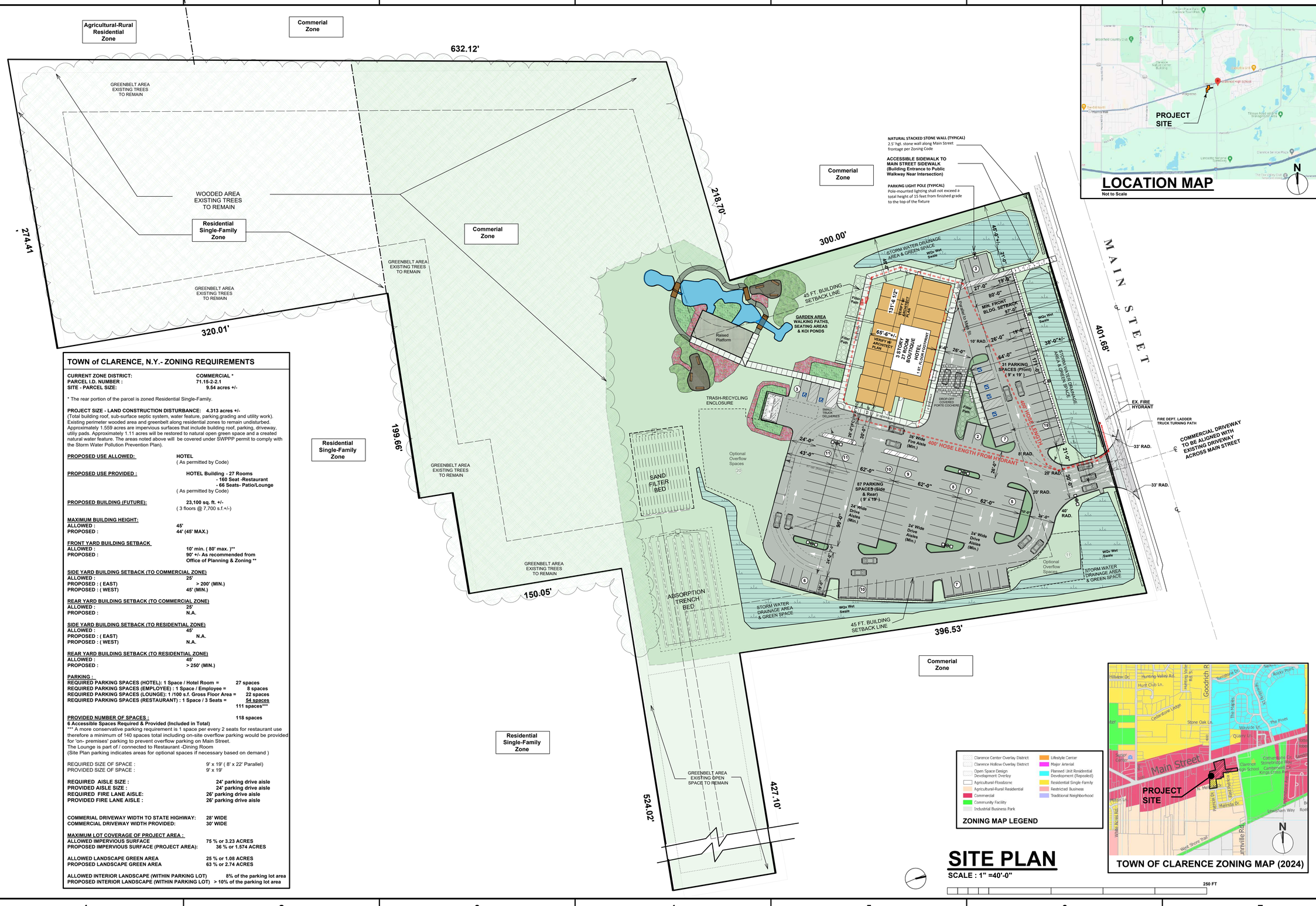


LOCATION MAP
Not to Scale

TOWN of CLARENCE, N.Y.- ZONING REQUIREMENTS

CURRENT ZONE DISTRICT: COMMERCIAL *
PARCEL I.D. NUMBER : 71.15-2-2.1
SITE - PARCEL SIZE: 9.54 acres +/-

* The rear portion of the parcel is zoned Residential Single-Family.

PROJECT SIZE - LAND CONSTRUCTION DISTURBANCE: 4.313 acres +/-
(Total building roof, sub-surface septic system, water feature, parking,grading and utility work). Existing perimeter wooded area and greenbelt along residential zones to remain undisturbed. Approximately 1.559 acres are impervious surfaces that include building roof, parking, driveway, utility pads. Approximately 1.11 acres will be restored to natural open green space and a created natural water feature. The areas noted above will be covered under SWPPP permit to comply with the Storm Water Pollution Prevention Plan).

PROPOSED USE ALLOWED: HOTEL
(As permitted by Code)

PROPOSED USE PROVIDED : HOTEL Building - 27 Rooms
- 160 Seat -Restaurant
- 66 Seats- Patio/Lounge
(As permitted by Code)

PROPOSED BUILDING (FUTURE): 23,100 sq. ft. +/-
(3 floors @ 7,700 s.f.+/-)

MAXIMUM BUILDING HEIGHT:
ALLOWED : 45'
PROPOSED : 44' (45' MAX.)

FRONT YARD BUILDING SETBACK
ALLOWED : 10' min. (80' max.)**
PROPOSED : 90' +/- As recommended from Office of Planning & Zoning **

SIDE YARD BUILDING SETBACK (TO COMMERCIAL ZONE)
ALLOWED : 25'
PROPOSED : (EAST) > 200' (MIN.)
PROPOSED : (WEST) 45' (MIN.)

REAR YARD BUILDING SETBACK (TO COMMERCIAL ZONE)
ALLOWED : 25'
PROPOSED : N.A.

SIDE YARD BUILDING SETBACK (TO RESIDENTIAL ZONE)
ALLOWED : 45'
PROPOSED : (EAST) N.A.
PROPOSED : (WEST) N.A.

REAR YARD BUILDING SETBACK (TO RESIDENTIAL ZONE)
ALLOWED : 45'
PROPOSED : > 250' (MIN.)

PARKING :
REQUIRED PARKING SPACES (HOTEL): 1 Space / Hotel Room = 27 spaces
REQUIRED PARKING SPACES (EMPLOYEE) : 1 Space / Employee = 8 spaces
REQUIRED PARKING SPACES (LOUNGE): 1 /100 s.f. Gross Floor Area = 22 spaces
REQUIRED PARKING SPACES (RESTAURANT) : 1 Space / 3 Seats = 64 spaces
111 spaces***

PROVIDED NUMBER OF SPACES : 118 spaces
6 Accessible Spaces Required & Provided (Included in Total)
*** A more conservative parking requirement is 1 space per every 2 seats for restaurant use therefore a minimum of 140 spaces total including on-site overflow parking would be provided for 'on- premises' parking to prevent overflow parking on Main Street.
The Lounge is part of / connected to Restaurant -Dining Room
(Site Plan parking indicates areas for optional spaces if necessary based on demand)

REQUIRED SIZE OF SPACE : 9' x 19' (8' x 22' Parallel)
PROVIDED SIZE OF SPACE : 9' x 19'

REQUIRED AISLE SIZE : 24' parking drive aisle
PROVIDED AISLE SIZE : 24' parking drive aisle
REQUIRED FIRE LANE AISLE: 26' parking drive aisle
PROVIDED FIRE LANE AISLE : 26' parking drive aisle

COMMERIAL DRIVEWAY WIDTH TO STATE HIGHWAY: 28' WIDE
COMMERCIAL DRIVEWAY WIDTH PROVIDED: 30' WIDE

MAXIMUM LOT COVERAGE OF PROJECT AREA :
ALLOWED IMPERVIOUS SURFACE 75 % or 3.23 ACRES
PROPOSED IMPERVIOUS SURFACE (PROJECT AREA): 36 % or 1.574 ACRES

ALLOWED LANDSCAPE GREEN AREA 25 % or 1.08 ACRES
PROPOSED LANDSCAPE GREEN AREA 63 % or 2.74 ACRES

ALLOWED INTERIOR LANDSCAPE (WITHIN PARKING LOT) 8% of the parking lot area
PROPOSED INTERIOR LANDSCAPE (WITHIN PARKING LOT) > 10% of the parking lot area

ZONING MAP LEGEND

TOWN OF CLARENCE ZONING MAP (2024)

SITE PLAN
SCALE : 1" =40'-0"

250 FT

D E L resource
Design Environment Land
Thomas H. Shelberg, R.A.am ASCE
Architect - Site Consultant
183 Bathurst Drive
Buffalo, New York 14150
716 - 983 - 1434
delresource@verizon.net
www.delresource.com

ISSUED BY: THOMAS H. SHELBERG R.A., am A.S.C.E.
ANDREW V. TERRAGNOLI, P.E.

