

[illegible]

[illegible]



note the parcel lines displayed are approximate

10725 Keller Road



Overall Existing Parcel:

- +/- 4.84 acres
- +/- 485' Salt Road | +/- 340' Keller Road

Parcel A: Blue

- +/- 1.43 acres
- **+/- 185' Salt Road** | +/- 340' Keller Road

Parcel B: Orange

- +/- 1.56 acres
- +/- 150' Salt Road

Parcel C: Green

- +/- 1.84 acres
- +/- 150' Salt Road

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

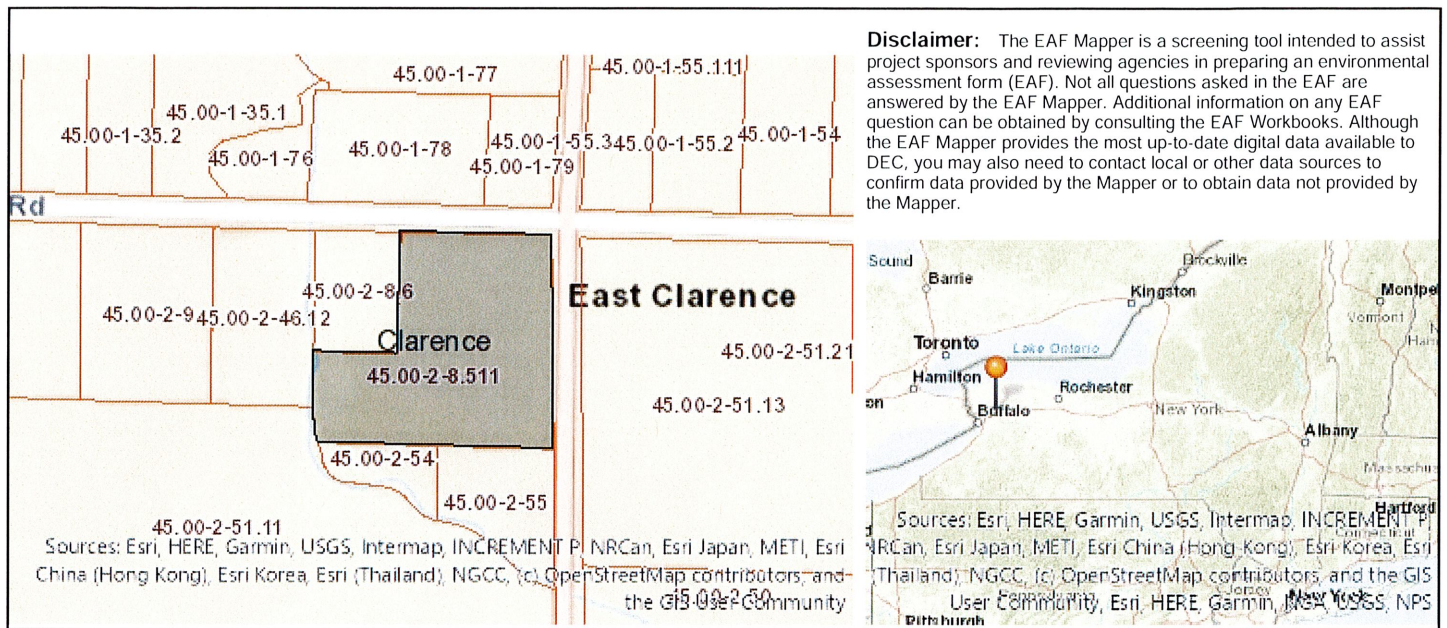
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 10725 Keller Road Minor Subdivision			
Project Location (describe, and attach a location map): 10725 Keller Road - Southwest Corner of Keller Road and Salt Road			
Brief Description of Proposed Action: Minor Subdivision of land to create a total of three (3) parcels. One (1) parent parcel would retain the existing principal residential structure, and two (2) new vacant parcels would front Salt Road. There would be no physical ground disturbance as a result of this proposal.			
Name of Applicant or Sponsor: Ann E Davis		Telephone: (716) 741-2355	
		E-Mail: focusnorth@aol.com	
Address: 10725 Keller Road			
City/PO: Clarence		State: NY	Zip Code: 14031
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☐
			YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Clarence Zoning Board of Appeals approval for a Minor Subdivision of Land.			NO ☐
			YES ☒
3. a. Total acreage of the site of the proposed action? +/- 4.8 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? +/- 5.0 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

EAF Mapper Summary Report

Wednesday, September 24, 2025 1:14 PM



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

DRAFT

Agency Use Only [If applicable]

Project: 10725 Keller Road Minor Subdivision

Date: 11-18-2025

***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 two (2) new vacant frontage lots in the Agricultural Rural Residential zone. There are 3 lots affected by this action. The 2 lots along Salt Road meet the minimum lot standards per the Town of Clarence Zoning Code. The 1 lot at the corner of Keller Road and Salt Road does not meet the minimum lot standards; however, the non-conforming lot does not pose as a significant adverse environmental impact and the parcel is not in sharp contrast to the surrounding existing parcels. There is no physical land disturbance as a result of this approval.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Town of Clarence Zoning Board of Appeals Name of Lead Agency	11-18-2025 Date
Print or Type Name of Responsible Officer in Lead Agency	Town of Clarence Zoning Board of Appeals Chair Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

T.B.
mtg.

