proposed Project will not be in sharp contrast to the existing community character. The layout of the Proposed Project focuses on preserving natural buffers between the Project Site and the existing residential uses along Keller Road. Additional buffering is proposed to mitigate the potential view, noise, and light impact from the existing homes along Martin Road.

PROPOSED WAREHOUSE

James Ryan Parkway (Sub. Lot 8)

Clarence, New York

SITE DEVELOPMENT DRAWINGS

AGENCIES

<u>ENGINEERING DEPARTMENT</u>	
NAME/TITLE:	TIMOTHY LAVOCAT P.E., TOWN ENGINEER
COMPANY/DEPT:	TOWN OF CLARENCE ENGINEERING DEPARTMENT
ADDRESS:	6221 GOODRICH ROAD CLARENCE CENTER, NEW YORK 14032
TELEPHONE	716-741-8952
<u>PLANNING & ZONING DEPARTMENT</u>	
NAME/TITLE:	JONATHAN BLEUER, DIRECTOR OF COMMUNITY DEVELOPMENT
COMPANY/DEPT:	TOWN OF CLARENCE PLANNING DEPARTMENT
ADDRESS:	ONE TOWN PLACE CLARENCE, NEW YORK 14031
TELEPHONE	716-741-8933
<u>LAND SURVEYOR</u>	
NAME/TITLE:	NUSSBAUMER & CLARKE, INC
COMPANY/DEPT:	3556 LAKE SHORE ROAD, SUITE 500
ADDRESS:	BUFFALO, NY 14219
TELEPHONE	716-827-8000

UTILITIES

<u>NATURAL GAS</u>	
COMPANY/DEPT.:	NATIONAL FUEL GAS CORP.
ADDRESS:	6363 MAIN STREET WILLIAMSVILLE, NEW YORK 14221
TELEPHONE	716-857-7000
<u>TELEPHONE COMPANY</u>	
COMPANY/DEPT:	VERIZON
ADDRESS:	65 FRANKLIN STREET BUFFALO, NEW YORK 14203
TELEPHONE	716-840-8748
<u>CABLE COMPANY</u>	
COMPANY/DEPT:	TIME WARNER
ADDRESS:	789 CHURCH ROAD WEST SENECA, NEW YORK
TELEPHONE	716-558-8615
<u>ELECTRIC COMPANY</u>	
COMPANY/DEPT:	NATIONAL GRID
ADDRESS:	144 KENSINGTON AVENUE BUFFALO, NEW YORK 14214
TELEPHONE	716-236-2738
<u>WATER</u>	
COMPANY/DEPT.:	ERIE COUNTY WATER AUTHORITY
ADDRESS:	3030 UNION ROAD CHEEKTOWAGA, NEW YORK 14227
TELEPHONE	716-684-1510
<u>DIG SAFELY NEW YORK</u>	
TELEPHONE	1-800-962-7962

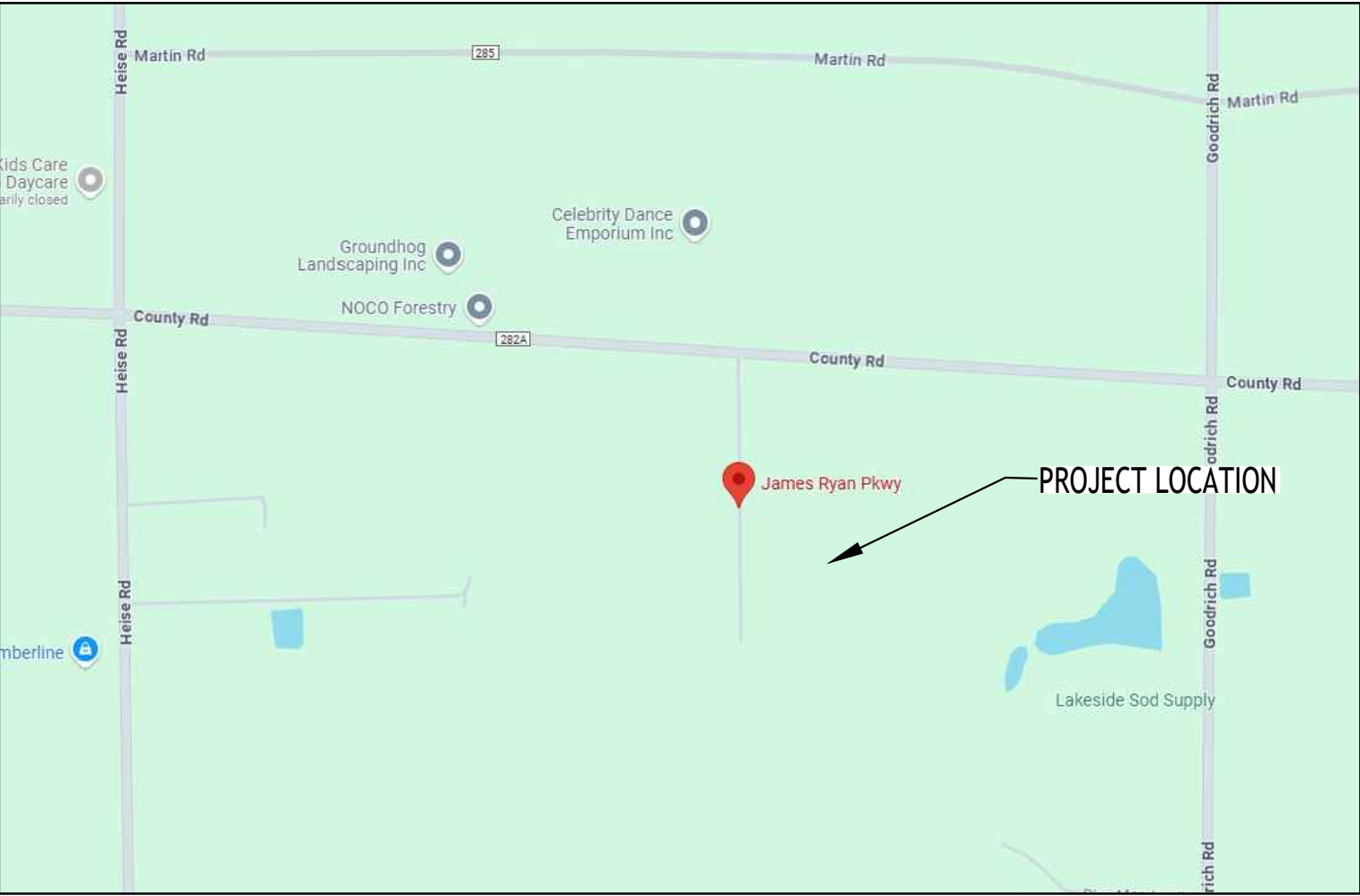
OWNER/DEVELOPER

NAME:	DAVID CAPRETTO
ADDRESS	470 CAYUGA ROAD BUFFALO, NY 14225
CONTACT:	DAVID CAPRETTO
TELEPHONE	716-688-5597

ENGINEER

CARMIN/WOOD
DESIGN

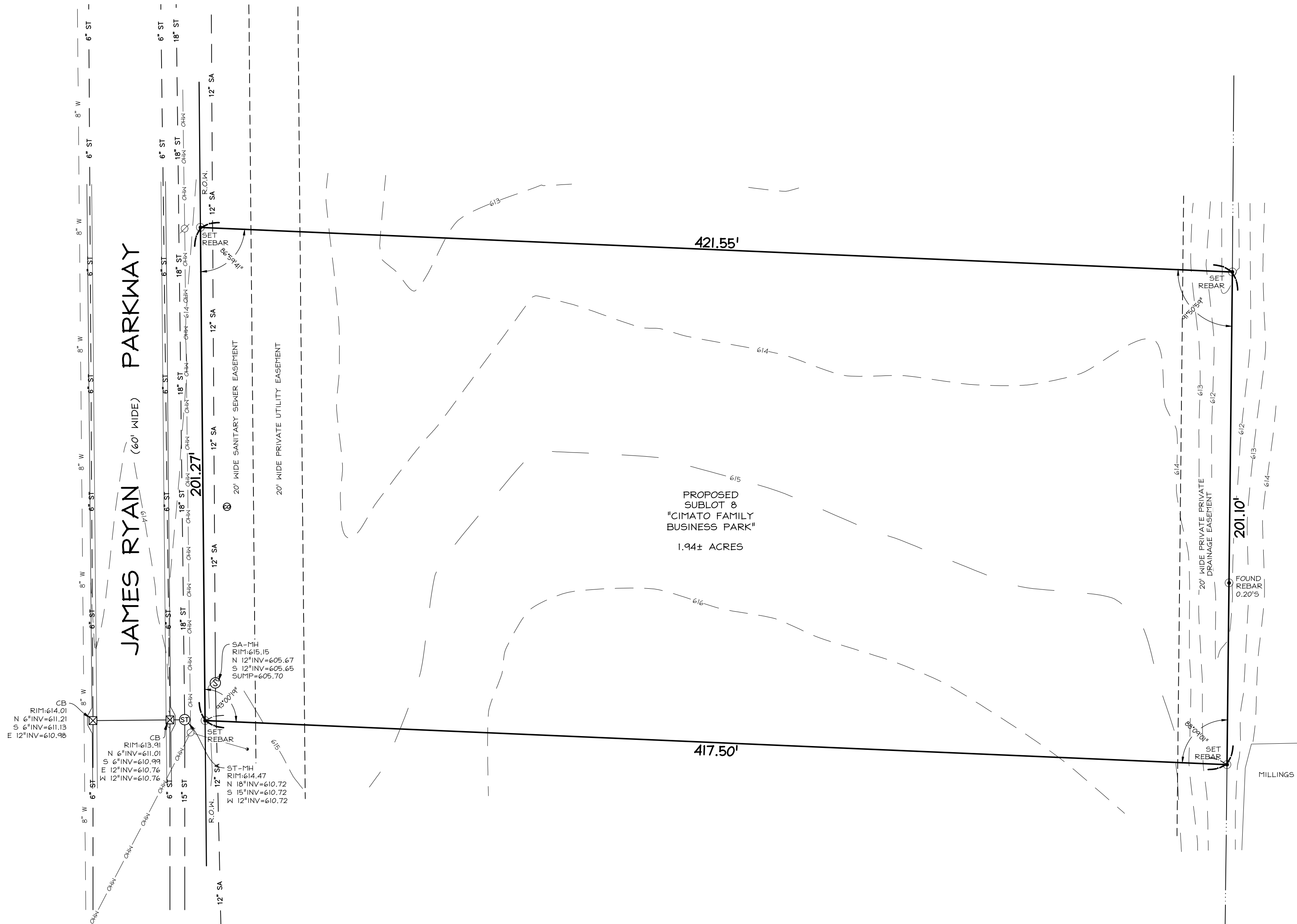
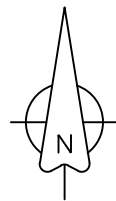
80 Silo City Row, Suite 100 Buffalo, New York 14203 Phone: (716) 842-3165	111 Bain Street, Suite 332 Greensboro, North Carolina 27406 Phone: (336) 937-9009
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LOCATION MAP
SCALE: N.T.S.

DWG NO.	DRAWING TITLE
—	COVER SHEET
—	SURVEY & TOPOGRAPHIC MAP
C-001	DEMOLITION & EROSION CONTROL PLAN
C-002	DEMOLITION & EROSION CONTROL DETAILS
C-100	SITE PLAN AND DETAILS
C-200	GRADING PLAN
C-300	DRAINAGE PLAN
C-301	DRAINAGE DETAILS
C-400	UTILITY PLAN
C-401	UTILITY DETAILS
L-100	LANDSCAPE PLAN
LP-100	LIGHTING PLAN

JUNE 2025



LEGEND

	HYDRANT		CLEANOUT
	WATER VALVE		STORM MANHOLE
	SANITARY MANHOLE		UTILITY POLE
	CATCH BASIN		GUY WIRE
	W		UNDERGROUND SANITARY SEWER
	ST		OVERHEAD WIRES

NOTES

- ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- HORIZONTAL DATUM REFERENCES THE NORTH AMERICAN DATUM 1983 (NAD 83) - NEW YORK STATE PLANE WEST ZONE.
- THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION ACTIVITIES, ALL UTILITY COMPANIES SHOULD BE NOTIFIED IN ORDER TO VERIFY OR AMEND THEIR LOCATIONS AND/OR EXISTENCE. FOR ASSISTANCE CALL UFFO AT 1-800-962-7962.
- UDIGNY.ORG DESIGN TICKET No. 10224-002-094 WAS SUBMITTED TO REQUEST UTILITY RECORDS:
 - CHARTER COM NORTHEAST WESTERN NY: HAS RESPONDED, DESIGN CONFLICT, PLEASE SHARE DESIGN DRAWINGS WITH THEIR ENGINEERING DEPT.
 - ERIE COUNTY WATER AUTHORITY: HAS RESPONDED, DRAWN HERON.
 - NATIONAL FUEL GAS / CLARENCE NFG-113: HAS RESPONDED, DRAWN HERON.



THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

NUSSBAUMER & CLARKE, INC.
EST. 1933
ENGINEERS AND SURVEYORS

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON

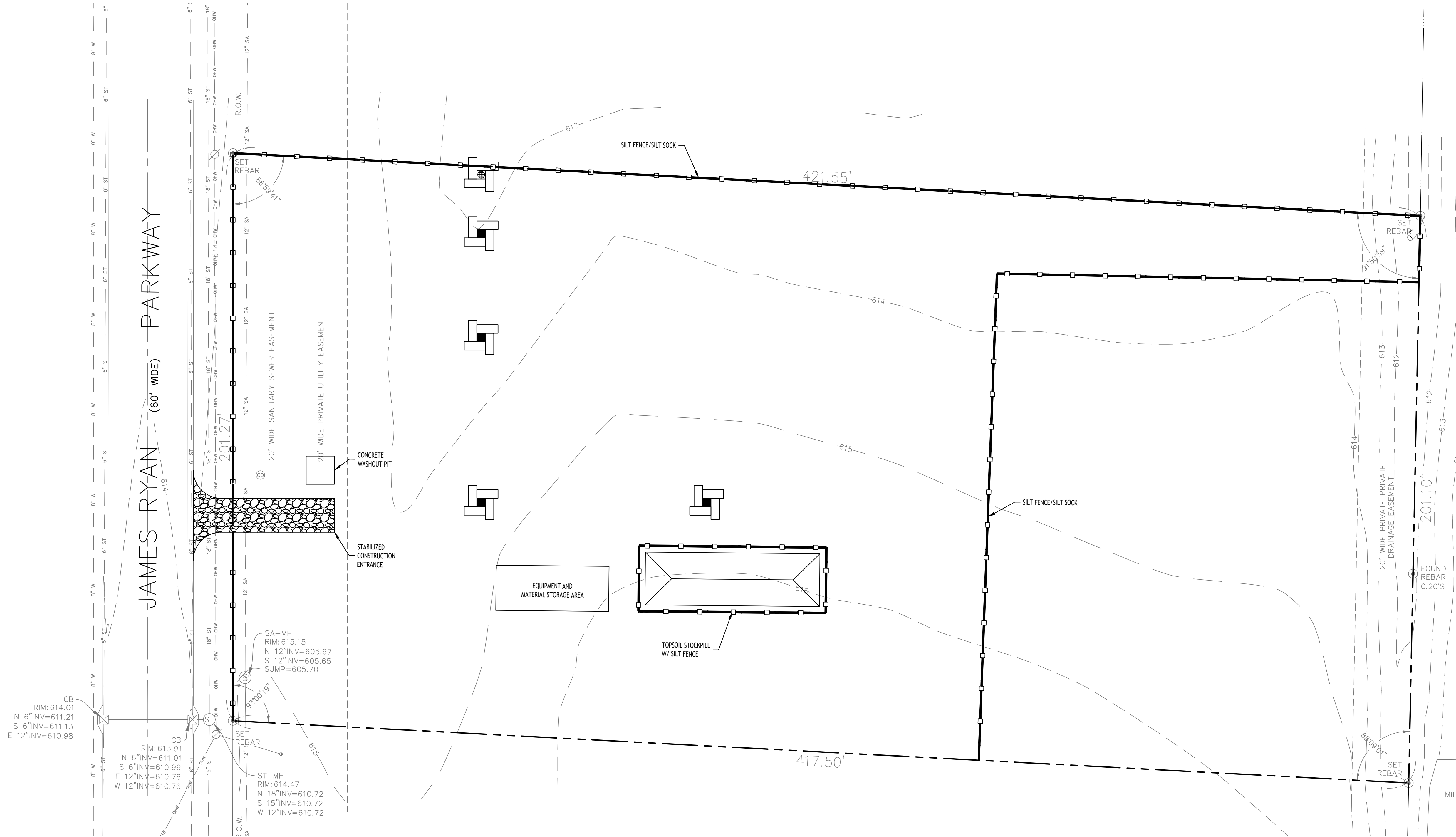
This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

TOPOGRAPHIC SURVEY
James Ryan Parkway - Vacant Lot No. 8
Part of Lot 1, Section 12, Township 12, Range 6
Holland Land Company's Survey
Town of Clarence
County of Erie, State of New York
Date of Survey: 11/04/2024

Scale: 1" = 30'

Project No.: 23J2-0708A



Demo & Erosion Control Plan

SCALE: 1"=20'

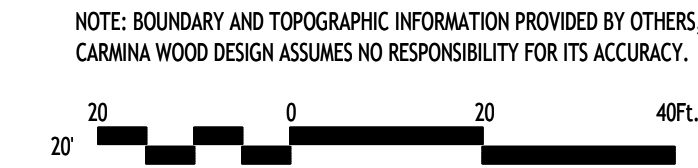
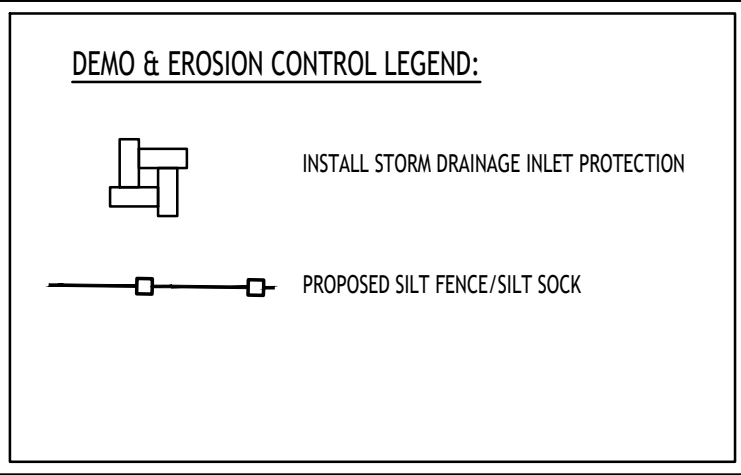
EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

- INSTALL TEMPORARY SILT FENCE BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT FENCE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
- TOPSOIL SHALL BE STRIPPED AND HAULED TO 1120 BULLIS ROAD, ELMA, NY 14059 AND HAULED BACK TO SITE AS NEEDED.
- ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
- THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
- DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
- ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 6" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
- INSTALL TEMPORARY SILT FENCE AROUND THE BASE OF STOCKPILES.

NOTES:

- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS SIDEWALKS, TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
- TEMPORARY SILT FENCE AND STRAW BALES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
- FOR THOSE STRUCTURES TO BE DEMOLISHED, ALL EXISTING UTILITY SERVICES SHALL BE ABANDONED IN ACCORDANCE WITH LOCAL REGULATIONS, ALL METERS SHALL BE RETURNED TO PROPER OWNERS.
- THE CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS.
- THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NYS M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Demo & Erosion Control Plan

Date: 6/12/25
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.

C-001

Project No: 24-4137

CARMINA WOOD
DESIGN

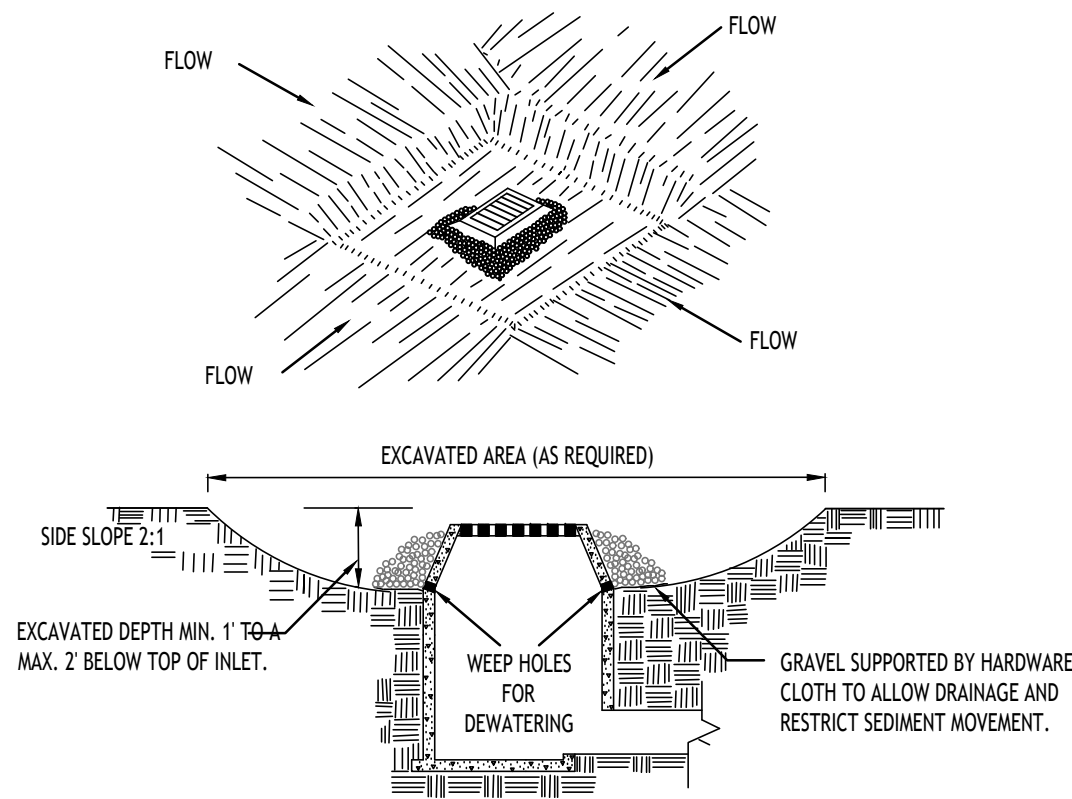
Buffalo | Utica | Greensboro

Proposed Warehouse

James Ryan Parkway (Sub. Lot 8)
Clarence, New York

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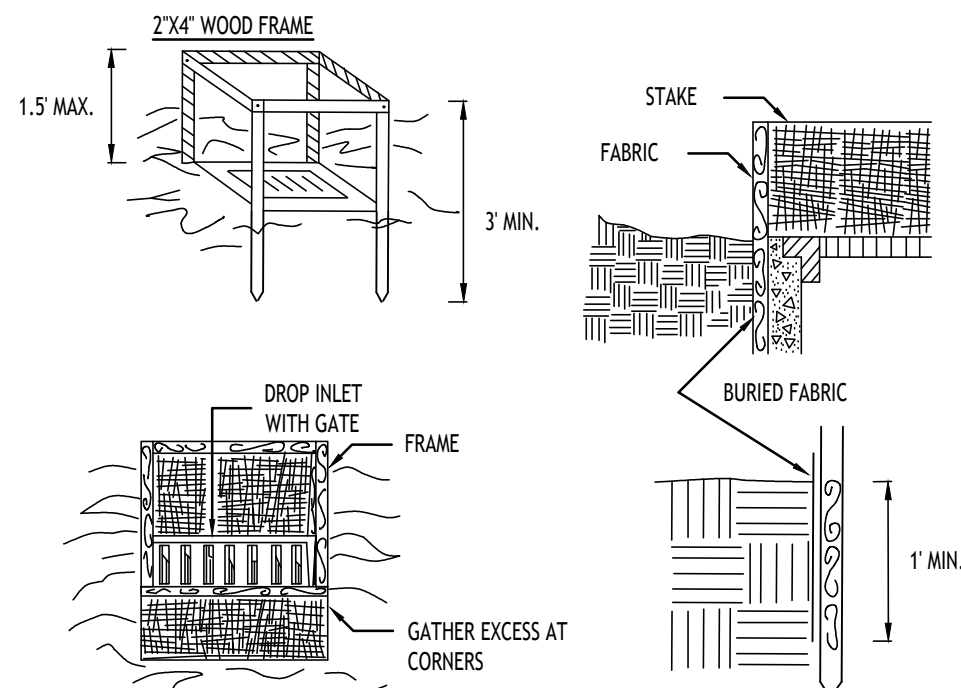
CONSTRUCTION SPECIFICATIONS

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
- WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

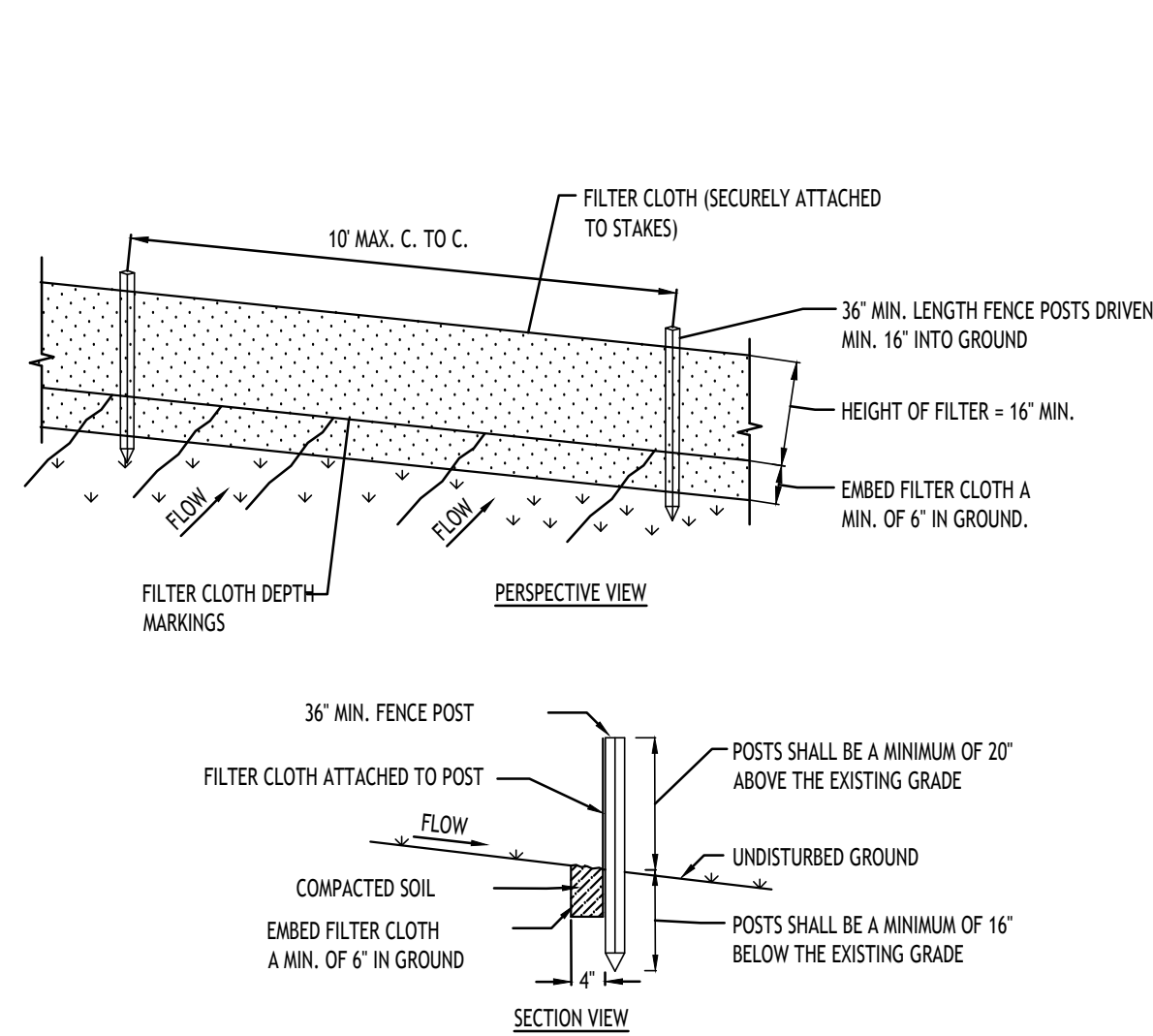
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