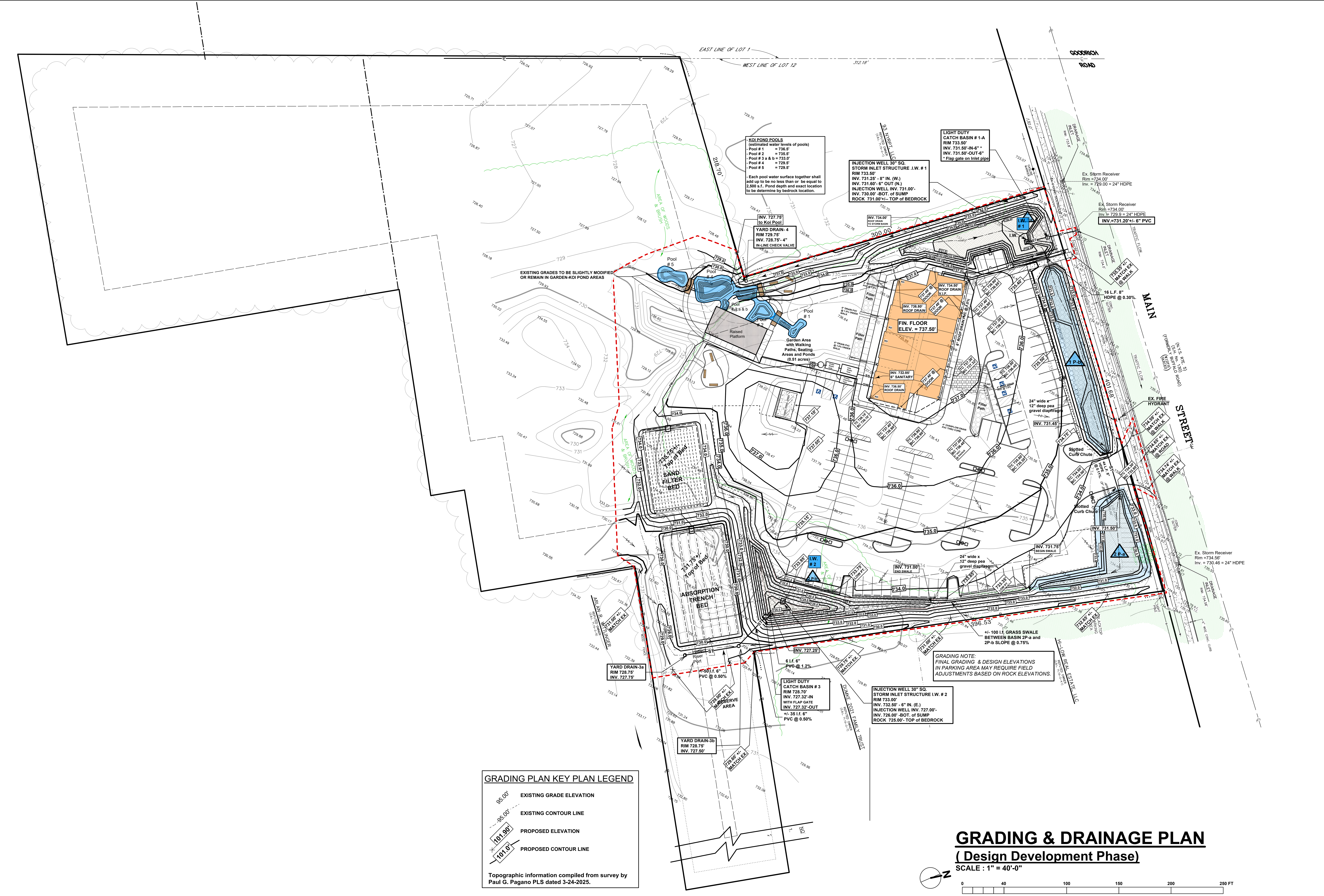
THE CLARENCE SKYLINE HOTEL
9485 MAIN STREET
CLARENCE, NEW YORK 14031

PERMIT SET (SITE PLAN) ☒ FINAL FOR CONSTRUCTION
BID SET ☐
PROGRESS NOT FOR CONSTRUCTION ☐
DOCUMENT STATUS:

#	DESCRIPTION	DATE
1	MOVED BUILDING TOWARDS MAIN ST. & RECONFIGURED PARKING LAYOUT	5-6-2024
2	RECONFIGURE &REDUCED PARKING AND CONSOLIDATED SUBSURFACE SEPTIC TREATMENT FIELD	10-13-2024
3	PROVIDED BESIN ADJUSTMENT BASED ON DETAILED TOPOGRAPHIC & ROCK DEPTH INFORMATION	4-13-2025
4	SITE ADJUSTMENTS BASED ON TOWN ENGINEERING DEPT. FIVE STORM WATER MANAGEMENT PRACTICES	5-9-2025
5	SITE CHANGES BASED ON FIRE CHIEF & ENG. DEPT. FOR STORM WATER MANAGEMENT PRACTICES	8-42-2025
6		10-12-2025

DATE: 12 OCTOBER 2025

SITE PLAN
C - 101
JOB NO. 2024-010



GRADING & DRAINAGE PLAN

(Design Development Phase)

SCALE : 1" = 40'-0"

THE CLARENCE SKYLINE HOTEL

9485 MAIN STREET
CLARENCE, NEW YORK 14031

D E L resource
Design Environment Land

Thomas H. Shelberg, R.A.am ASCE
Architect - Site Consultant
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ISSUED BY: THOMAS H. SHELBERG R.A., am A.S.C.E.
ANDREW V. TERRAGNOLI, P.E.

FINAL FOR CONSTRUCTION ☐ PERMIT SET (SITE PLAN) ☒ BID SET ☐ PROGRESS NOT FOR CONSTRUCTION ☐

DOCUMENT STATUS:

REVISIONS

#	DESCRIPTION	DATE
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2	RECONFIGURE &DREDUCED PARKING AND CONSOLIDATED SUBSURFACE SEPTIC TREATMENT FIELD	10-13-2024
3	PROVIDED DESIGN ADJUSTMENT BASED ON DETAILED TOPOGRAPHIC & ROCK DEPTH INFORMATION	4-13-2025
4	SITE ADJUSTMENTS BASED ON ENGINEERING DEPT. FOR STORM WATER MANAGEMENT PRACTICES	5-28-2025
5	SITE CHANGES BASED ON ENGINEERING DEPT. FOR STORM WATER MANAGEMENT PRACTICES	8-05-2025
6	SITE CHANGES BASED ON FIRE CHEIF & ENG. DEPT. FOR STORM WATER PRACTICES	10-12-2025

GRADING & DRAINAGE PLAN

C - 103

JOB NO. 2024-010

DATE: 12 OCTOBER 2025

PASSERO
engineering architecture

242 West Main Street, Suite 100
Rochester, NY 14614
585.325.1000 | passero.com

January 23, 2025

Lucas James
LJ Construction
Town of Clarence

Re: The Clarence Skyline Hotel
9485 Main Street
Town of Clarence, NY
Traffic Impact

Dear Mr. James,

This letter provides an overview of the trip generation, distribution, and impact for the proposed project. It is intended to offer insight into the net change in traffic volumes and potential impacts. This assessment adheres to the methodologies outlined by State Environmental Quality Review Act (SEQRA), New York State Department of Transportation (NYSDOT), the Institute of Transportation Engineers (ITE), and standard transportation engineering practices. The site plan and supporting materials are included with this letter.

1.0 PROJECT DESCRIPTION

The proposed action consists of a hotel with restaurant and outdoor patio space. There will be 27 rooms in the hotel. The restaurant will have approximately 110 seats, while the patio will have space for approximately 36 seats. Access will be provided along Main Street opposite Willow Square. There is a greenbelt area extending to Gunnville Road which will remain open space. The project timeline is two to four years depending on project approvals and market conditions.

2.0 SITE / VICINITY CONTEXT

The site's address is 9485 Main Street, Town of Clarence, NY 14031. Portions of the site are partially prepared for development (towards the north) while others remain naturally landscaped. Vicinity land uses include residential, commercial, hospitality, and educational. The site boundaries are:

- (North) Main Street
- (East) Commercial, residential, and Gunnville Road
- (South) Residential and N Melinda Drive
- (West) Agricultural-rural residential and commercial zones

3.0 STUDY AREA

A study area was selected consisting of the following intersections based on the peak hours of trip generation and typical NYSDOT and SEQRA guidelines.

- Main Street / Goodrich Road
- Main Street / Gunnville Road

4.0 TRANSPORTATION SYSTEM

4.1 Roadway Network

Table 1 provides a description of the adjacent roadway network. Functional classification (FC) of roadways, determined by NYSDOT and the Federal Highway Administration (FHWA), organizes roads, streets, and highways into classes based on their usage. The study area includes the following functional classifications: Urban Principal Arterial Other (FC 14), Urban Minor Arterial (FC 16), and Urban Local (FC 19).

Table 1: *Existing Roadway System*

ROADWAY	FC	AGENCY	ROADWAY CONDITIONS				AADT		
			SPEED[1]	LANES	LANE WIDTH[2]	SHOULDER WIDTH[2]	VOLUME	SOURCE	YEAR
Main Street (NY 5)	14	State	45	2	12	6	14,515	NYSDOT	2021
Gunnville Road (CR 288)	19	County	40[3]	2	10-11	3-4	7,106	NYSDOT	2016
Goodrich Road (CR 216)	16	County	45	2	11	6-7	7,202	NYSDOT	2023

[1] Speeds shown in miles per hour.
[2] Widths shown in feet.
[3] School zone speed limit is 15 mph from 7:00 AM to 6:00 PM on school days.
County roadways are under the jurisdiction of the Erie County Department of Public Works (ECDPW).
Annual Average Daily Traffic (AADT).