7-14-10

Garth Davis requests Minor Subdivision Approval to create one new residential building lot in the Agricultural Rural Residential Zone at 6300 Salt Road. James Callahan said the location is the southwest corner of Salt Road and Keller Road consisting of vacant land.

Garth Davis said the purpose is for a future home.

Motion by Councilman DiCostanzo, seconded by Councilman Kolber that pursuant to Article 8 of the Environmental Conservation Law and upon the recommendations of the Town of Clarence Planning Department under the State Environmental Quality Review Act (SEQRA), the Clarence Town Board issues a Negative Declaration on the proposed Davis Minor Subdivision located at 6300 Salt Road. This Unlisted Action involves the creation of one (1) new residential building lot in the Agricultural Rural Residential Zone. After thorough review of the submitted site plan and Environmental Assessment Form (EAF) by the Town Board, it is determined that the proposed action is consistent with Master Plan 2015 and local land use regulations and will not have a significant impact upon the environment. Upon roll call – Ayes: All; Noes: None. Motion carried.

Motion by Councilman Kolber, seconded by Councilman Casilio to adopt the following resolution:

RESOLVED, that the Clarence Town Board grants the request of the applicant, Garth Davis, for Minor Subdivision approval to create one (1) new residential building lot located at 6300 Salt Road, in the Agricultural Rural Residential Zone, subject to the following conditions:

1. Open Space and Recreation Fees.

Upon roll call – Ayes: All; Noes: None. Motion carried.



Pre-2010 Minor Subdivision



Legend

Parcels



Salt Road (Parent):
Size: +/- 6.95 acres
Frontage:
+/- 801 ft. - Salt Road
+/- 340 ft - Keller Road



NOTE:
This map is not
an official
property survey.

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

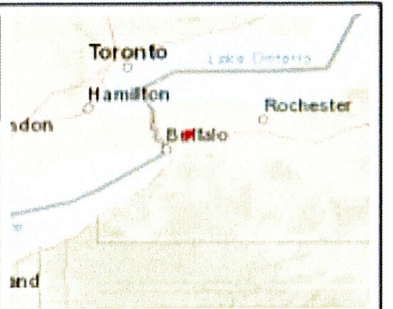
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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: 2,257



2010 Minor Subdivision Approval



Legend

Parcels

Keller Road (Lot A):
Size: +/- 1.59 acres
Frontage:
+/- 200 ft. - Salt Road
+/- 340 ft - Keller Road

Salt Road (Parent):
Size: +/- 5.36 acres
Frontage:
+/- 601 ft. - Salt Road

NOTE:
This map is not
an official
property survey.

0.1 0 0.04 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: 2,257



2025 Existing Configuration



Legend

Parcels

Keller Road (Lot A):
Size: +/- 4.83 acres
Frontage:
+/- 485 ft. - Salt Road
+/- 340 ft - Keller Road

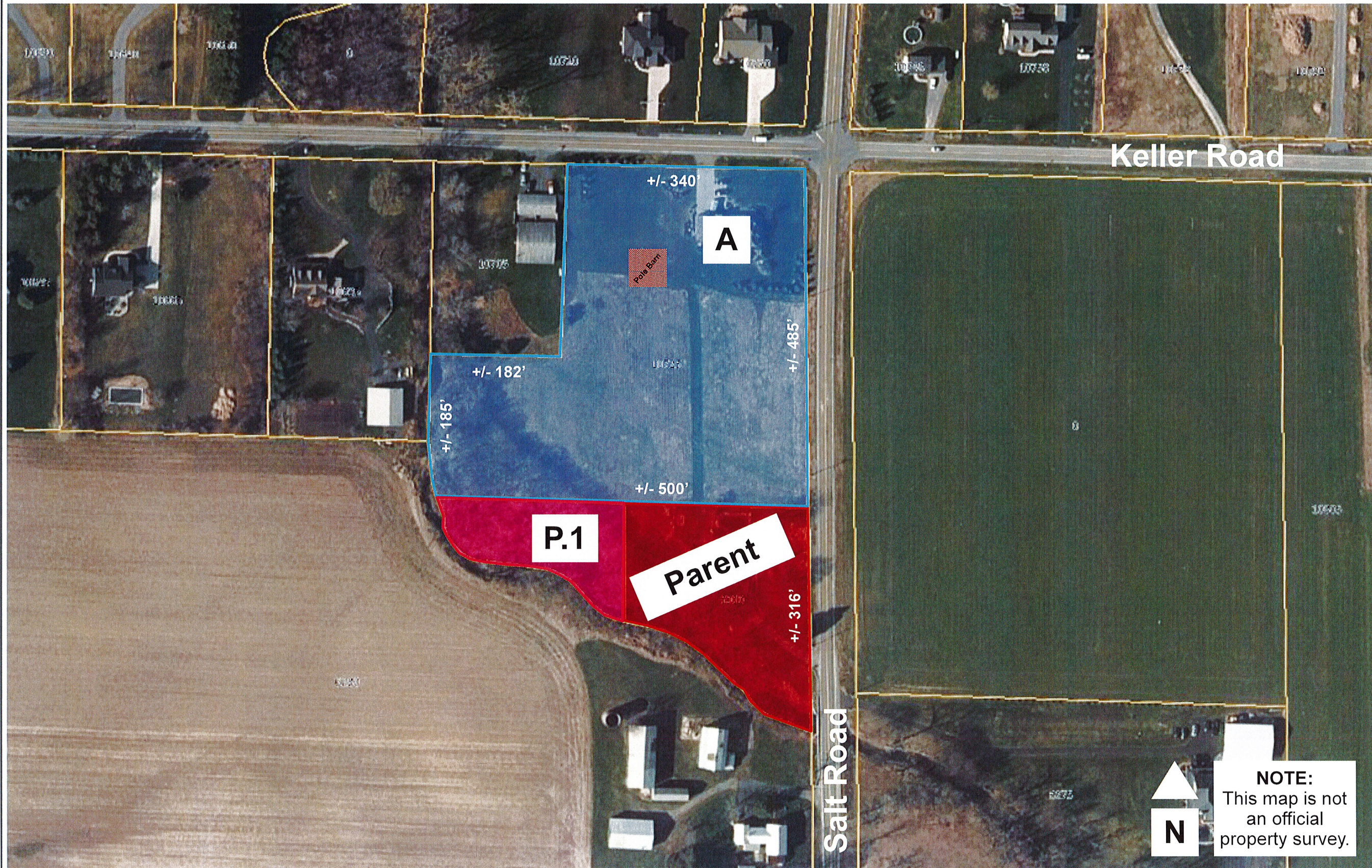
Salt Road (Parent):
Size: +/- 1.47 acres
Frontage:
+/- 316 ft. - Salt Road