NOT TO SCALE

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION

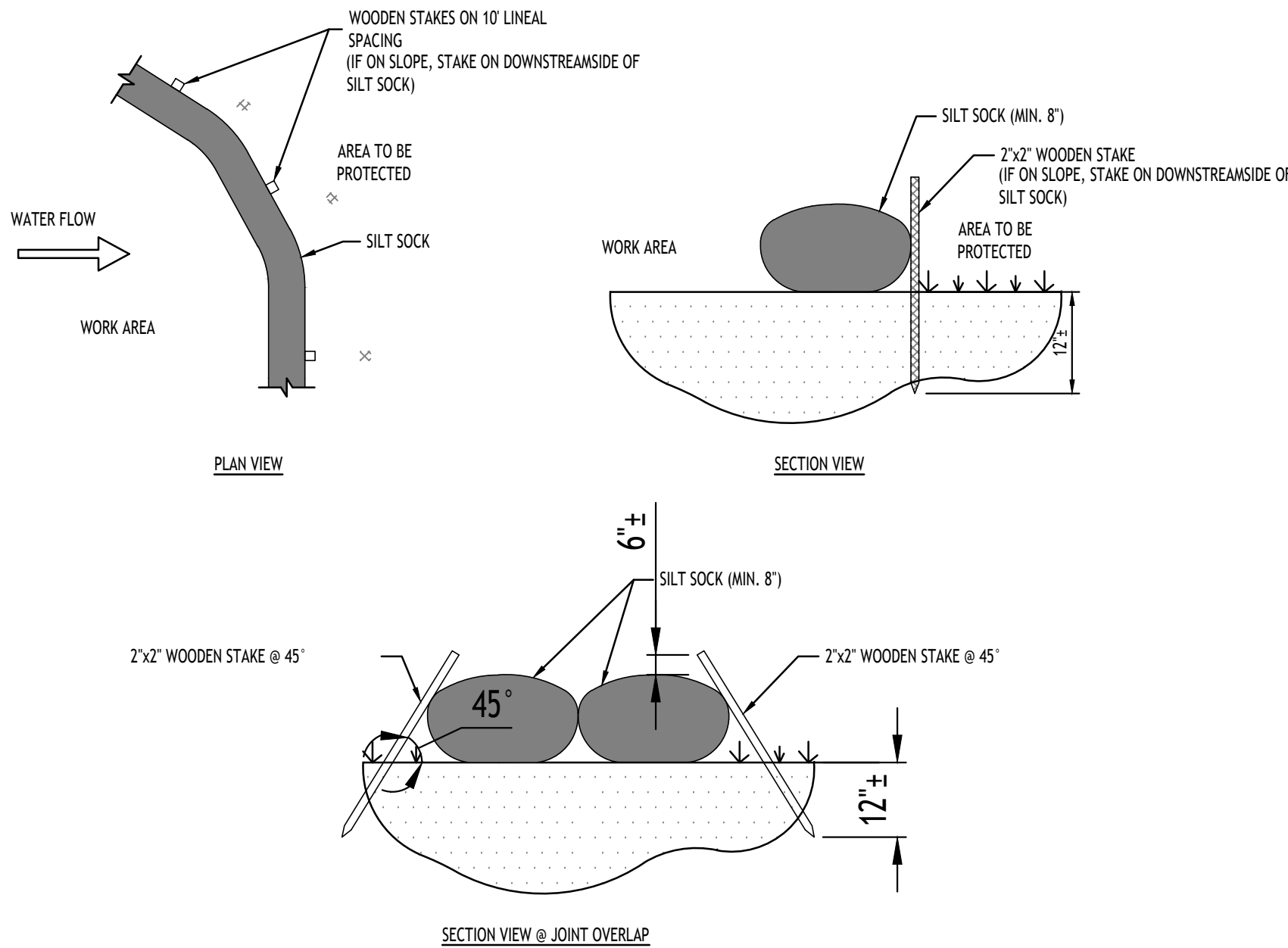


CONSTRUCTION SPECIFICATIONS

- WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRA1 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE



NOTES:

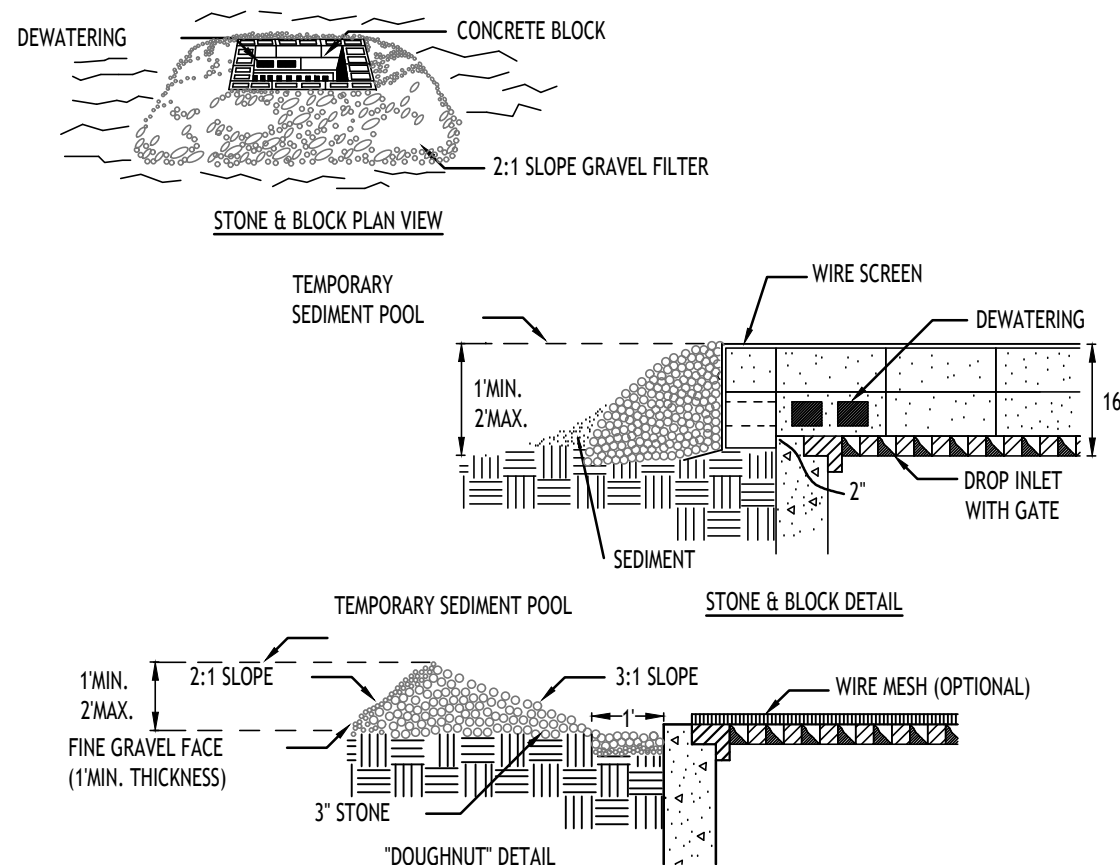
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED 1/2 OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

SILT SOCK SHALL BE OVERLAPPED 12" AT JOINTS AND STAKED ON EACH SIDE OF THE SOCK AT A 45° ANGLE

SILT SOCK DETAIL

N.T.S.



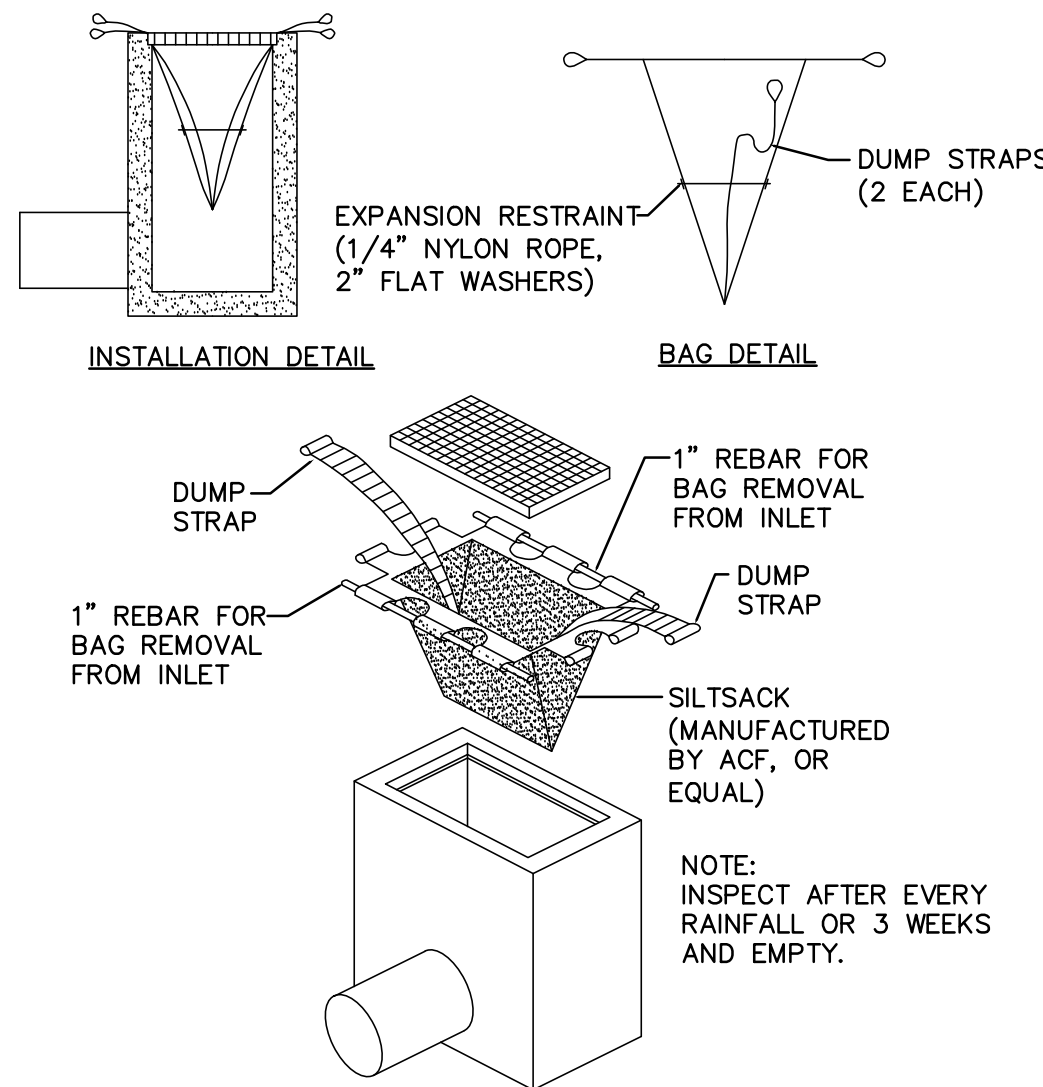
CONSTRUCTION SPECIFICATIONS

- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
- HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
- USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
- FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

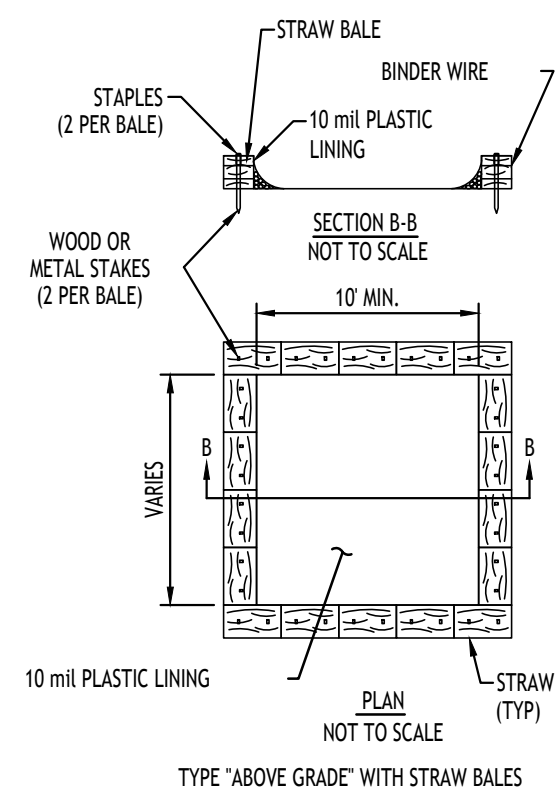
INLET PROTECTION DETAIL 3

NOT TO SCALE



SILT SACK DETAIL

NOT TO SCALE

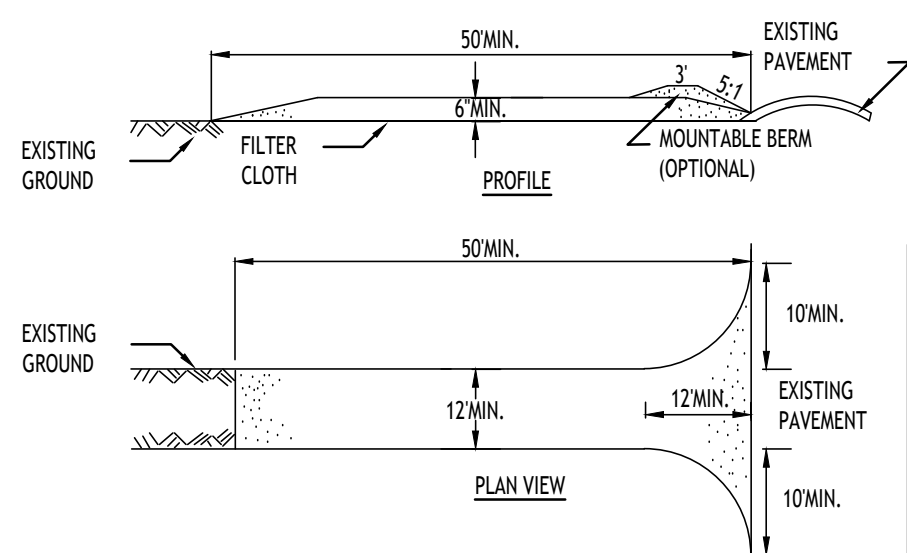


NOTES:

- ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
- A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
- HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

CONCRETE WASHOUT DETAIL

NOT TO SCALE

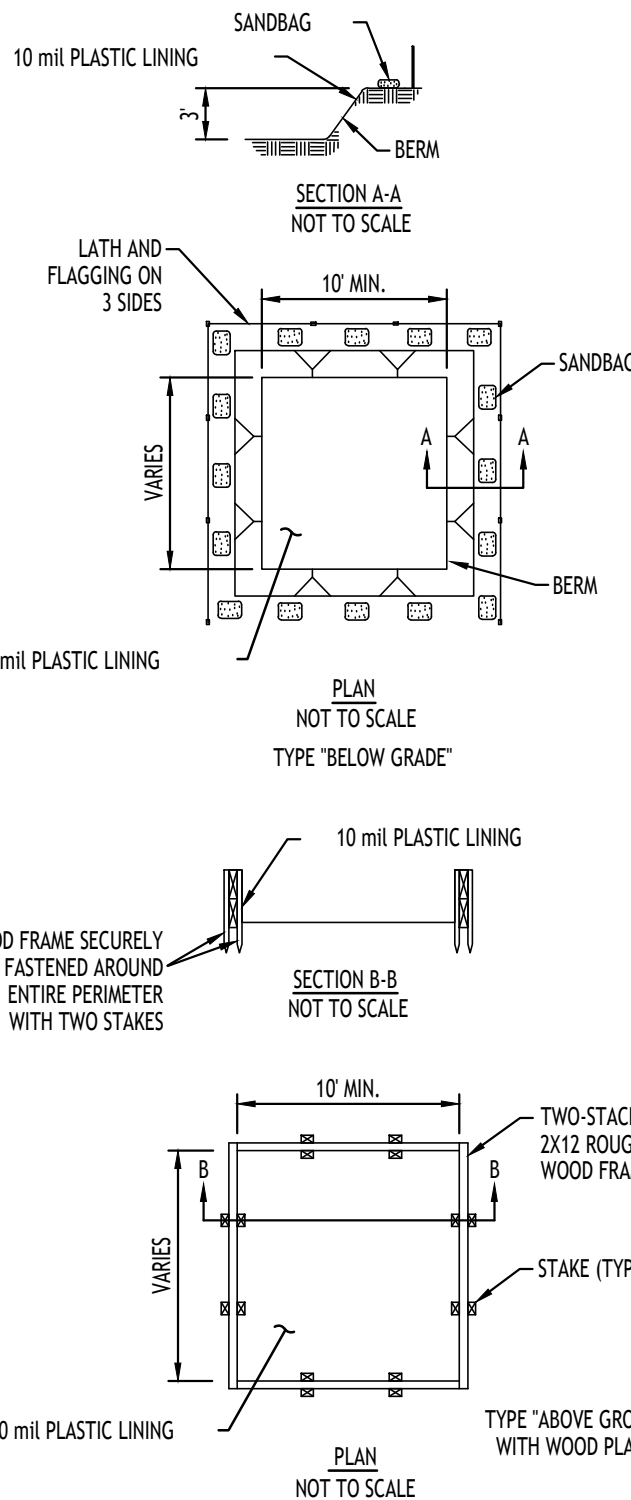


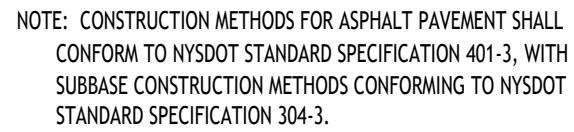
CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE





JAMES RYAN (60' WIDE) PARKWAY



DETAIL LEGEND SEE SITE DETAILS THIS SHEET

1	STANDARD DUTY ASPHALT
2	EXTERIOR CONCRETE SLAB ON GRADE

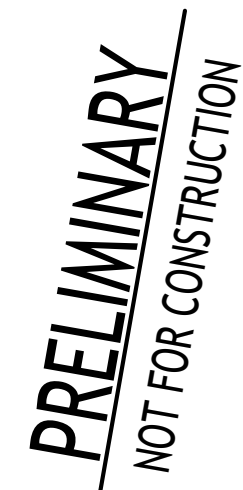


GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL ORDINANCES AND USE OF ANY RULES AND REGULATIONS.
4. 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.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. 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.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. CONTRACTOR SHALL MEASURE SHALL NOT TAKE TO PROTECT EXISTING TREES WHICH ARE TO REMAIN FROM ALL POSSIBLE TYPES OF ROOT, TRUNK AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOFS OR EXCAVATING TREE TRUNKS.

NOTES:

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



Date: 2/25/25
Drawn By: A. Pandolfo
Scale: As Noted

DRAWING NO.

C-100

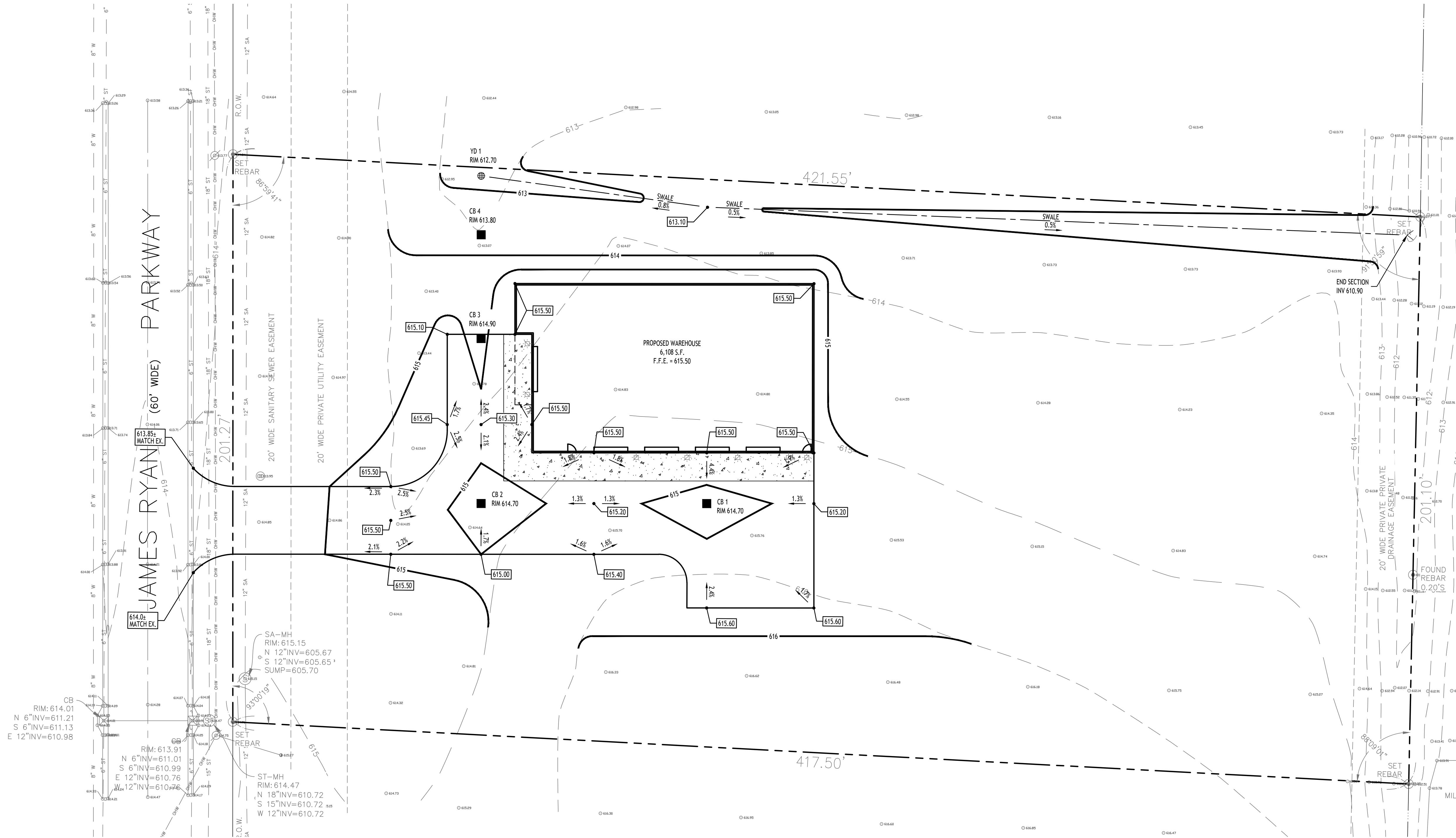
Project No: 24-4137

Proposed Warehouse

James Ryan Parkway (Sub. Lot 8)
Clarence, New York

CARMIN+WOOD
DESIGN

Buffalo | Utica | Greensboro



Grading Plan
SCALE: 1"=20'

PROPOSED GRADING LEGEND

- PROPOSED CONTOUR — 101 —
- PROPOSED SPOT ELEVATION 100.80
- PROPOSED TOP/BOTTOM OF CURB ELEV. TC 100.50 BC 100.00
- PROPOSED CATCH BASIN ■ CB
- PAVEMENT/GROUND SLOPE —→
- PROPOSED YARD DRAIN ⊗ YD
- PROPOSED MANHOLE ● MH

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



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Grading Plan

Date: 2/25/25
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.

C-200

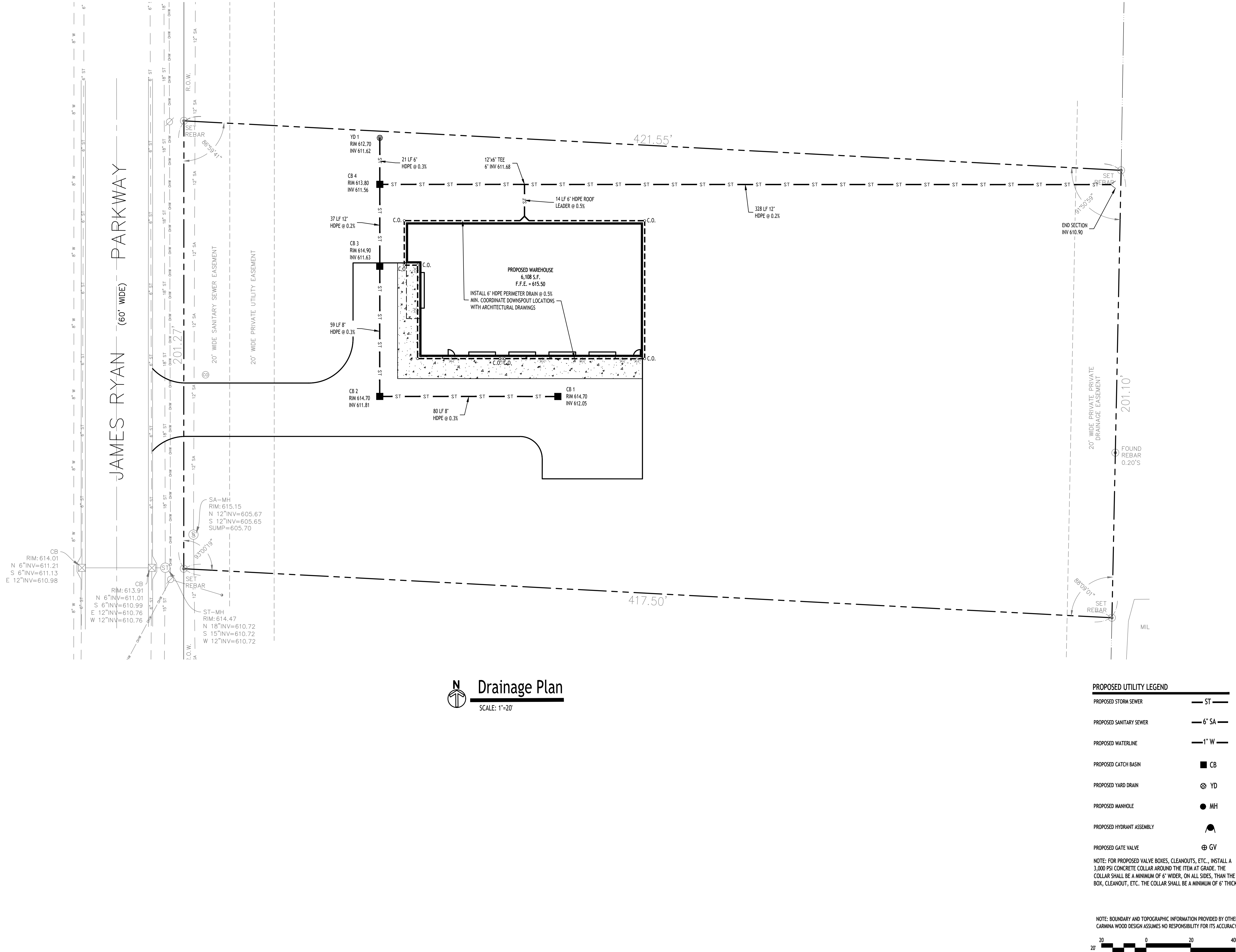
Project No: 24-4137

Proposed Warehouse

James Ryan Parkway (Sub. Lot 8)
Clarence, New York

CARMINA WOOD
DESIGN

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PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Drainage Plan

Date: 2/25/25
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.