The NYSDOT *Traffic Data Viewer* indicates areawide traffic volumes have fluctuated over the years. **Table 2** presents the AADTs for years in which actual counts were conducted**.**

Table 2: *Historical Traffic Volumes*

ROADWAY	FROM	TO	2016	2017	2018	2020	2021	2023
Main Street	Sheridan	Strickler	16,032	--	14,925	--	14,515	--
Gunnville Road	Main	Wehrle	7,106	--	--	--	--	--
Goodrich Road	Main	Greiner	6,619	7,003	--	4,717	--	7,202

4.2 Planned / Programmed Roadway Improvements

Passero reviewed the NYSDOT *Projects in Your Neighborhood* web portal. No projects were identified.

4.3 Multimodal Network

Table 3 summarizes the traffic controls and multimodal accommodations at the study intersections.

Table 3: *Multimodal Network*

INTERSECTION	TRAFFIC CONTROL	PEDESTRIAN			BICYCLE		OTHER	
		SIDE-WALK	CROSS-WALK	SIGNAL	LANE	OTHER	TRANSIT	LIGHTING
Main Street / Goodrich Road	Signal	F	F	F	N	In-lane / Shoulder	N	P
Main Street / Gunnville Road	Signal	P	F	F	N	In-lane / Shoulder	N	P

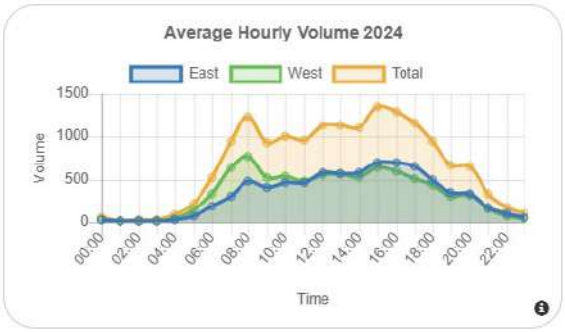
Presence: (F) Full, (P) Partial, (N) None.
Access to the Clarence Pathways trail is less than 0.5 miles from Main Street on Gunnville Road.

5.0 TRIP GENERATION / DISTRIBUTION / ASSIGNMENT

5.1 Peak Intervals for Analysis

Table 4 shows the hourly distribution of total vehicle trips for the **hotel and restaurant uses** on a weekday and Saturday. Average weekday hourly traffic volumes along Main Street are shown in the following chart. Given the functional characteristics of the corridors, adjacent land uses, and the proposed land uses, the following peak periods are selected for analysis. The combination of future site trips and adjacent street traffic produces the greatest travel demands during these peaks.

- Weekday Afternoon Peak: **12:00 to 2:00 PM**
- Weekday Late Evening Peak: **5:00 to 7:00 PM**
- Saturday Midday Peak: **12:00 to 3:00 PM**



Hourly Main Street traffic volumes.

Table 4: *Hourly Distribution of Total Vehicle Trips by Land Use*

TIME	HOTEL (ITE 310)		RESTAURANT (ITE 932)	
	WEEKDAY	SATURDAY	WEEKDAY	SATURDAY
12:00 – 6:00 AM	1.5%	1.4%	0.3%	0.3%
6:00 - 7:00 AM	1.5%	0.5%	1.3%	0.2%
7:00 - 8:00 AM	5.3%	3.1%	2.3%	1.3%
8:00 - 9:00 AM	4.8%	5.2%	3.2%	3.6%
9:00 - 10:00 AM	5.8%	5.2%	3.7%	4.9%
10:00 - 11:00 AM	6.9%	7.9%	4.9%	6.7%
11:00 AM - 12:00 PM	7.8%	8.1%	9.5%	7.8%
12:00 - 1:00 PM	8.3%	8.5%	12.3%	7.0%
1:00 - 2:00 PM	9.0%	7.7%	8.8%	6.0%
2:00 - 3:00 PM	7.9%	11.2%	4.5%	5.4%
3:00 - 4:00 PM	7.6%	9.2%	3.6%	4.9%
4:00 - 5:00 PM	7.3%	6.5%	5.1%	4.4%
5:00 - 6:00 PM	7.7%	4.4%	8.5%	7.8%
6:00 - 7:00 PM	5.1%	3.1%	9.4%	9.8%
7:00 - 8:00 PM	4.5%	5.4%	8.2%	9.3%
8:00 - 9:00 PM	3.2%	3.1%	5.7%	7.7%
9:00 - 10:00 PM	2.4%	3.2%	3.7%	6.0%
10:00 - 11:00 PM	2.4%	3.9%	2.2%	3.5%
11:00 - 12:00 AM	1.2%	2.4%	0.9%	2.2%

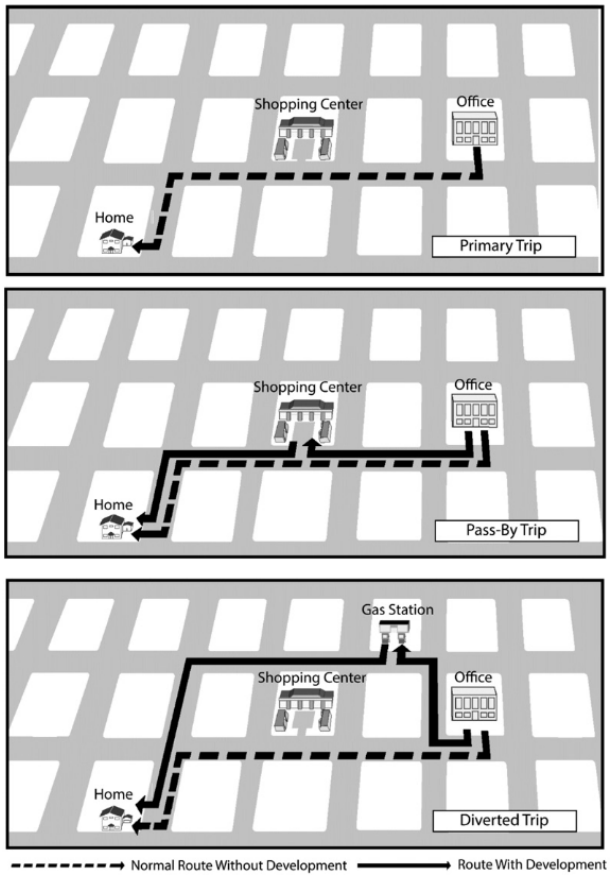
5.2 Trip Generation

The traffic volume generated by a site depends on the development's land use and size. Trip generation estimates the number of trips associated with a specific land use or building, representing the volume of traffic entering and exiting the site. The latest ITE Trip Generation Manual (11th Edition) is the industry standard reference for this information. Notably, the peak-hour trip rate for the site may differ in timing or volume from the peak hour of traffic on adjacent streets.

5.3 Trip Types

ITE trip generation data for retail and service land uses includes customer survey information on primary (new), pass-by trips, and diverted trips defined as:

- **Primary Trips:** Entirely new trips added to the roadway system, made specifically to visit the site or trip generator.
- **Internal Trips:** Mixed-use projects consist of two or more land use types, whereby trips can be made without using the adjacent road network. Transportation engineering guidelines acknowledge this complementary nature and can allow for a decrease in the overall number of trips calculated for new projects. This is because trips made to one part of the site can be made to other parts, whether by internal driving, walking, or cycling eliminating the need for separate external trips.
- **Pass-by Trips:** Existing trips on immediately adjacent roadways where drivers make a brief stop at the site before continuing to their original destination.
- **Diverted Trips:** Existing trips on nearby roadways where drivers deviate from their route to stop at the site before resuming their journey to their destination. *(Note: For this project, diverted trips are possible. However, to remain conservative, no adjustment was made.)*



5.4 Trip Generation and Adjustments

Methodology contained in the latest ITE *Trip Generation Handbook (3rd Edition)* and National Cooperative Highway Research Program (NCHRP) *Report 684: Enhancing Internal Trip Capture Estimation for Mixed-Use Development* was consulted to determine appropriate internal adjustments. These sources contain information during the weekday morning and weekday evening peak hours only.

Using this methodology, the suggested internal capture percentage during the PM peak hour is 8%. It can be assumed that internal capture will occur during the weekday afternoon and Saturday midday peak hours. **This study assumed a 5% internal adjustment factor during each peak hour.**

Pass-by trip data is contained in the latest ITE *Trip Generation Handbook (3rd Edition)*. For this project, ITE pass-by data is only available during the weekday evening peak period.

Table 4 summarizes the pass-by trip data for restaurants, while **Table 5** depicts the pass-by trip credits used in this study. **Table 6** shows the anticipated trip generation during the weekday afternoon, weekday late evening, and Saturday midday peak hours.