Salt Road (Lot P.1):
Size: +/- 0.65 acres
Frontage:
0 ft. - Salt Road

NOTE:
This map is not
an official
property survey.



1: 2,257



0.1 0 0.04 0.1 Miles

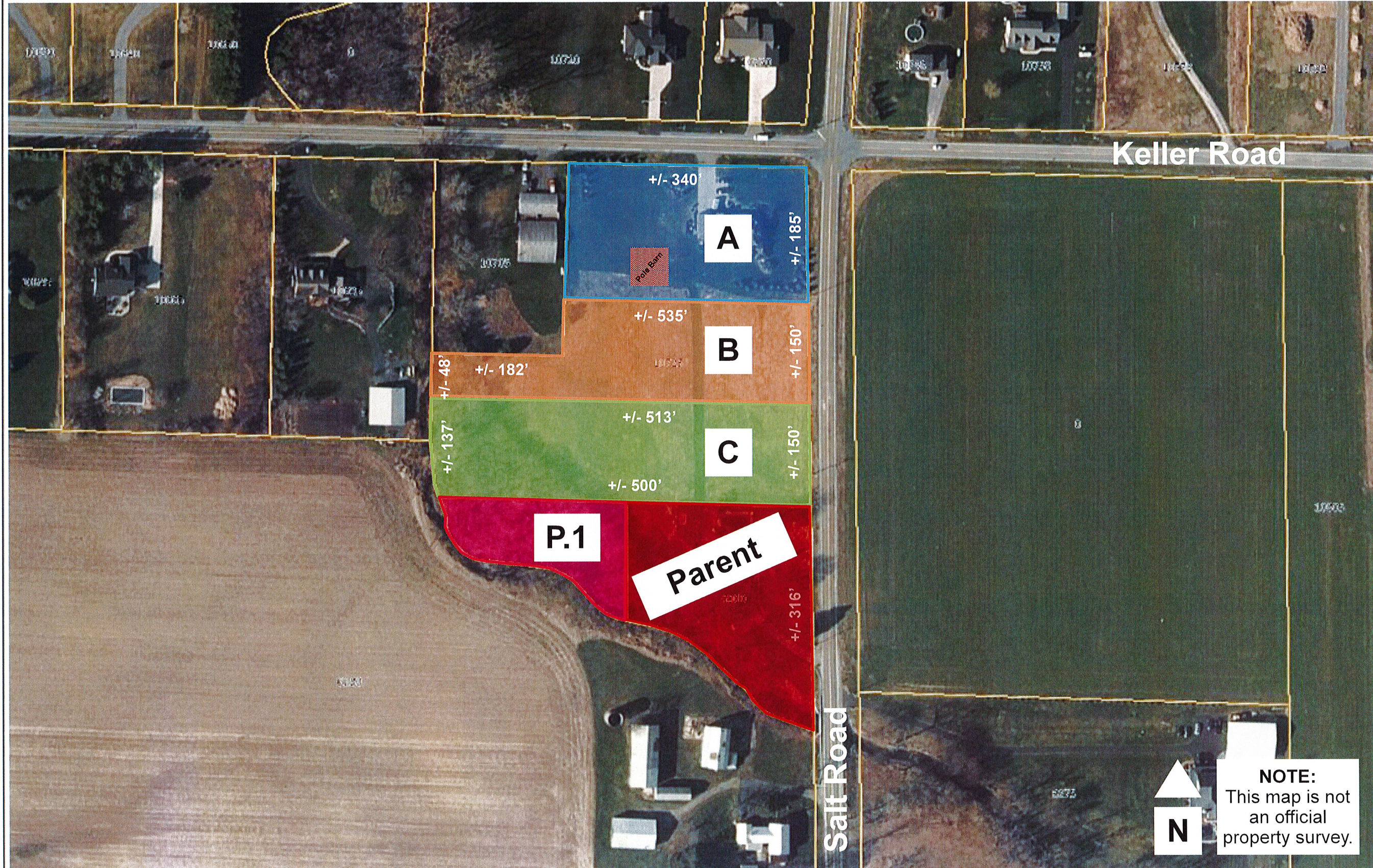
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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