C-300

Project No: 24-4137

Proposed Warehouse

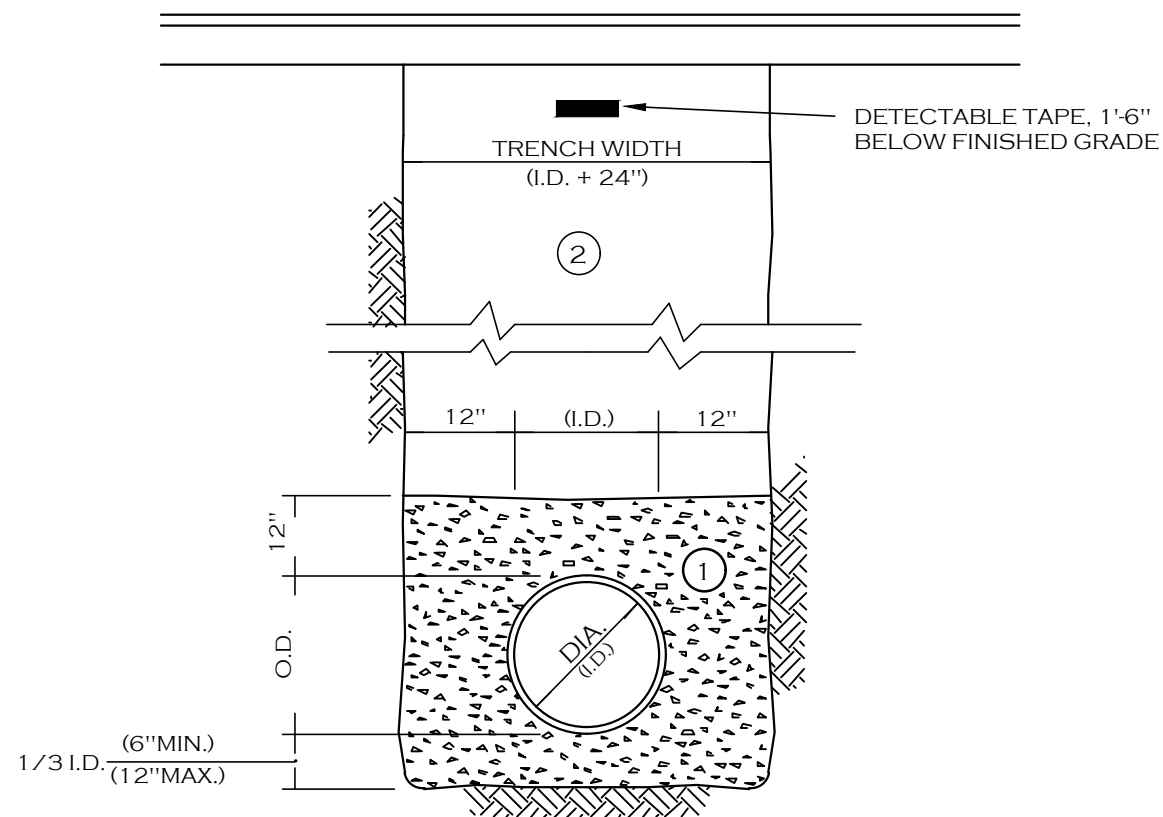
James Ryan Parkway (Sub. Lot 8)
Clarence, New York

CARMINA WOOD
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- NOTES:
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYS DOT 1985 EDITION)

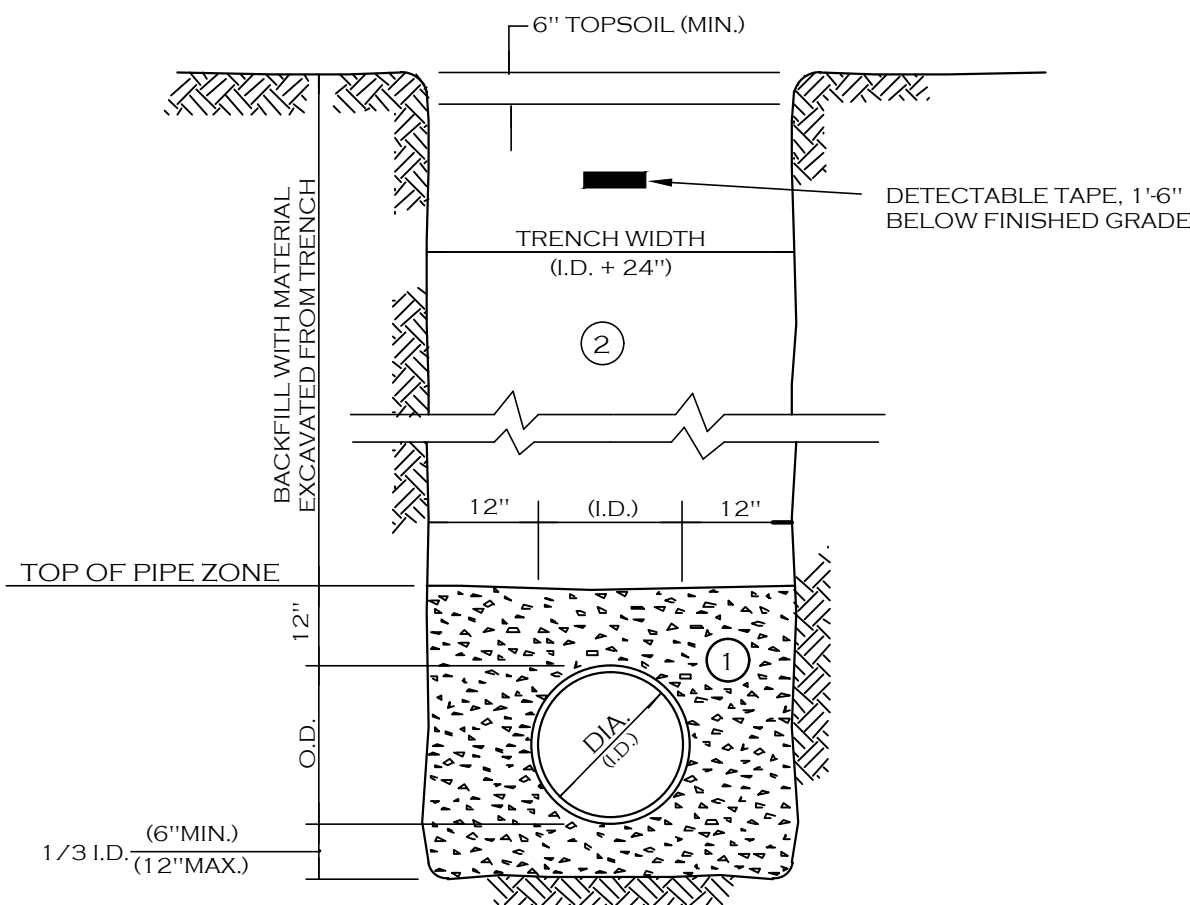
- 1 NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703.02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL 1

- 2 TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL 2

STORM SEWER TRENCH SECTION IN PAVED AREAS



- NOTES:
- PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
 - TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
 - AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

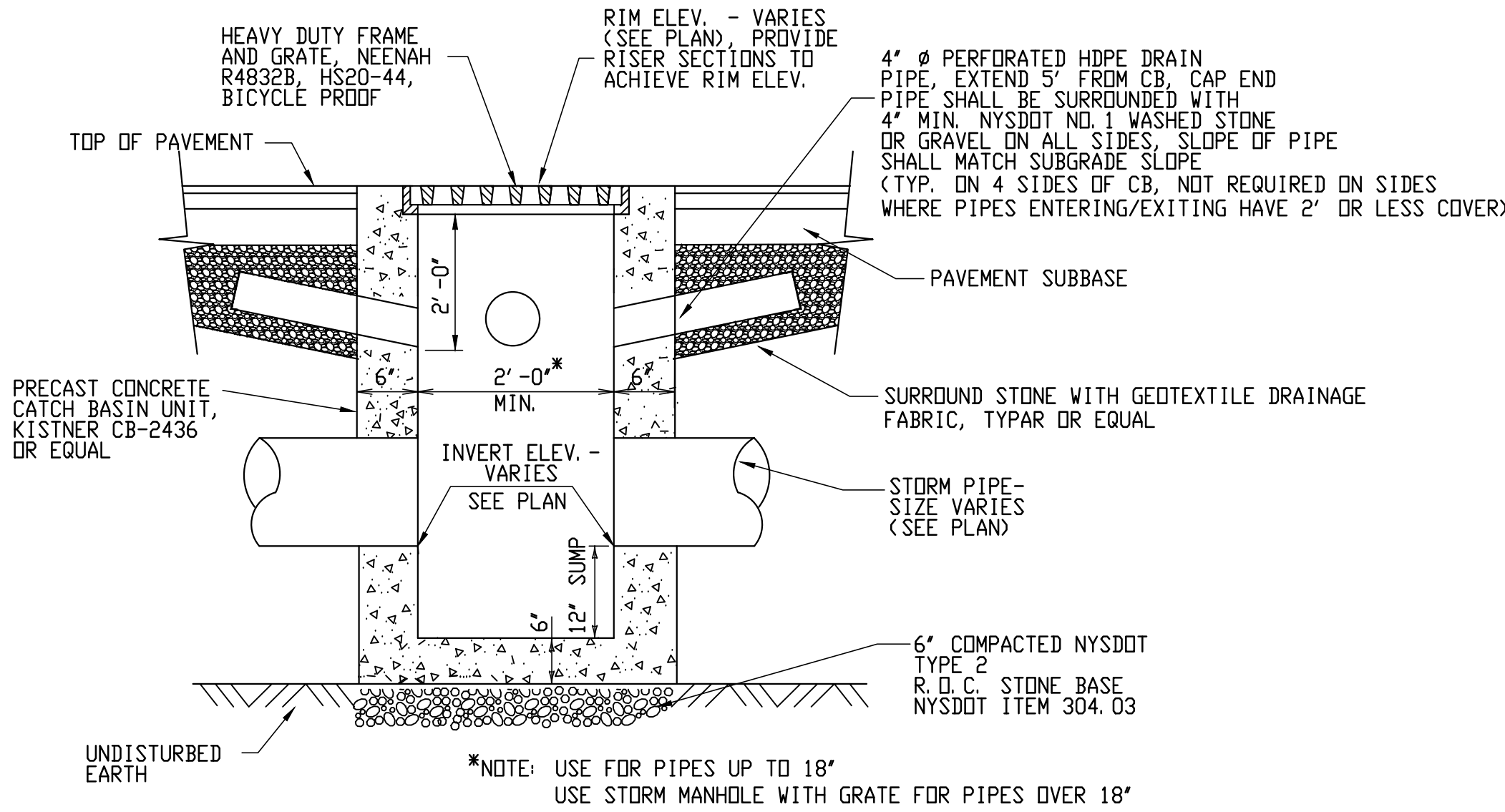
PIPE BEDDING MATERIAL (NYS DOT 1985 EDITION)

- 1 NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703.02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