Table 5: *Reported Peak Hour Pass-by Credits*

DESCRIPTION	ITE	WEEKDAY AFTERNOON			LATE EVENING[1]			SATURDAY MIDDAY		
		LOW	HIGH	AVG	LOW	HIGH	AVG	LOW	HIGH	AVG
Restaurant	932	--	--	--	23%	63%	43%	--	--	--

[1]*The times from which this data is based in general from 2:00 PM to 6:00 PM.*

Table 6: *Applied Peak Hour Pass-by Credits*

DESCRIPTION	WEEKDAY AFTERNOON	LATE EVENING	SATURDAY MIDDAY
Restaurant	15%	25%	20%

Pass-by rates are more conservative based on general NYSDOT Region 5 guidelines.

Table 7: *Peak Hour Trip Generation*

DESCRIPTION	ITE	SIZE	UNIT	WEEKDAY AFTERNOON			LATE EVENING			SATURDAY MIDDAY		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
Hotel	310	27	Keys	9	7	16	8	8	16	11	8	19
Restaurant	932	146	Seats	57	53	110	32	25	57	41	36	77
Baseline Trip Generation				66	60	126	40	33	73	52	44	96
Internal Capture (Hotel)				*-1*	*0*	*-1*	*0*	*0*	*0*	*-1*	*0*	*-1*
Internal Capture (Restaurant)				*-3*	*-3*	*-6*	*-2*	*-1*	*-3*	*-2*	*-2*	*-4*
Total Internal Trips				-4	-3	-7	-2	-1	-3	-3	-2	-5
Hotel after Internal Capture				8	7	15	8	8	16	10	8	18
Restaurant after Internal Capture				54	50	104	30	24	54	39	34	73
Total External Trips				62	57	119	38	32	70	49	42	91
Pass-by Credit				*-8*	*-8*	*-16*	*-8*	*-6*	*-14*	*-8*	*-7*	*-15*
Total New Trips				**54**	**50**	103	**31**	**26**	57	**41**	**35**	76

The project is anticipated to generate the following new peak hour trips: **54 inbound and 50 outbound weekday afternoon trips**; **31 inbound and 26 outbound weekday late evening trips**; and **41 inbound and 35 outbound Saturday midday peak hour trips**.

5.5 Trip Distribution and Trip Assignment

The cumulative effect of trip generation on the transportation network is dependent on the origins and destinations of that traffic and the location of the driveways serving the site. The proposed arrival and departure distribution of site trips is considered a function of the following parameters:

- Employment and residential areas using Longitudinal Employer-Household Dynamics (LODES) data from the U.S. Census Bureau.

- Proximity and access to activity centers (e.g., Transit Road commercial).
- Access to main roadways (e.g., Transit Road, Sheridan Drive, I-90).
- Existing traffic patterns along Main Street using NYSDOT data.
- Review of INRIX Signal Analytics[1] and the *U.S. Signals Scorecard 2022 Annual Summary*[2] for:
    - Main Street / Goodrich Road (peak hour delay is ~29 seconds per vehicle)
    - Main Street / Gunnville Road (peak hour delay is ~30 seconds per vehicle)
- Use of navigational aids, such as Google Maps, Apple Maps, and Waze.

Based on the factors, the anticipated inbound and outbound trip distribution for new site trips is listed below. The following graphic illustrates these patterns:

- Main Street (east of site): **30%**
- Gunnville Road: **10%**
- Goodrich Road: **15%**
- Main Street (west of site): **45%**

Trip distribution. # = inbound distribution. (#) = outbound distribution.

Using the trip distribution patterns, the figures shown on the following pages the associated peak hour trip assignments.

[1] *https://inrix.com/signals-scorecard/*
[2] *Based on Data Gathered and Averaged over 4 weeks in March, June, September, and November 2022*

Trip assignment: Weekday Afternoon Peak Hour. Includes pass-by trip adjustments.

Trip assignment: Weekday Late Evening Peak Hour. Includes pass-by trip adjustments.

Trip assignment: Saturday Midday Peak Hour. Includes pass-by trip adjustments.

6.0 TRANSPORTATION IMPACT REPORT THRESHOLDS

In accordance with common transportation engineering practice, a project may have a noticeable impact if the addition of peak hour trips would increase traffic volumes by 100 vehicles or more.[3] Local reviewing agencies, including NYSDOT and the SEQRA process, use guidelines in determining whether a project may result in a change in vehicular operations (i.e., noticeable drop in level of service, increase in delays, or increase in volume-to-capacity [v/c] ratios) and warrants the preparation of a transportation impact report. SEQRA requires the lead agency to identify an impact as either "none/small impact" or "moderate to large impact."

The applicable guideline is that if a project is projected to generate 100 or more peak hour vehicle trips (total of inbound and outbound trips), then a full study should be prepared to evaluate the potential transportation impacts. Additionally, if a project is projected to add 100 or more peak hour vehicle trips to an adjacent intersection, then that intersection should be studied.

SEQRA guidelines and recommended practice indicate that a project generating fewer than 100 peak hour vehicle trips per day is unlikely to result in significant adverse impacts. In general, traffic increases less than these thresholds could be attributed to the fluctuation of vehicles due to driver patterns that occur during the day, on different days of the week, or different months of the year.

Table 7 and the previous figures show that the proposed project is not anticipated to exceed adjacent intersection volume thresholds.

[3] *Multimodal Transportation Impact Analysis for Site Development: An ITE Recommended Practice. Institute of Transportation Engineers. Washington DC. 2023.*

7.0 CONCLUSIONS AND RECOMMENDATIONS

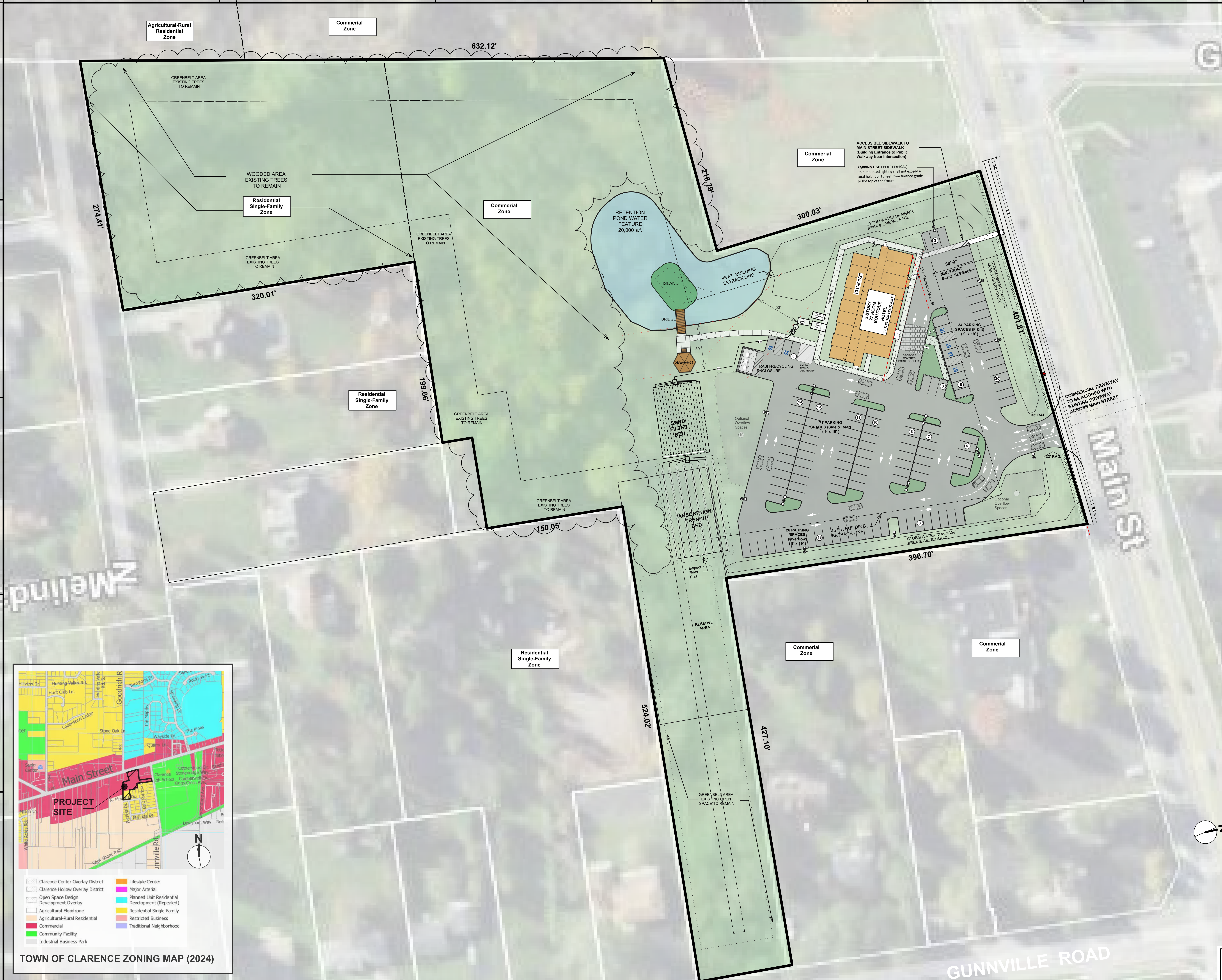
NYSDOT, ITE, and SEQRA methodologies suggest that a project may have a noticeable impact if new site trips increase traffic volumes at an intersection by 100 vehicles per hour or more. Based upon the anticipated trip generation and resulting trip assignments, existing traffic controls adjacent to the site, and potential for a portion of site trips to be generated during Main Street's off-peak hours, the project does not trigger these thresholds and is unlikely to result in significant adverse impacts to adjacent intersections. The figures show that 62 or fewer peak hour trips are added to an adjacent intersection. Therefore, the proposed Clarence Skyline Hotel is anticipated to result in small off-site impacts to the adjacent roadway network.