2025 Proposed Configuration



- Legend**
- Parcels
 - Keller Road (Lot A):**
Size: +/- 1.43 acres
Frontage:
+/- 185 ft. - Salt Road
+/- 340 ft - Keller Road
 - Salt Road (Lot B):**
Size: +/- 1.56 acres
Frontage:
+/- 150 ft. - Salt Road
 - Salt Road (Lot C):**
Size: +/- 1.84 acres
Frontage:
+/- 150 ft. - Salt Road
 - Salt Road (Parent):**
Size: +/- 1.47 acres
Frontage:
+/- 316 ft. - Salt Road
 - Salt Road (Lot P.1):**
Size: +/- 0.65 acres
Frontage:
0 ft. - Salt Road



NOTE:
This map is not
an official
property survey.

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

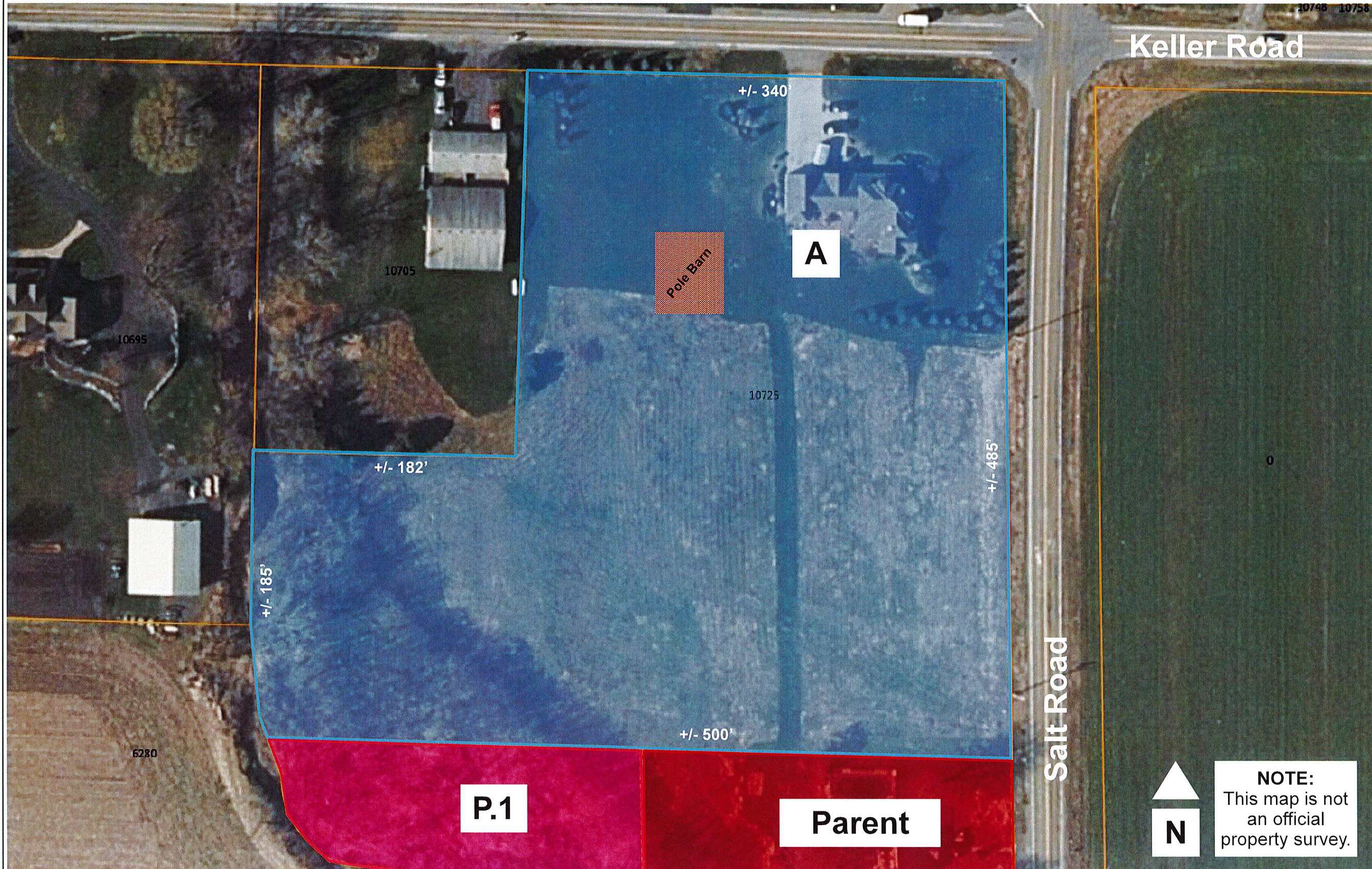
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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.

1:2,257



2025 Existing Configuration



Legend

Parcels

Keller Road (Lot A):
Size: +/- 4.83 acres
Frontage:
+/- 485 ft. - Salt Road
+/- 340 ft - Keller Road

Salt Road (Parent):
Size: +/- 1.47 acres
Frontage:
+/- 316 ft. - Salt Road

Salt Road (Lot P.1):
Size: +/- 0.65 acres
Frontage:
0 ft. - Salt Road



NOTE:
This map is not
an official
property survey.