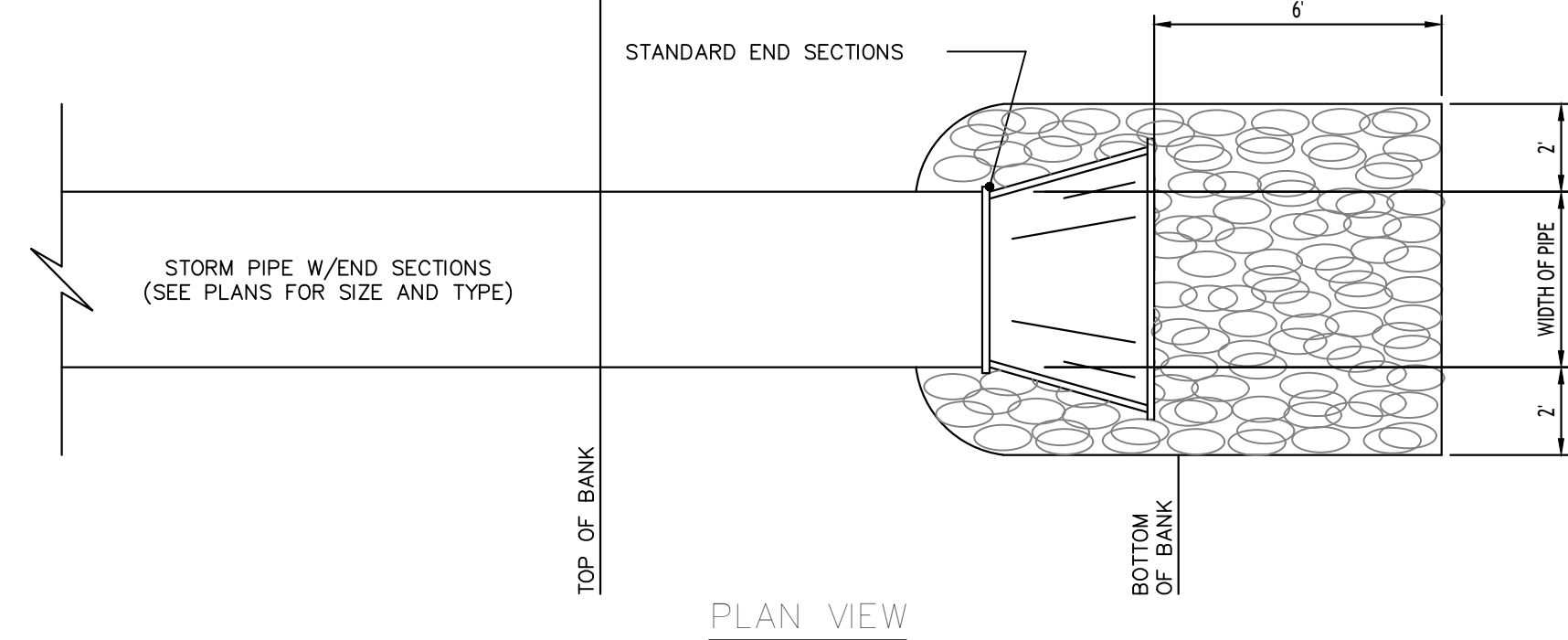
NO SLAG SHALL BE ALLOWED FOR MATERIAL 1

- 2 BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS

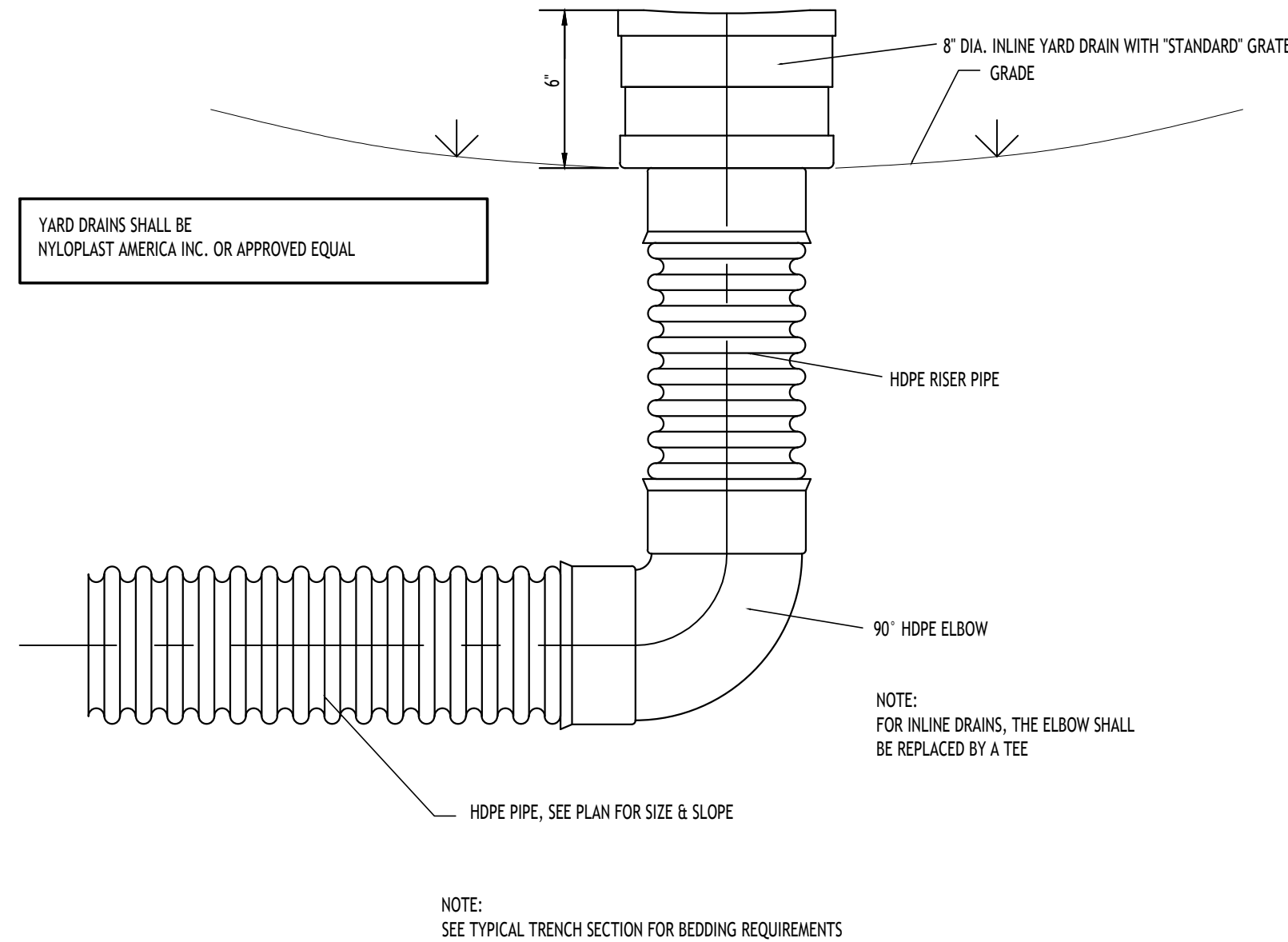


TYPICAL PRECAST CATCH BASIN



TYPICAL PIPE OUTLET W/END SECTION & RIP RAP

NOT TO SCALE



TYPICAL BIORETENTION YARD DRAIN DETAIL

CARMINA WOOD

DESIGN

Buffalo | Utica | Greensboro

Proposed Warehouse

James Ryan Parkway (Sub. Lot 8)
Clarence, New York

REVISIONS:
No. Description

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Drainage Details

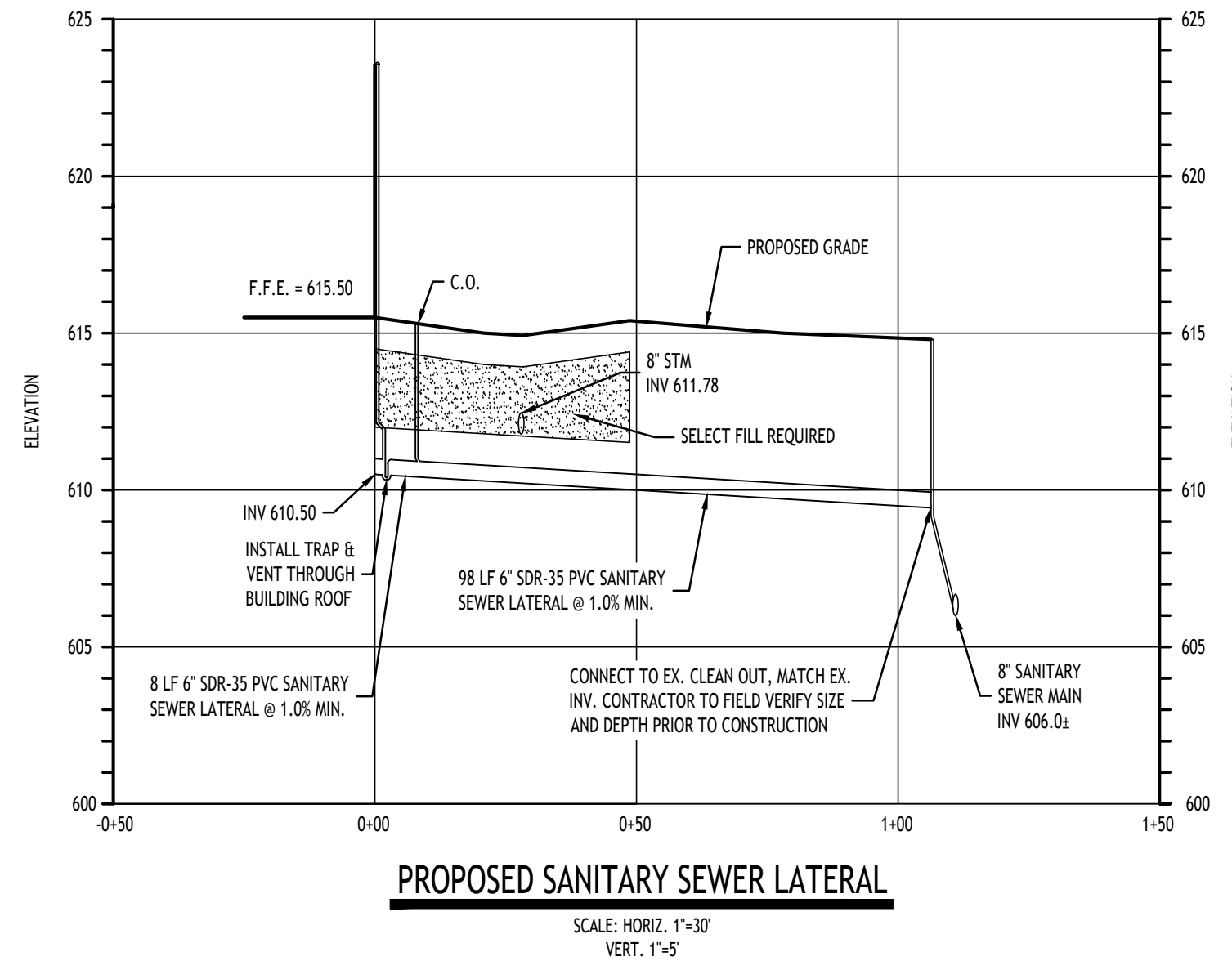
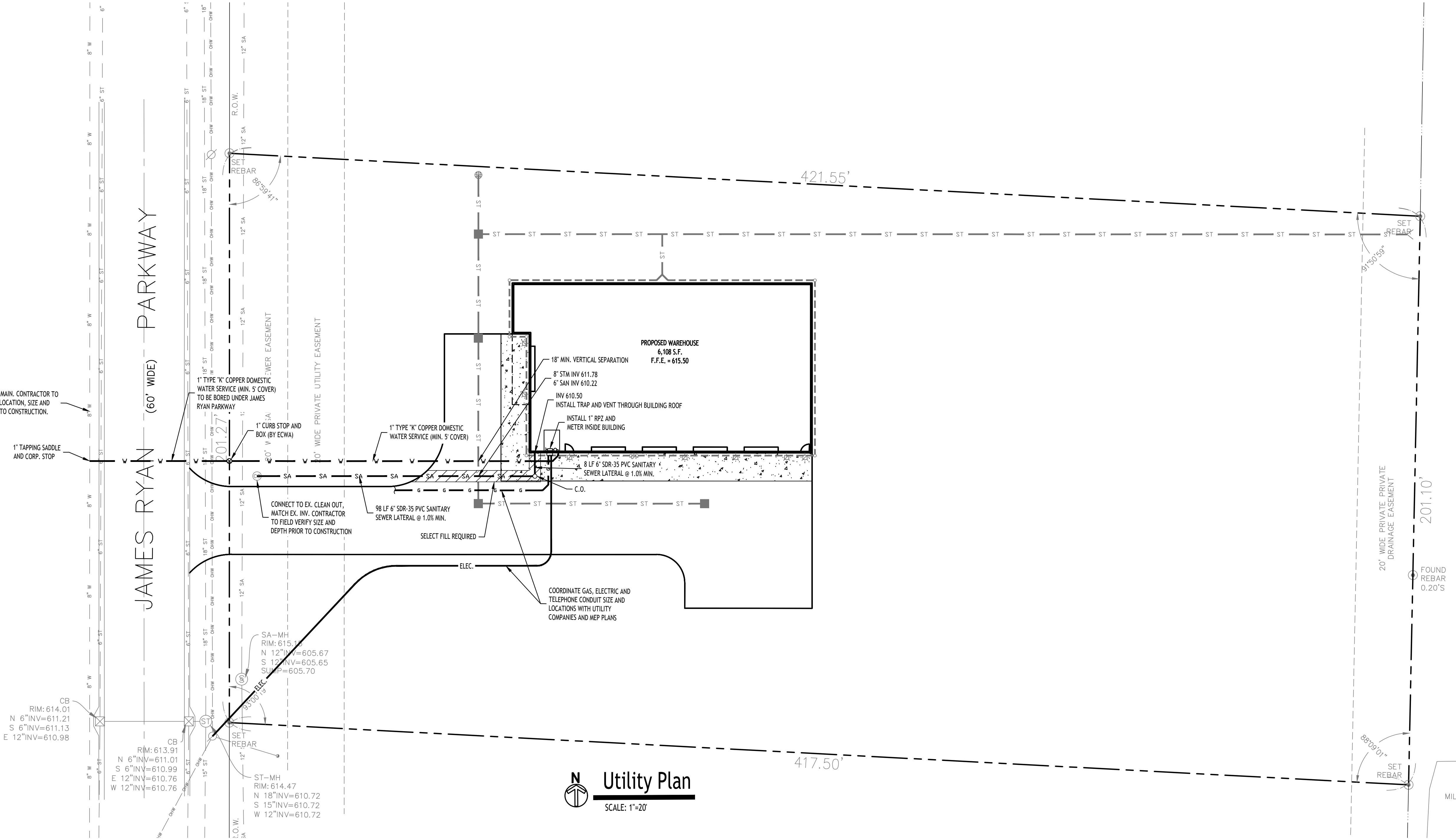
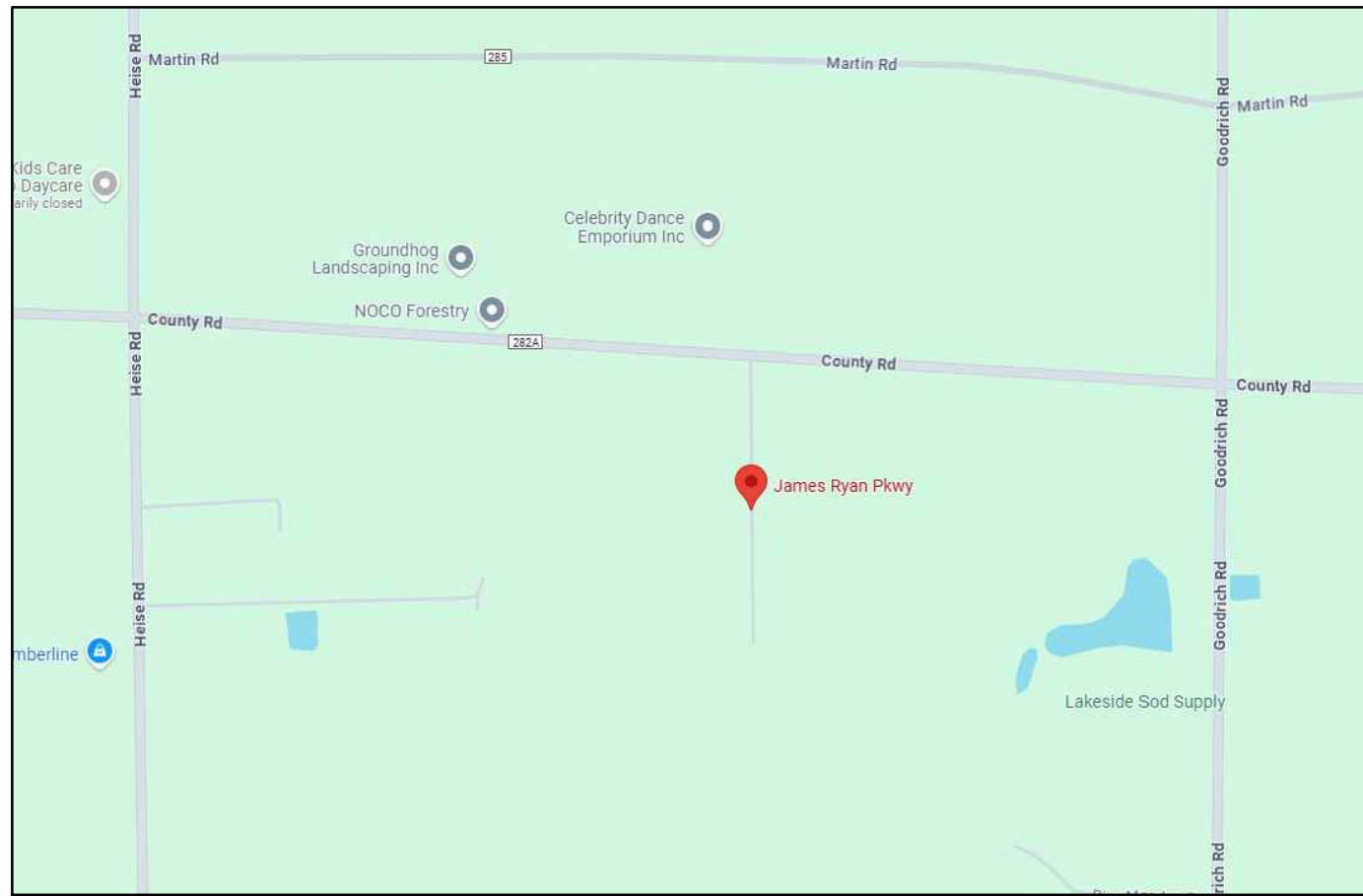
Date: 6/11/25
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.