If you have any questions or require additional information, please contact me directly at (585) 505-6012 or via email at dkruse@passero.com.

Sincerely,

David Kruse, AICP, PTP, RSP1
Senior Transportation Planner
Passero Associates

Attachments



TOWN OF CLARENCE ZONING MAP (2024)

TOWN of CLARENCE, N.Y.- ZONING REQUIREMENTS

CURRENT ZONE DISTRICT: **COMMERCIAL ***
PARCEL I.D. NUMBER : **71.15-2-2.1**
SITE - PARCEL SIZE: **9.54 acres +/-**

* The rear portion of the parcel is zoned Residential Single-Family.

PROJECT SIZE - LAND CONSTRUCTION DISTURBANCE: 3.89 acres +/-
(Total building roof, sub-surface septic system, water feature, parking,grading and utility work). Existing perimeter wooded area and greenbelt along residential zones to remain undisturbed. Approximately 3.5 acres are impervious surfaces that include building roof, parking, driveway, utiliy services and assocaited grading work. Approximately 1.45 acres will be restored to natural open green space and a created natural water feature. The areas noted above will be covered under SWPPP permit to comply with the Storm Water Pollution Prevention Plan).

PROPOSED USE ALLOWED: **HOTEL**
(As permitted by Code)

PROPOSED USE PROVIDED : **HOTEL Building - 27 Rooms**
- 110 Seat -Restaurant
- 36 Seats- Patio/Lounge
(As permitted by Code)

PROPOSED BUILDING (FUTURE): **23,100 sq. ft. +/-**
(3 floors @ 7,700 s.f.+/-)

MAXIMUM BUILDING HEIGHT:
ALLOWED : **45'**
PROPOSED : **44' (45' MAX.)**

FRONT YARD BUILDING SETBACK
ALLOWED : **10' min. (80' max.)****
PROPOSED : **90' +/- As recommended from Office of Planning & Zoning ****

SIDE YARD BUILDING SETBACK (TO COMMERCIAL ZONE)
ALLOWED : **25'**
PROPOSED : (EAST) **> 200' (MIN.)**
PROPOSED : (WEST) **45' (MIN.)**

REAR YARD BUILDING SETBACK (TO COMMERCIAL ZONE)
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PROPOSED : (WEST) **N.A.**

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ALLOWED : **45'**
PROPOSED : **> 250' (MIN.)**

PARKING :
REQUIRED PARKING SPACES (HOTEL): 1 Space / Hotel Room = 27 spaces
REQUIRED PARKING SPACES (EMPLOYEE) : 1 Space / Employee = 8 spaces
REQUIRED PARKING SPACES (LOUNGE): 1 /100 s.f. Floor Area = 22 spaces
REQUIRED PARKING SPACES (RESTAURANT) : = 54 spaces
111 spaces***

PROVIDED NUMBER OF SPACES : **131 spaces**
6 Accessible Spaces Required & Provided (Included in Total)
*** A more conservative parking requirement is 1 space per every 2 seats for restaurant use therefore 137 spaces would be provided to ensure parking on the premises to prevent overflow parking on Main Street and off site.
The Lounge is part of / connected to Restaurant -Dining Room
(Site Plan parking indicates areas for optional spaces if necessary based on demand)

REQUIRED SIZE OF SPACE : 9' x 19' (8' x 22' Parallel)
PROVIDED SIZE OF SPACE : 9' x 19'

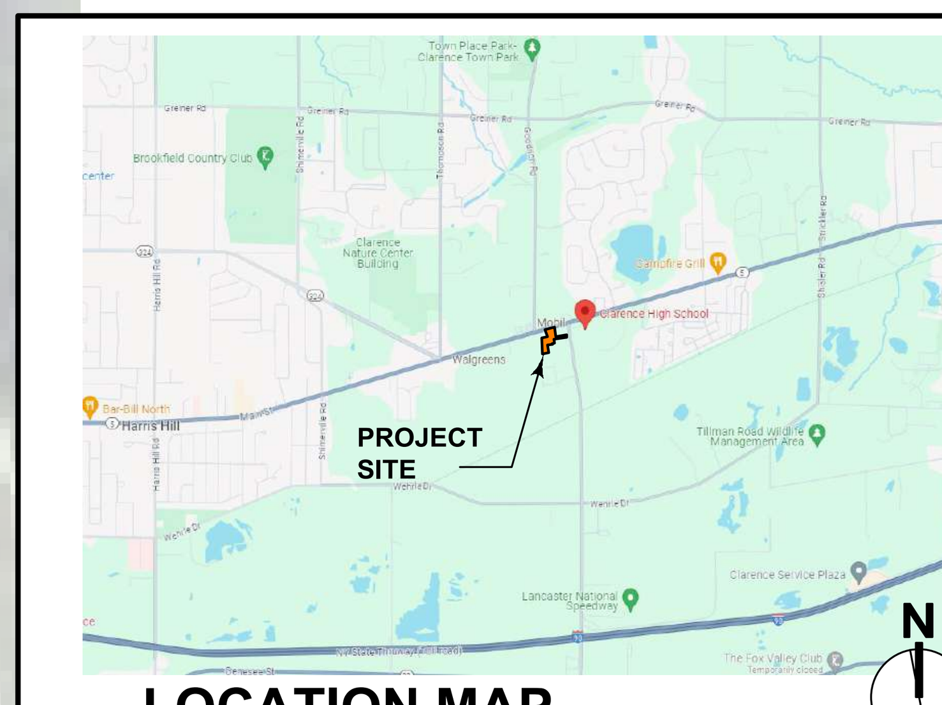
REQUIRED AISLE SIZE : 24' parking drive aisle
PROVIDED AISLE SIZE : 24' parking drive aisle

COMMERIAL DRIVEWAY WIDTH TO STATE HIGHWAY: 28' WIDE
COMMERCIAL DRIVEWAY WIDTH PROVIDED: 30' WIDE

MAXIMUM LOT COVERAGE OF PROJECT AREA :
ALLOWED IMPERVIOUS SURFACE **75 % or 2.92 ACRES**
PROPOSED IMPERVIOUS SURFACE (PROJECT AREA): **40 % or 1.574 ACRES**

ALLOWED LANDSCAPE GREEN AREA **25 % or 0.97 ACRES**
PROPOSED LANDSCAPE GREEN AREA **60 % or 2.33 ACRES**

ALLOWED INTERIOR LANDSCAPE (WITHIN PARKING LOT) **8% of the parking lot area**
PROPOSED INTERIOR LANDSCAPE (WITHIN PARKING LOT) **> 10% of the parking lot area**



LOCATION MAP
Not to Scale

SITE PLAN

SCALE : 1" =50'-0"

0 50 100 150 200 250 FT

WARNING: It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for any person, unless acting under the direction of a Licenced Architect or Professional Engineer, to alter in any way, the plans, specifications or reports to which the seal of a Licenced Architect or Professional Engineer has been applied.

D E L resource
Design Environment Land
Thomas H. Shelberg, R.A.am ASCE
Architect - Site Consultant
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Buffalo, New York 14150
716 - 983 - 1434
delresource@verizon.net
www.delresource.com

ISSUED BY: THOMAS H. SHELBERG R.A., am A.S.C.E.