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

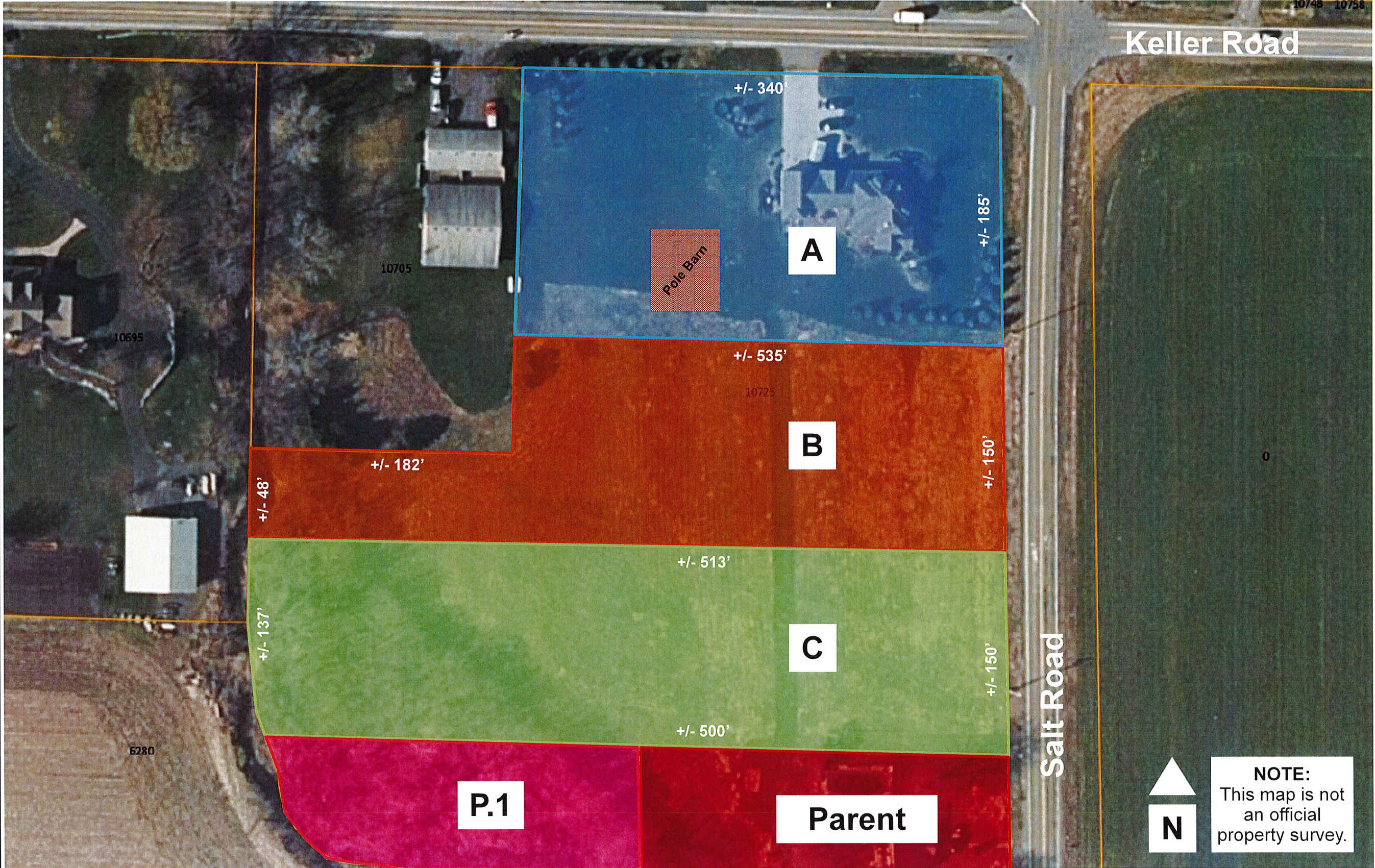
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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.

1:1,128



2025 Proposed Configuration



- Legend**
- Parcels
 - Keller Road (Lot A):**
Size: +/- 1.43 acres
Frontage:
+/- 185 ft. - Salt Road
+/- 340 ft - Keller Road
 - Salt Road (Lot B):**
Size: +/- 1.56 acres
Frontage:
+/- 150 ft. - Salt Road
 - Salt Road (Lot C):**
Size: +/- 1.84 acres
Frontage:
+/- 150 ft. - Salt Road
 - Salt Road (Parent):**
Size: +/- 1.47 acres
Frontage:
+/- 316 ft. - Salt Road
 - Salt Road (Lot P.1):**
Size: +/- 0.65 acres
Frontage:
0 ft. - Salt Road



NOTE:
This map is not
an official
property survey.