C-301

Project No: 24-4137

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NOTES REQUIRED ON PLANS

- A. "The contractor is advised a trench shield and/or shoring designed in accordance with AASHTO Standards shall be used in all open trench excavations".
- B. "Any contractor and/or plumber performing work in a confined space (i.e. manholes, wetwells, chambers) owned by an Erie County Sewer District, must certify to the County that they have their own Confined Space Entry Program that meets or exceeds OSHA's regulations. Certification must be notarized by a notary public".
- C. "Construction shall conform to the Rules and Regulations for Erie County Sewer Districts".
- D. If any proposed sewer lateral runs under paved area and has **less** than four (4) feet of cover, then concrete encasement is required. Attach Detail No. 6 to plans. On site plan and profile hatchmark and/or label "concrete encasement" in affected areas.

Or

If any proposed sewer lateral runs under paved area and has **more** than four (4) feet of cover, then on site plan and profile hatchmark and label, "select fill required" in affected areas.
- E. The contractor must contact the District Office 48 hours in advance of construction.
- F. Vents must be installed six (6) inches above grade, in a grassy area with a mushroom cap. If the vent is in a sidewalk or paved area, then protect with bollards (3 minimum).
- G. Cleanouts (c.o) are required every one hundred feet (100') and at change of direction.
- H. Abandoned sanitary sewer connections from the site, if any, require proof of a District Permit for Disconnection prior to the new connection being made.
- I. Reuse of existing building sewers shall conform to the Rules and Regulations for ECSD, Article III, Section 304.

NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO ERIE COUNTY SEWER DISTRICT SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE ERIE COUNTY SEWER DISTRICT TO DISCUSS AND AGREE TO THE WORK.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL OTHER REQUISITS REQUIRED BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.

UTILITY NOTES:

1. FOR ALL SANITARY SERVICES, IDENTIFY FILL IN PAVED AREAS, EXTEND 5" MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE A 6" HOUSE TRAP, VENT AND CLEANTOUT INSTALLED AT ENTRANCE POINT. INVERT ELEVATION TO BE 5" MIN. BELOW F.F. OF THE BUILDING. PIPE TO BE 6" SDR-35 PVC @ 1.0 DI. MIN WITH MN 4" OF COVER. ADD ADDITIONAL CLEANTOUTS @ 100' MAX. SPACING FOR 6" LATERALS OVER 100' IN LENGTH.
3. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
4. COORDINATE LOCATION OF CITY & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
5. ANY EXISTING UTILITIES WHICH ARE TO BE ABANDONED AND FALL UNDER PAVEMENT OR BUILDINGS SHALL BE REMOVED VS. BEING ABANDONED UNLESS THOSE UTILITIES ARE FILLED WITH FLOWABLE FILL.
6. EXISTING GAS SERVICES TO REMAIN UNLESS OTHERWISE NOTED. ANY PORTIONS TO BE RELOCATED SHALL BE COORDINATED WITH NATIONAL FUEL GAS.
7. ALL UNDERGROUND TELEPHONE SERVICES SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.
8. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
9. ERIE COUNTY WATER AUTHORITY (ECWA) IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION TO THE NEW WATER SERVICE.
10. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH PAVEMENT AREAS.

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	6" SA
PROPOSED WATERLINE	1" W
PROPOSED CATCH BASIN	CB
PROPOSED YARD DRAIN	YD
PROPOSED MANHOLE	MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER, ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS.



**CARMIN/WOOD
DESIGN**

Buffalo | Utica | Greensboro

Proposed Warehouse

James Ryan Parkway (Sub. Lot 8)
Clarence, New York

REVISIONS:	
No.	Description Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

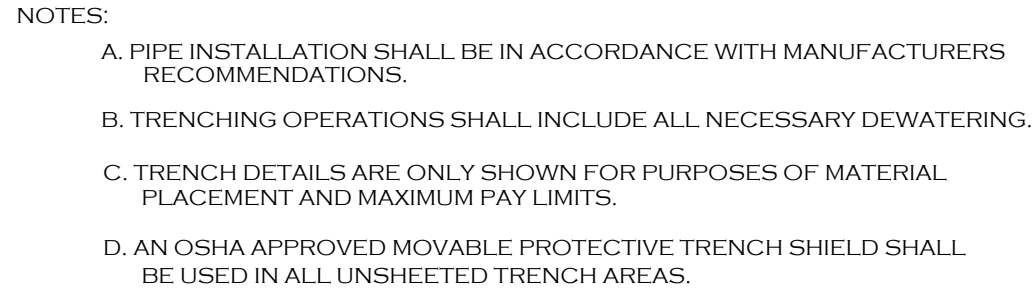
Utility Plan

DRAWING NO.

Date: 6/11/25
Drawn By: A. Pandolfi
Scale: As Noted

C-400

Project No: 24-4137



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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, ANS 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 TAKEOUT 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 DESIRED INTENT, 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 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, 1/2 PART MILDORGANITE.
7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDED HARDWOOD BARK MULCH WITH "PREEN".
9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDDED.

10. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE A MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED THOROUGH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.

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

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

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

<u>DECIDUOUS TREE</u>	
<u>SMALL TREE</u>	
<u>EVERGREEN TREE/SHRUB</u>	
<u>BUSH/ORNAMENTAL GRASS</u>	
<u>PERENNIAL</u>	



The diagram shows a horizontal bar representing a 40-foot length, divided into four equal segments of 10 feet each. Above the bar, the values 20, 0, 20, and 40 are placed at the boundaries of the segments. To the left of the first segment, the value 20' is written vertically, indicating the height of the structure.

PLANT FINISH – SCHEDULE – JAMES RYAN PARKWAY					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
D E C I D U O U S T R E E S					
GT	3	Gelditsia triacanthos 'Skycole'	Honey Locust - Skyline	2 1/2" - 3" CAL.	B&B, HT. 45', W 25'
NSW	5	Nyssa sylvatica 'Wildfire'	Tupelo 'Wild Fire'	2 1/2" - 3" CAL.	B&B, HT. 50', W 35'
ARr	1	Acer rubrum 'Redpointe'	Redpointe Maple	2 1/2" - 3" CAL.	B&B, HT. 45', W 30'
S M A L L / O R N A M E N T A L T R E E S					
CC	1	Cercis canadensis	Redbud	1 1/2" -2" CAL.	B&B, HT. 20', W15"
QRxA	4	Quercus robur x alba	Crimson Spire Oak	1 1/2" -2" CAL.	B&B, HT.40', W15"
CK	1	Cornus kousa	Kousa Dogwood	Multi-stem	B&B, HT. 20' W 20'
ALG	1	Amelanchier x grandifolia	Autumn Brilliance Serviceberry	6-8' Tall Min.	B&B, HT.15' W 10'
E V E R G R E E N T R E E S & S H R U B S					
PA	37	Picea abies	Norway Spruce 'Hillside Upright'	6-8' Tall Min.	B&B, HT. 18', W 8'
PO	2	Picea omorika	Serbian Spruce	6-8' Tall Min.	B&B, HT. 60', W 20'
JV	9	Juniperus virginiana 'Emerald Sentinel'	Northern Red Cedar - Emeralds Sentinel	6-8" Tall Min.	B&B, HT. 12', W 6'
S H R U B S					
CSd	47	Cornus sericea	Red Twig Dogwood	36" Tall min.	B&B, HT. 3-5', W 5'
IGb	5	Ilex glabra 'compacta'	Compact Inkberry Holly	36" Tall min.	B&B, HT. 4', W 3'
RAgl	17	Rhus aromatica 'Gro-low'	Fragrant Sumac	36" Tall min.	B&B, HT. 3', W 7'
SC	7	Sambucus canadensis	Eldeberry	36" Tall min.	B&B, HT. 10', W 8'
O R N A M E N T A L G R A S S E S & G R O U N D C O V E R					
BB	5	Andropogon gerardii	Big Blue Stem andropogon	36" Tall min.	Cont. no.3, HT. 4', W 3'

CARMIN+WOOD
DESIGN

Buffalo | Utica | Greensboro

Proposed Warehouse

James Ryan Parkway (Sub. Lot 8)
Clarence, New York

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Landscape Plan Details/Schedule

Date:

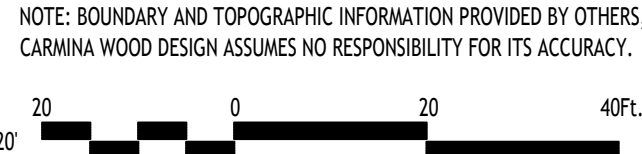
Drawn By:

Scale:

DRAWING NO

L-100

Project No: 24-4137



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PERENNIA



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NSW	5	Nyssa sylvatica 'Wildfire'	Tupelo 'Wild Fire'	2 1/2" - 3" CAL.	B&B, HT. 50', W 35'
ARr	1	Acer rubrum 'Redpointe'	Redpointe Maple	2 1/2" - 3" CAL.	B&B, HT. 45', W 30'
S M A L L / O R N A M E N T A L T R E E S					
CC	1	Cercis canadensis	Redbud	1 1/2" -2" CAL.	B&B, HT. 20', W15"
QRxA	4	Quercus robur x alba	Crimson Spire Oak	1 1/2" -2" CAL.	B&B, HT.40', W15"
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E V E R G R E E N T R E E S & S H R U B S					
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PO	2	Picea omorika	Serbian Spruce	6-8' Tall Min.	B&B, HT. 60', W 20'
JV	9	Juniperus virginiana 'Emerald Sentinel'	Northern Red Cedar - Emeralds Sentinel	6-8" Tall Min.	B&B, HT. 12', W 6'
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BB	5	Andropogon gerardii	Big Blue Stem andropogon	36" Tall min.	Cont. no.3, HT. 4, W 3'

CARMIN+WOOD
DESIGN

Buffalo | Utica | Greensboro

Proposed Warehouse

6699 James Ryan Parkway
Clarence, New York

REVISIONS:	
No.	Description Date



DRAWING NAME:

Landscape Plan Details/Schedule

Date:

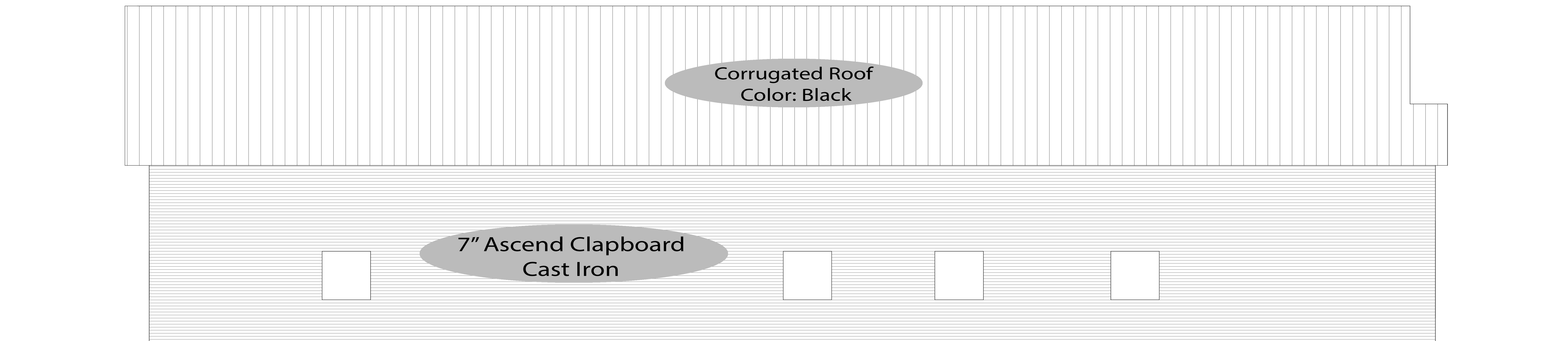
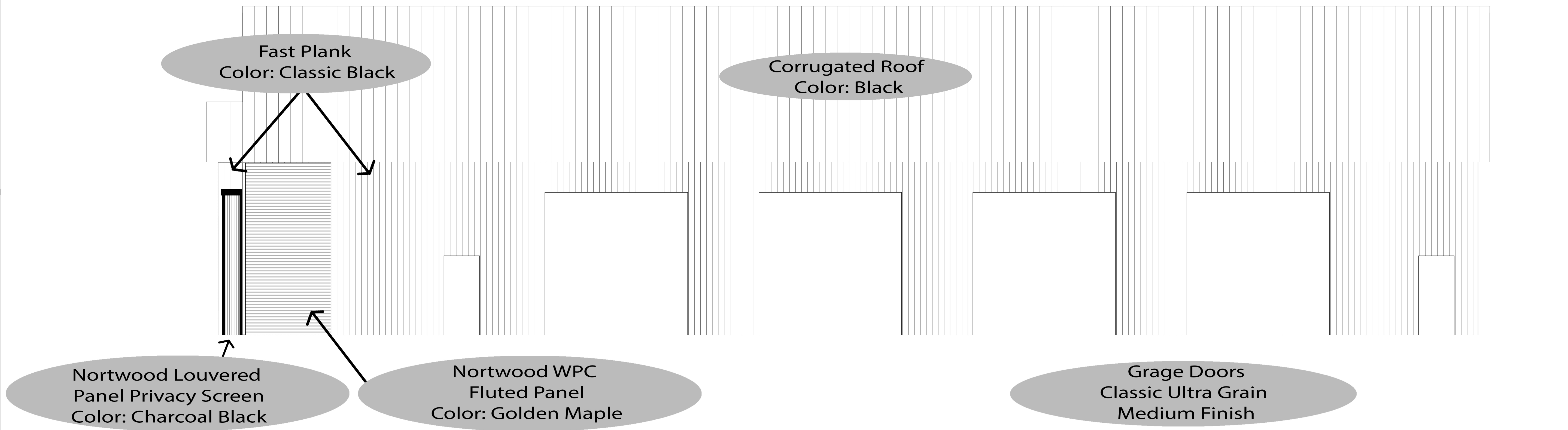
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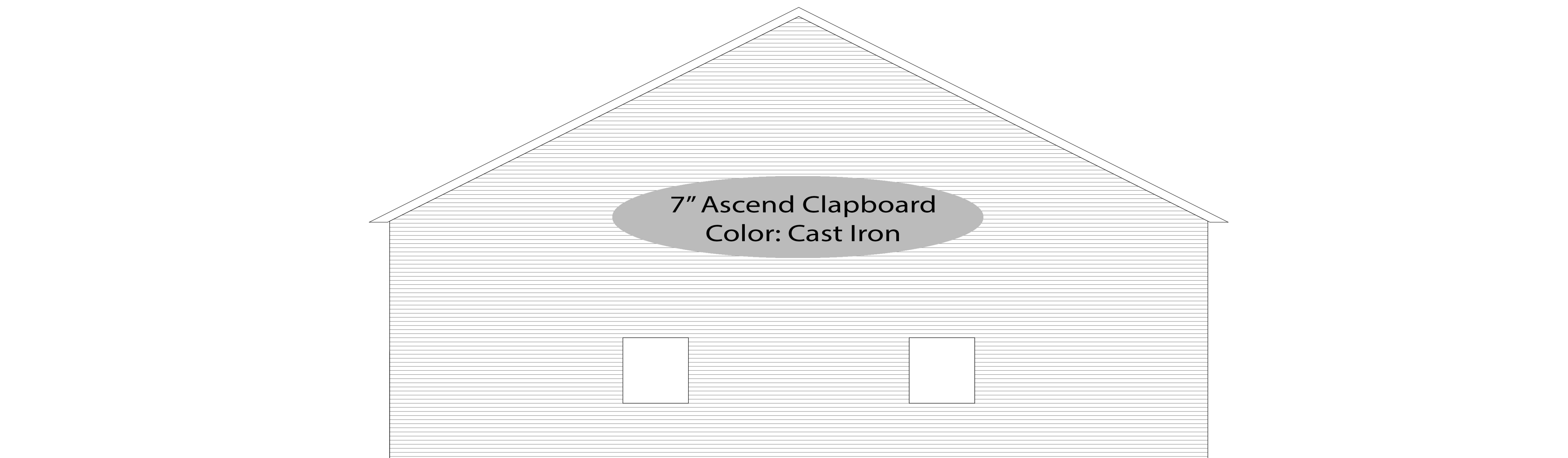
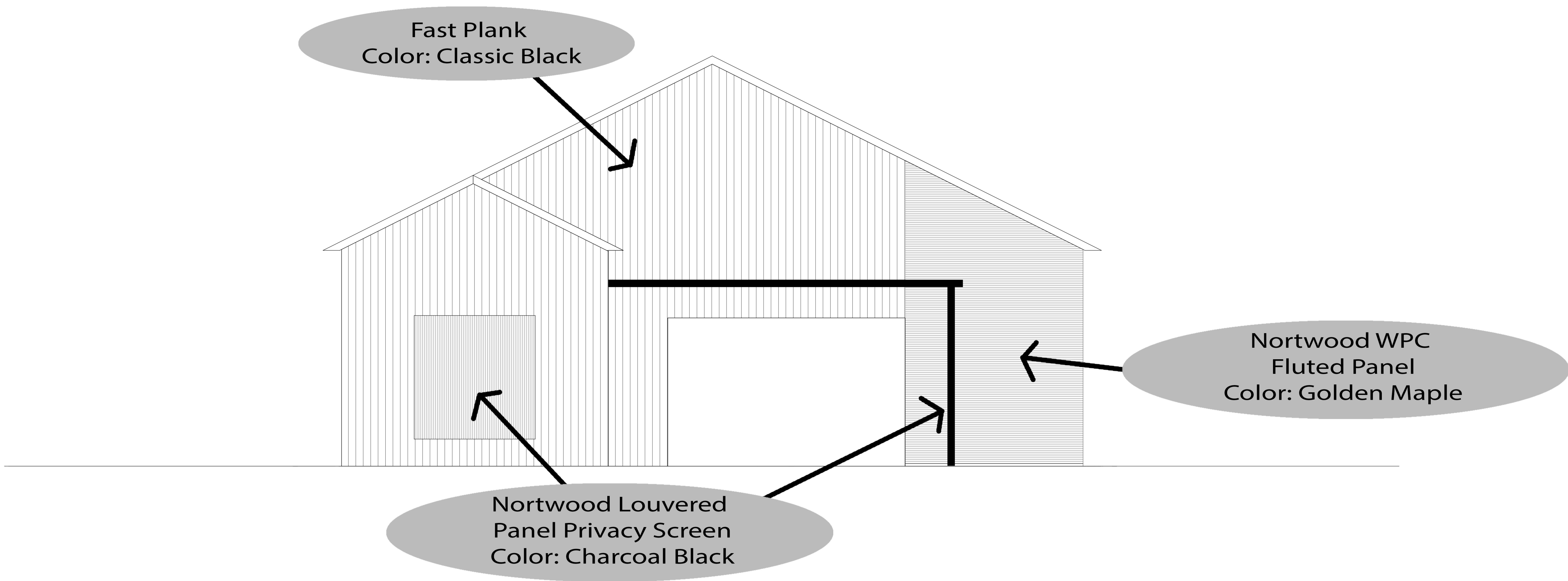
Scale:

DRAWING NO.

L-100

Project No: 24-4137





Jonathan Bleuer

From: Matthew Dubois <mdubois@blockandlongo.com>
Sent: Tuesday, November 12, 2024 12:17 PM
To: Jonathan Bleuer
Cc: Jeff Palumbo
Subject: Materials for car storage garage - Lot 8, James Ryan Parkway

Categories: Incomplete

Hi John,

It was good to see you today. As we discussed with Jeff, we're sending over the list of material selections for the garage, along with the plans in digital format. We'll also send over the rendering with the materials called out, the 5 sets of as well as samples as soon as we have them. Also forthcoming will be:

- The 5 sets of full-size (24 x 36") plans
- Short EAF Part I

Material Selections:

1. Front Elevation - Fast Plank – “Classic Black” – Vertical Install. Please see link below:
2. Sides and Rear – Alside Odyssey – 7” Ascend Composite Cladding – “Cast Iron” - Horizontal Install
3. Black Windows
4. Garage Doors – Clopay – Modern Steel Collection – “Classic Ultra Grain Medium Finish” – I just want to triple check on the color with Mike from Hamburg Overhead Door – I have a call out to him, I am just waiting to hear back.
5. For the Service Doors, I would first want to check with Big L (if that’s who we are going through for windows), to see if they can get a Clopay factory finish match for the doors. This way, it will be an exact match to the garage doors, and would come with a warranty.
6. Horizontal Accent on Right Corner – Nortwood – “Golden Maple” – I believe I sent you the link earlier, if not, please see below:
7. Vertical Slat Wall and Louvered Privacy Screen on Front Elevation Window – Nortwood – “Black” (Recommended 4” Apart from Rep)

Links:

https://engagebp.com/fastplank/color-options/?_gl=1*mcjyad*_up*MQ..&gclid=CjwKCAjwpbi4BhByEiwAMC8JneTDAIaDn82WLFevLvDoPg4tNchwShc366Q5dYpLfTSt7P0ZZc_JPhoC6O4QAvD_BwE

<https://www.alside.com/product-catalog/siding/ascend-composite-cladding/>

<https://nortwood.com/residential/>

Thanks, and talk to you soon.

Matt

Matthew T. Dubois, Esq.
Attorney



Block, Longo, LaMarca
& Brzezinski, P.C.
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Fax: (716) 854-0059
Email: mdubois@blockandlongo.com
Website: www.blockandlongo.com

ALBANY OFFICE: 43 British American Blvd., Latham, NY 12110 Phone (518) 313-7111; Fax: (518) 313-7115

BATAVIA OFFICE: 39 Jackson Street, Batavia, NY 14020, Phone: (585) 310-7442; Fax: (585) 310-7599

BUFFALO: One Niagara Square, Buffalo, NY 14202, Phone (716) 854-4080; Fax: (716) 854-0059

CLARENCE OFFICE: 9276 Main St Ste 3, Clarence 14031, Phone: (716) 854-4080; Fax: (716) 854-0059

GREECE OFFICE: 550 Latona Road, Building C, Suite 301, Rochester, NY 14626 Phone: (585) 310-7442; Fax (585) 310-7599

DANVILLE OFFICE: 172 Main Street, 1st Floor, Dansville, NY 14437, Phone: (585) 310-7442; Fax (585) 310-7599

NEWARK OFFICE: 506 W. Union Street, Newark, NY 14513, Phone: (585) 310-7442; Fax (585) 310-7599

NYC OFFICE: 150 West 30th Street, Suite 705, New York, NY 10001; Phone: (332) 910-5440

ROCHESTER OFFICE: 1173 Pittsford-Victor Road, Suite 220, Pittsford, NY 14534, Phone: (585) 310-7442; Fax: (585) 310-7599

SARATOGA OFFICE: 550 Maple Avenue, Saratoga Springs, NY 12866 Phone (518) 313-7111; Fax: (518) 313-7115

SYRACUSE OFFICE: 6739 Myers Road, East Syracuse, NY 13057, Phone: (315) 457-1000; Fax: (315) 457-1001

WILLIAMSVILLE OFFICE: 5900 Main Street, Williamsville, NY 14221-5714 Phone (716) 633-1444 Fax: (716) 633-1446

FLORIDA OFFICE: 824 W. Indiantown Rd., Jupiter, FL 33458, Phone: (561) 768-0304, Fax: (561) 768-0366

WARNING: FRAUDULENT WIRE INSTRUCTIONS

Last minute phone calls or emails changing wire instructions or asking you to wire money may be fraudulent. Our wiring information seldom changes. If you receive any such phone calls or emails, contact our office using a known reliable number. DO NOT use any phone numbers or e-mail addresses contained in any suspect e-mail. We strongly suggest that you contact our office and verbally confirm our wire instructions.

IMPORTANT NOTICE

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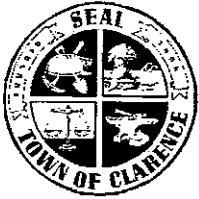








TOWN OF CLARENCE
ENGINEERING and BUILDING DEPARTMENTS
6221 Goodrich Road
Clarence Center, NY 14032
716-741-8952
FAX: 716-407-8915



Timothy M. Lavocat, P.E., CFM
Town Engineer

September 24, 2025

Anthony Pandolfe, P.E.
Carmina Wood Design
80 Silo City Row, Suite 100
Buffalo, NY 14203

Re: ***Capretto Proposed Warehouse***
6699 James Ryan Parkway
Development Plan Review #3

Dear Mr. Pandolfe:

The Town of Clarence Engineering Department has performed a review of the development plan information for the above referenced project dated July 7, 2025 and received by this department July 28, 2025. **The Development Plan meets the technical requirements of the Engineering Department and is subject to the conditions below. Additional Town Committee/Board approvals are required for final Development Plan approval.**

1. Private Improvement Permits (PIP's) are required for pavement and curbing, storm drainage and grading and fire protection main prior to any site work.
2. All sheets of the PIP plans are to be wet stamped and signed. Four (4) sets of plans are required to be submitted with the PIP applications to the Engineering Department. Other departments may require additional plans.
3. All conditions of approval by the Engineering Department and the Planning Board Resolution for Development Plan approval shall be clearly presented on the cover sheet of the PIP Plans.
4. Only approved plan sets bearing the signature of the Town Engineer shall be considered valid plans to be used on site. All sheets of PIP plans to be clearly labeled "ISSUED FOR CONSTRUCTION".
5. Provide a PDF PIP plan set and Engineer's Report to the Engineering Department.

Should you have any questions or require further clarification regarding the review of the above referenced project please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Lancellotti", is written over a horizontal line.

Joseph Lancellotti
Asst. Municipal Engineer

Cc: Timothy Lavocat, P.E., Town Engineer
Jonathan Bleuer, Director of Community Development
Paul Gross, Senior Code Enforcement Officer
David Capretto, 470 Cayuga Road, Buffalo, NY 14225
File