THE CLARENCE SKYLINE HOTEL
9485 MAIN STREET
CLARENCE, NEW YORK 14031

REGISTERED ARCHITECT * THOMAS HOWARD SHELBERG * 022367 * STATE OF NEW YORK

REVISIONS

#	DESCRIPTION	DATE
1	MOVED BUILDING TOWARDS MAIN ST. & RECONFIGURED PARKING LAYOUT	5-6-2024
2	RECONFIGURE &DREDUCED PARKING AND CONSOLIDATED SUBSURFACE SEPTIC TREATMENT FIELD	10-13-2024

SITE PLAN C - 1

JOB NO. 2024-010

DOCUMENT STATUS: ☐ PROGRESS NOT FOR CONSTRUCTION ☐ BID SET ☒ PERMIT SET (SITE PLAN) ☐ FINAL FOR CONSTRUCTION

DATE: 13 OCT. 2024

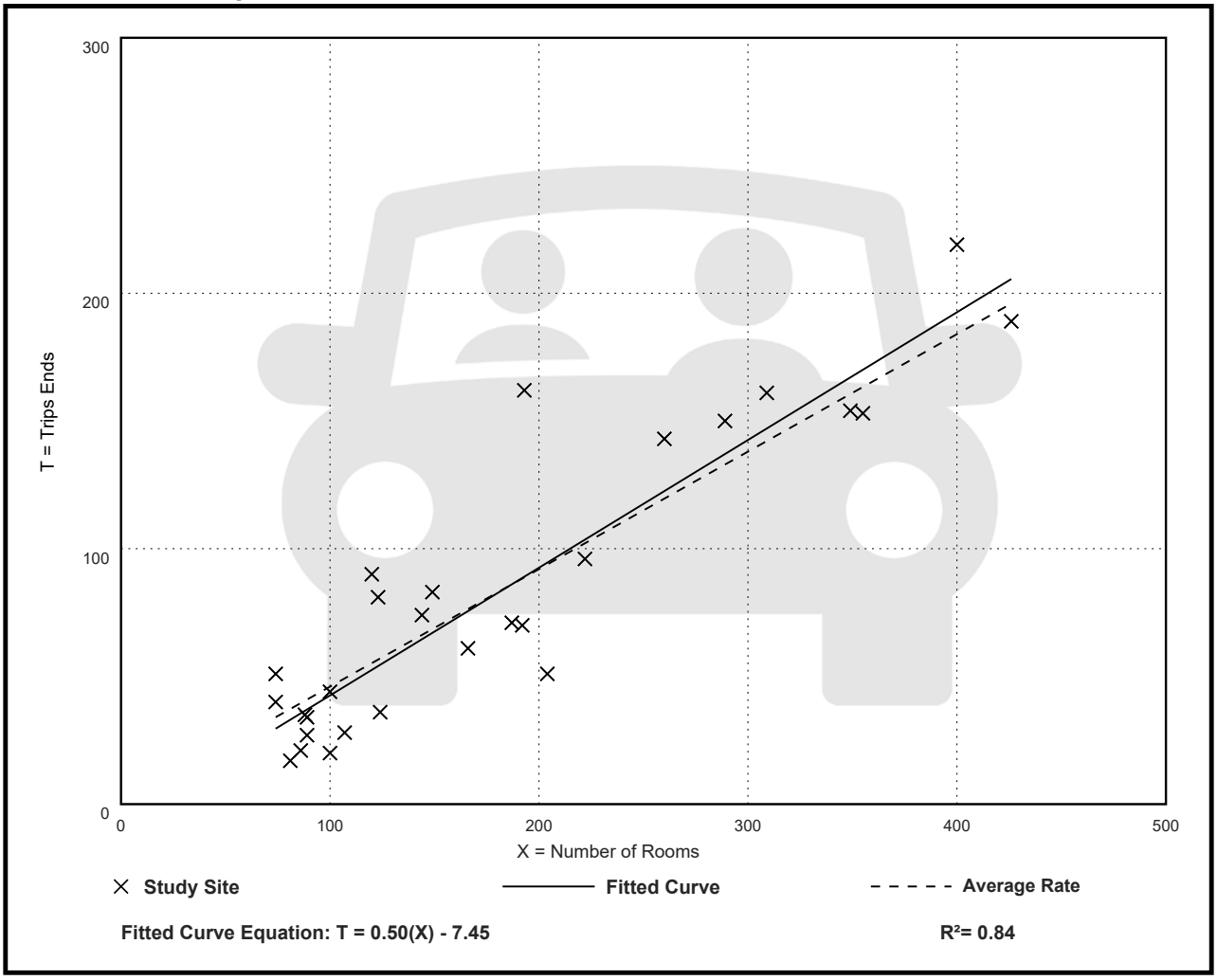
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Rooms: 182
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



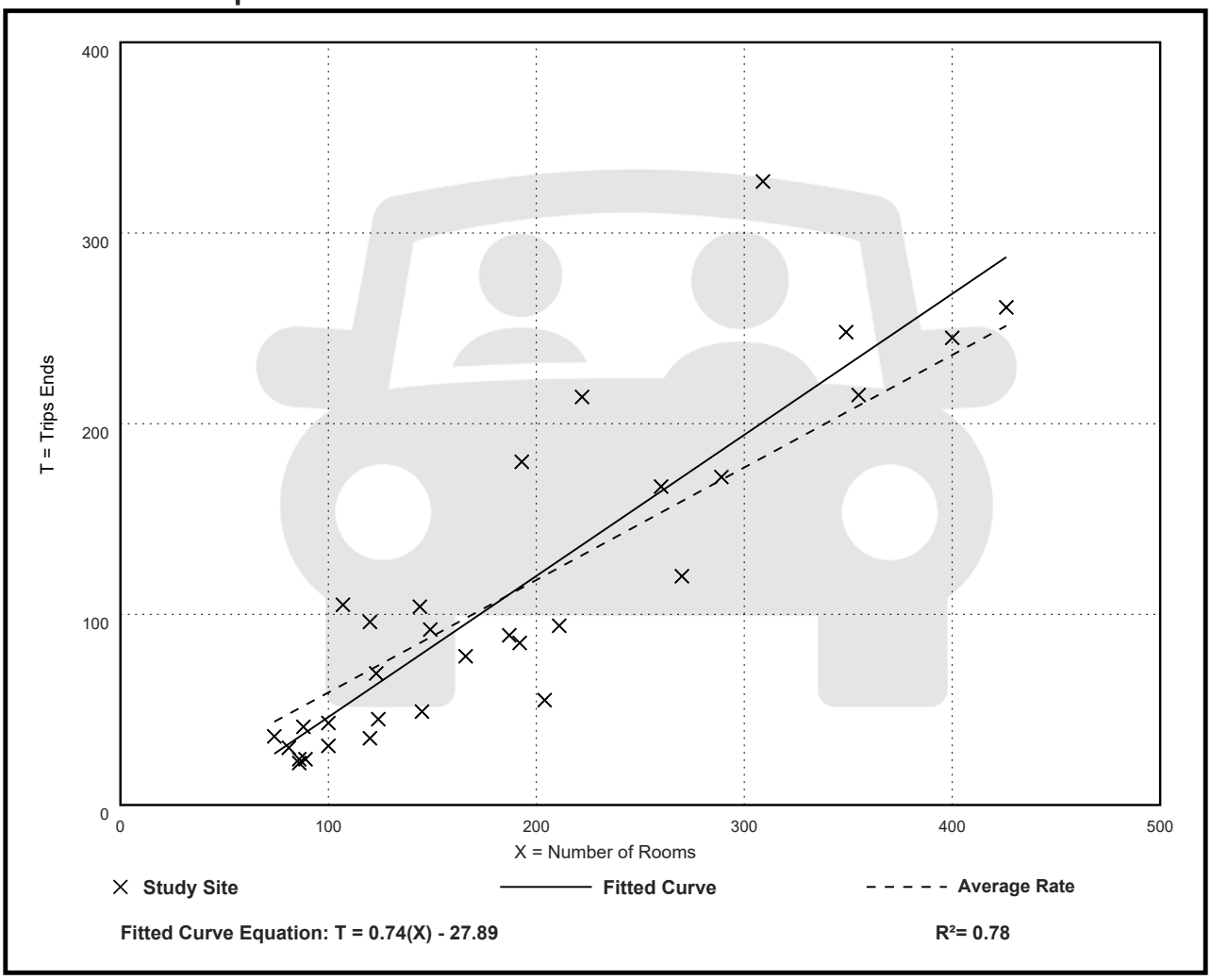
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Rooms: 186
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Hotel
(310)