[illegible]



*** note the parcel lines displayed are approximate ***

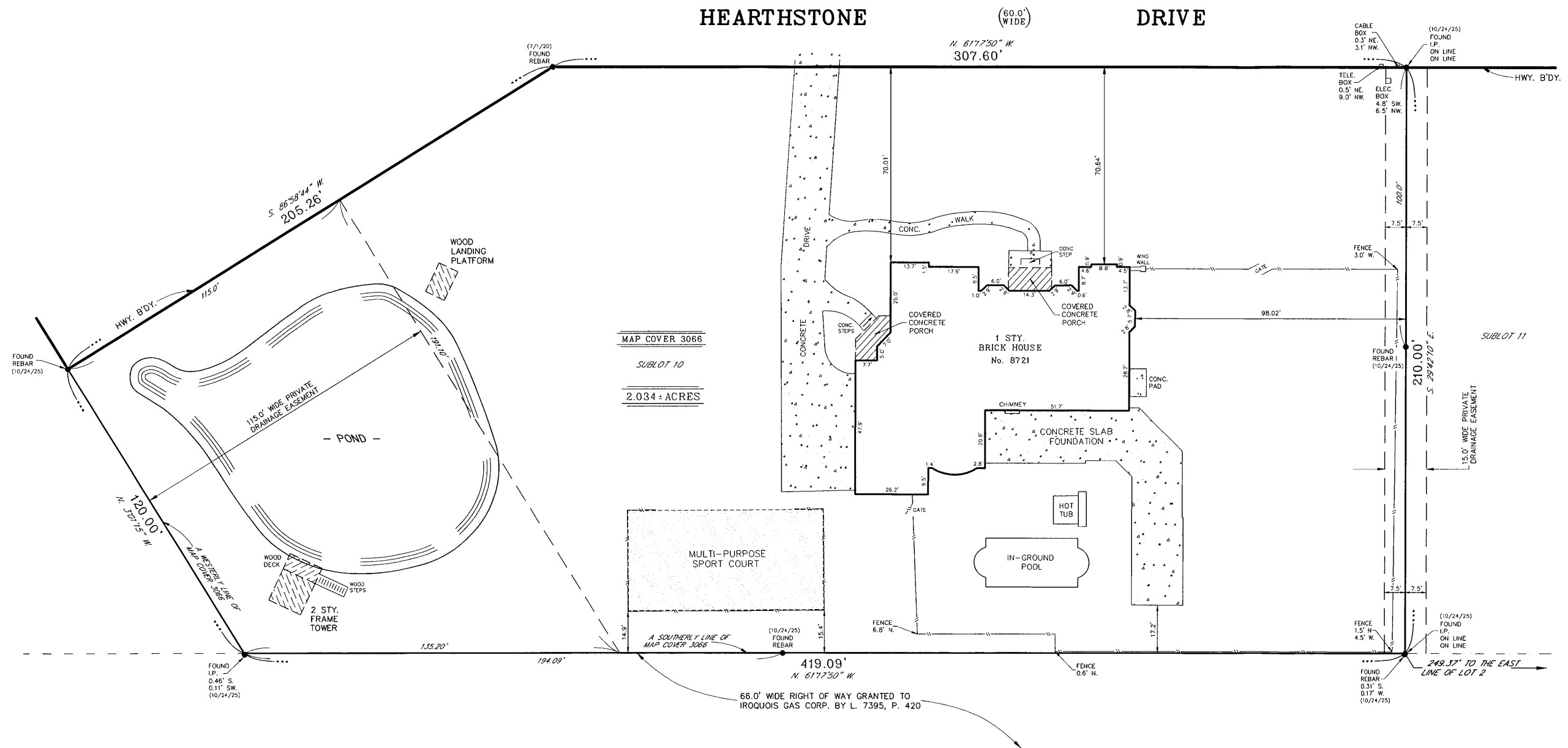
8721 Hearthstone Drive



Proposed accessory structure (pavilion) with a 14'10" rear yard setback.

The minimum accessory structure rear yard setback is 25'.

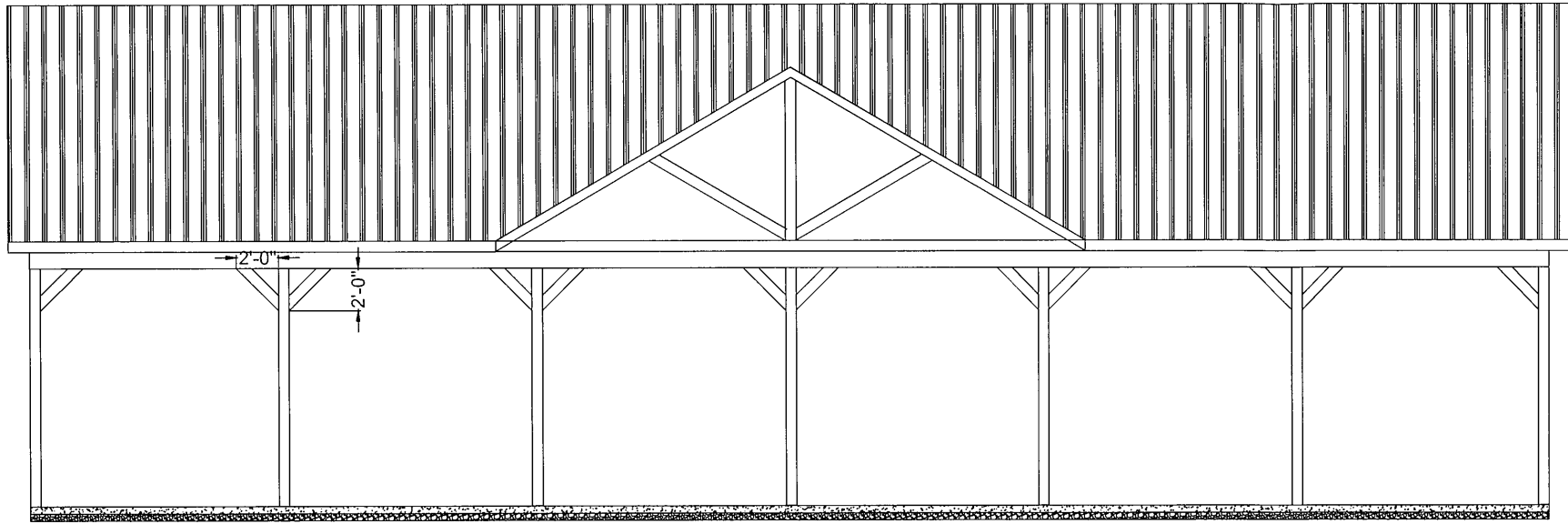
A 10'2" variance is requested.