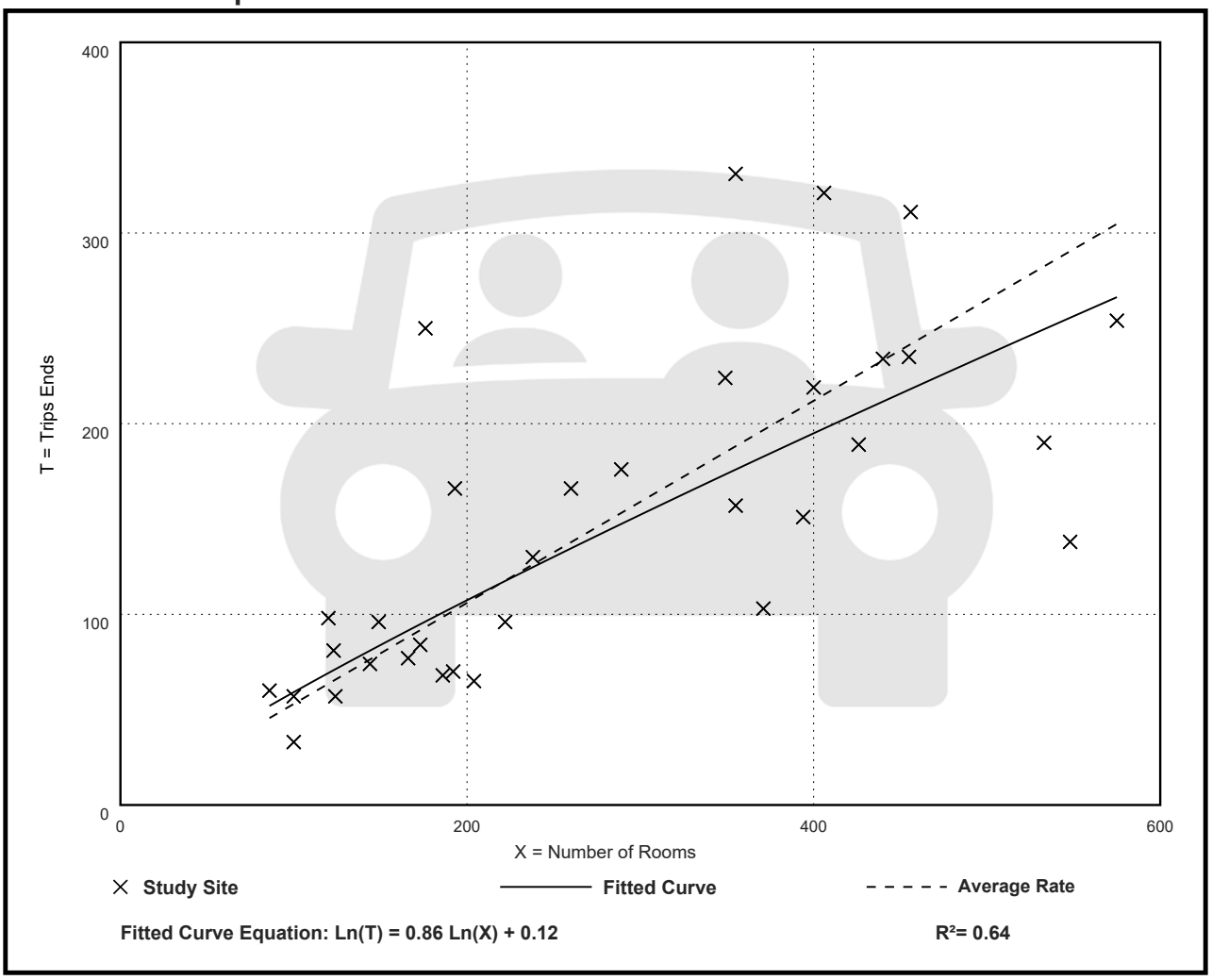
Vehicle Trip Ends vs: Rooms
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 33
Avg. Num. of Rooms: 282
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.53	0.25 - 1.42	0.21

Data Plot and Equation



Hotel
(310)

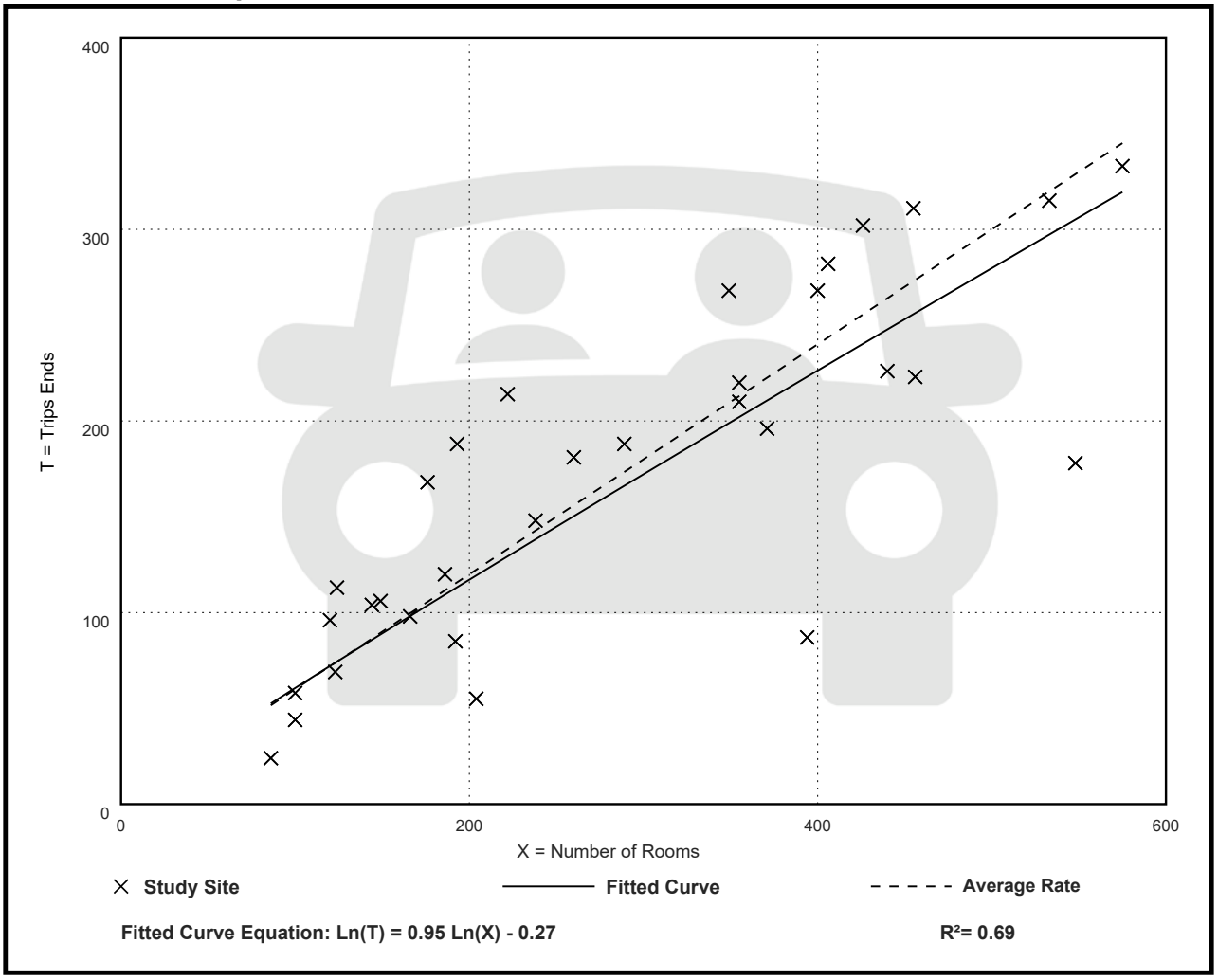
Vehicle Trip Ends vs: Rooms
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 32
Avg. Num. of Rooms: 285
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.22 - 0.97	0.18

Data Plot and Equation



Hotel
(310)

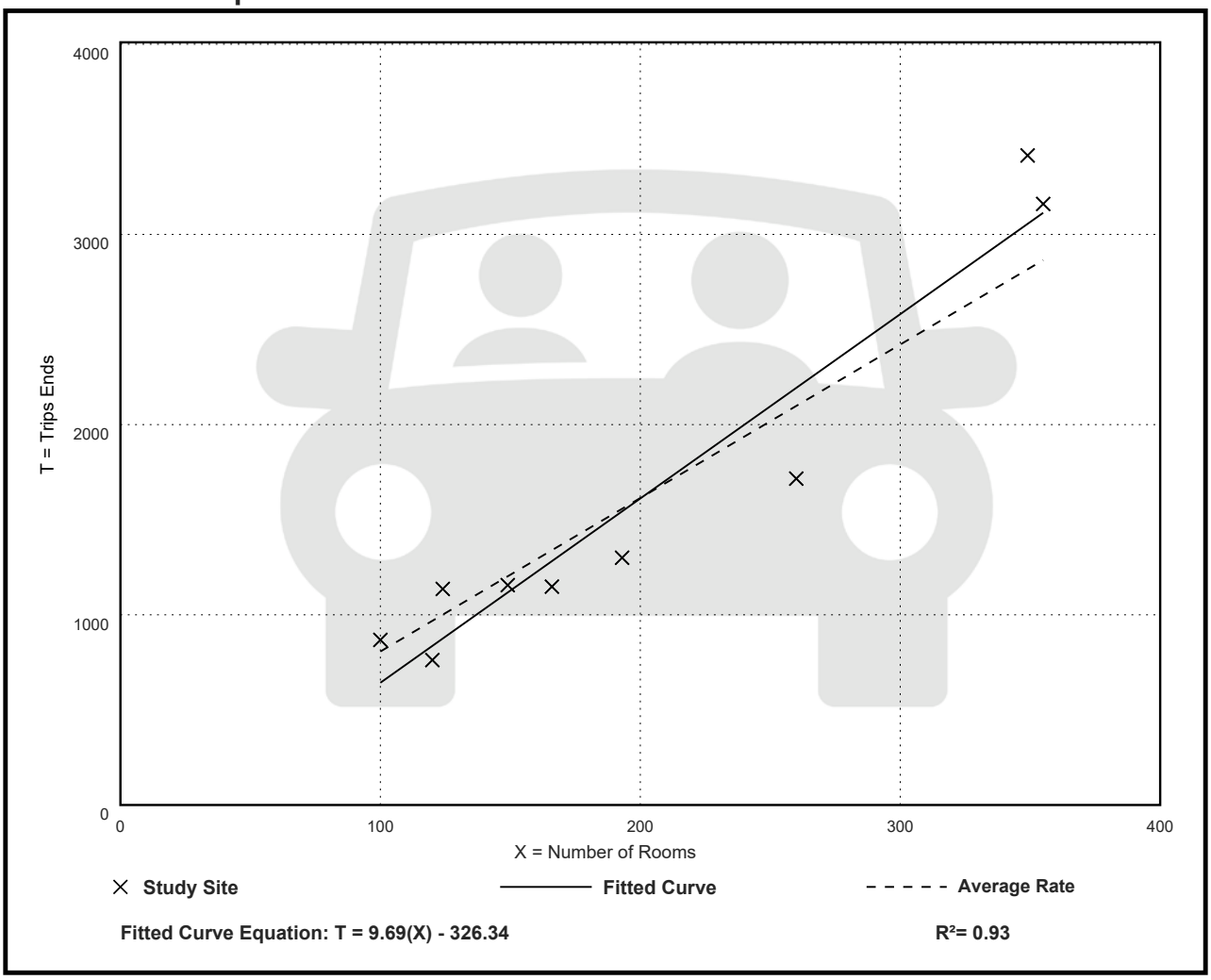
Vehicle Trip Ends vs: Rooms
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Rooms: 202
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.07	6.35 - 9.79	1.35