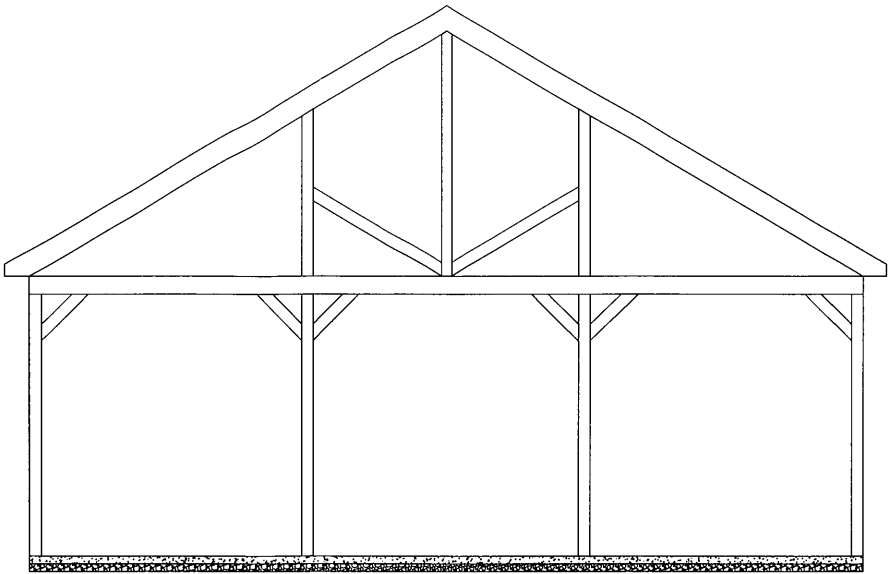
UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY,
DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A
VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK
STATE EDUCATION LAW.

DATE	JOB	DESCRIPTION
7/1/20	20150	UPDATE SURVEY
10/24/25	25309	UPDATE SURVEY

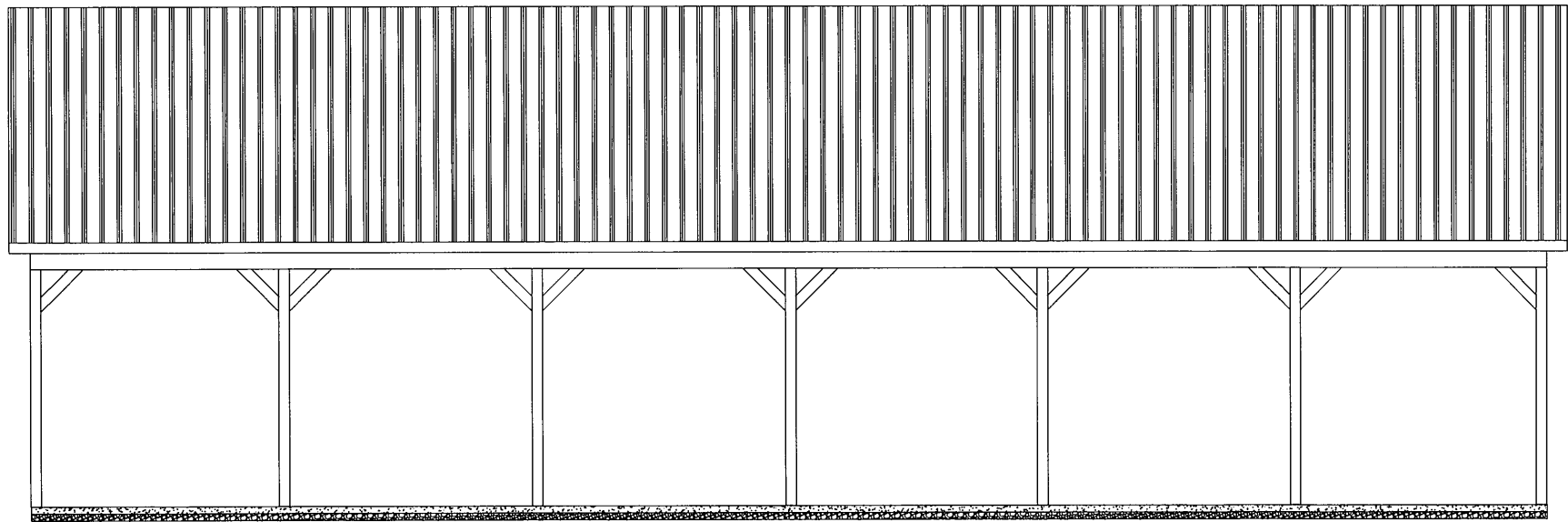
DRAWN BY: NJC	SCALE: 1" = 25'
CHECKED BY: PGP	DATE: 3/10/17
JOB NO.: 17053	SHEET: D - 471



FRONT



ENDS

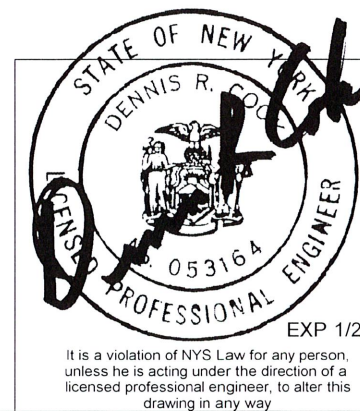
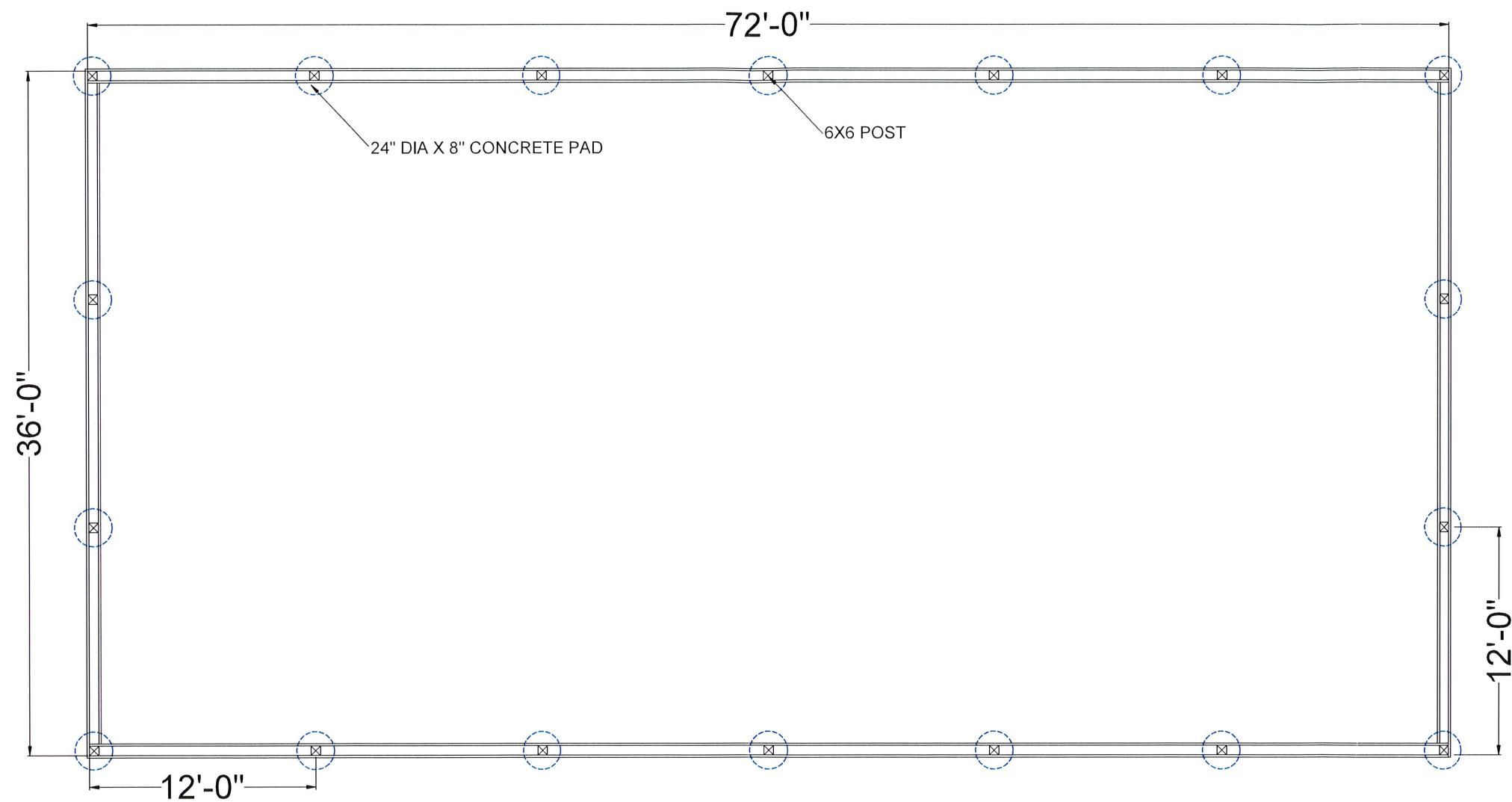


REAR



It is a violation of NYS Law for any person, unless he is acting under the direction of a licensed professional engineer, to alter this drawing in any way

TITLE ELEVATIONS			
LOCATION TAMMY ARANYOSI 8721 HEARTHSTONE DR. EAST AMHERST, NY			
SIZE B	BY D. R. COOK	DATE JUNE 2025	REV 0
SCALE 1/8" = 1 FT		SHEET 2 OF 3	



TITLE				PLAN VIEW			
LOCATION				TAMMY ARANYOSI 8721 HEARTHSTONE DR. EAST AMHERST, NY			
SIZE	BY	DATE		REV			
B	D. R. COOK	JULY 2025		0			
SCALE		3/16" = 1 FT			SHEET 1 OF 3		