Data Plot and Equation



Fitted Curve Equation: T = 9.69(X) - 326.34

R^2= 0.93

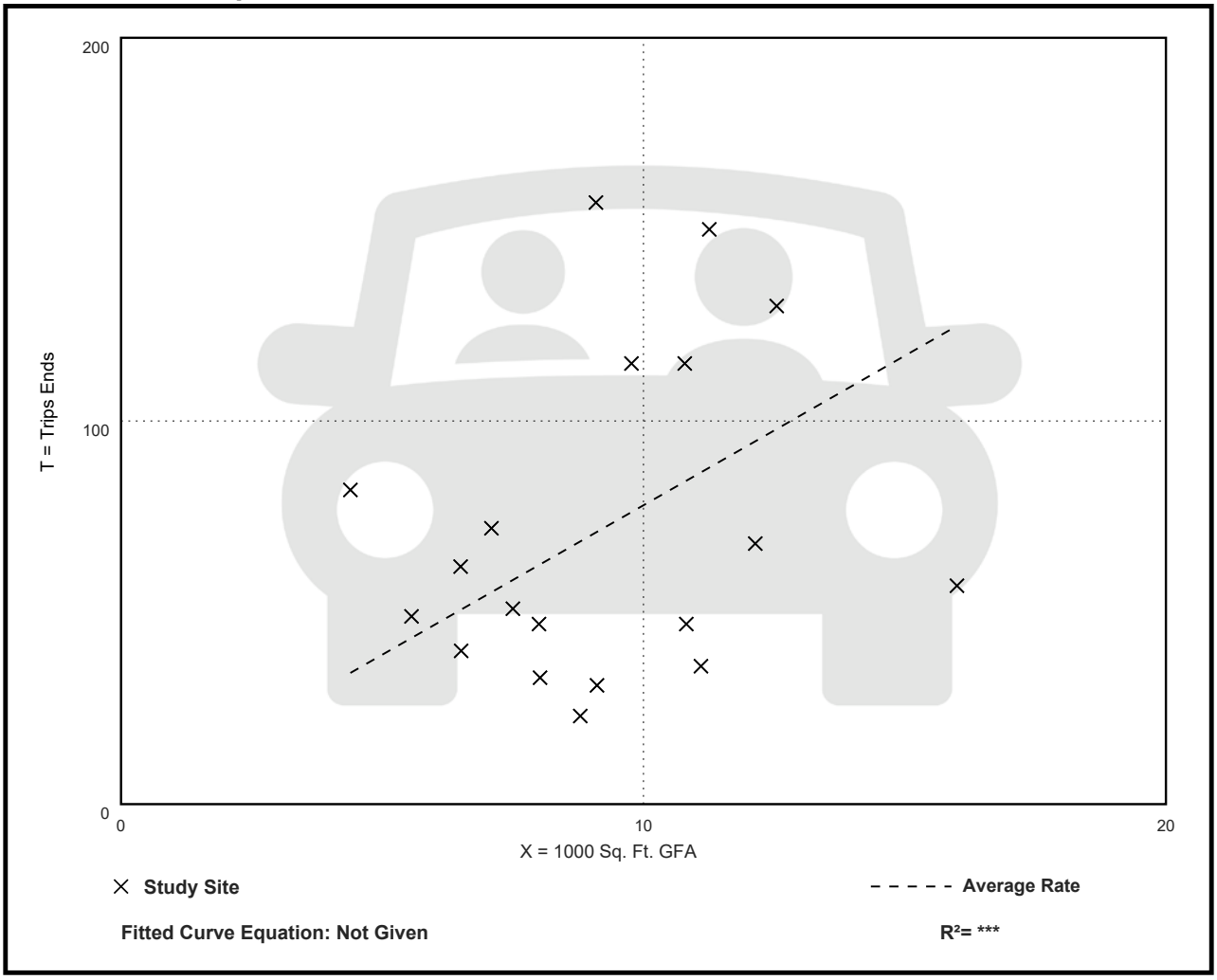
Fine Dining Restaurant
(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.80	2.62 - 18.68	4.49

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Fine Dining Restaurant
(931)

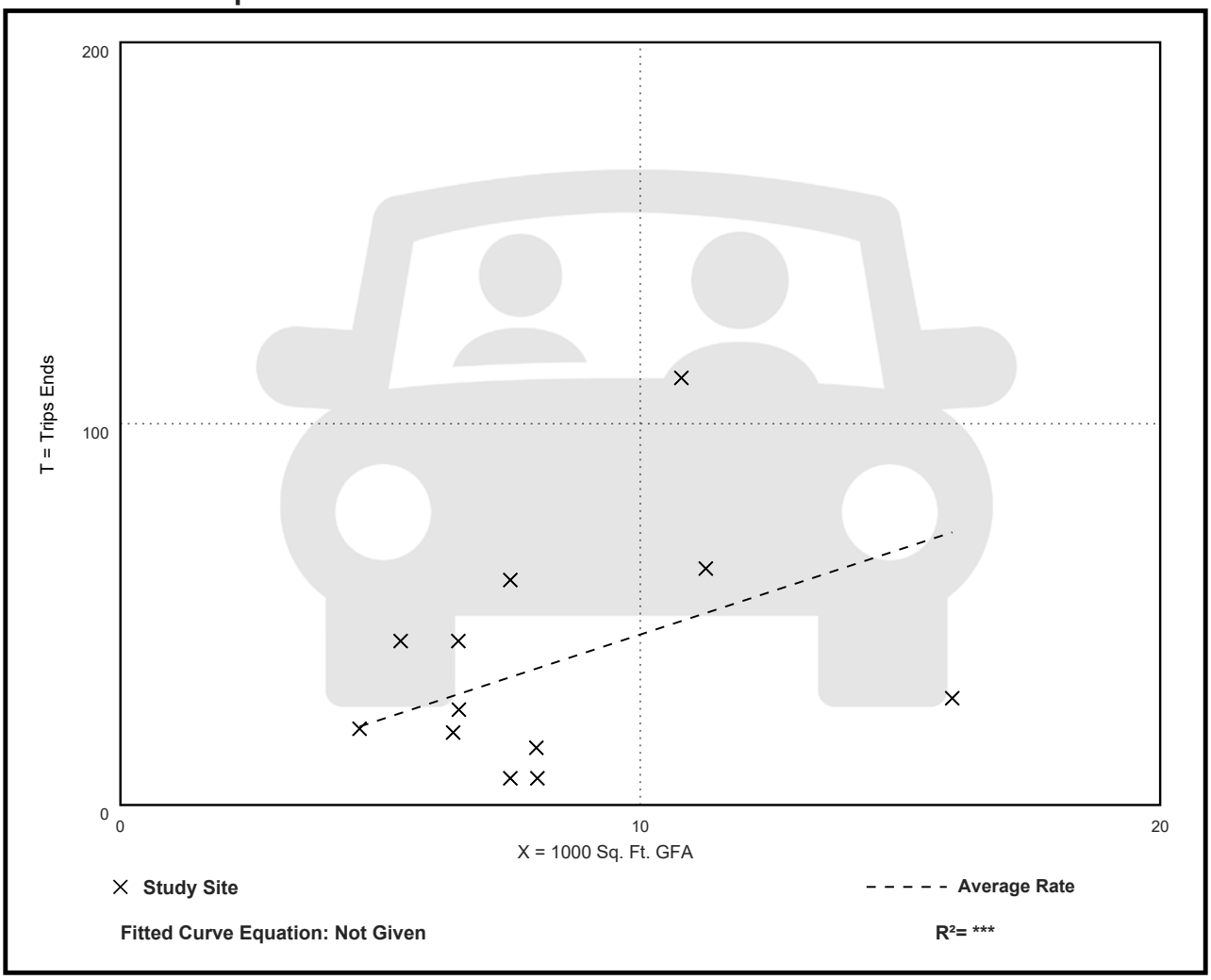
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 8
Directional Distribution: 80% entering, 20% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.47	0.87 - 10.38	3.26

Data Plot and Equation



Fine Dining Restaurant
(931)

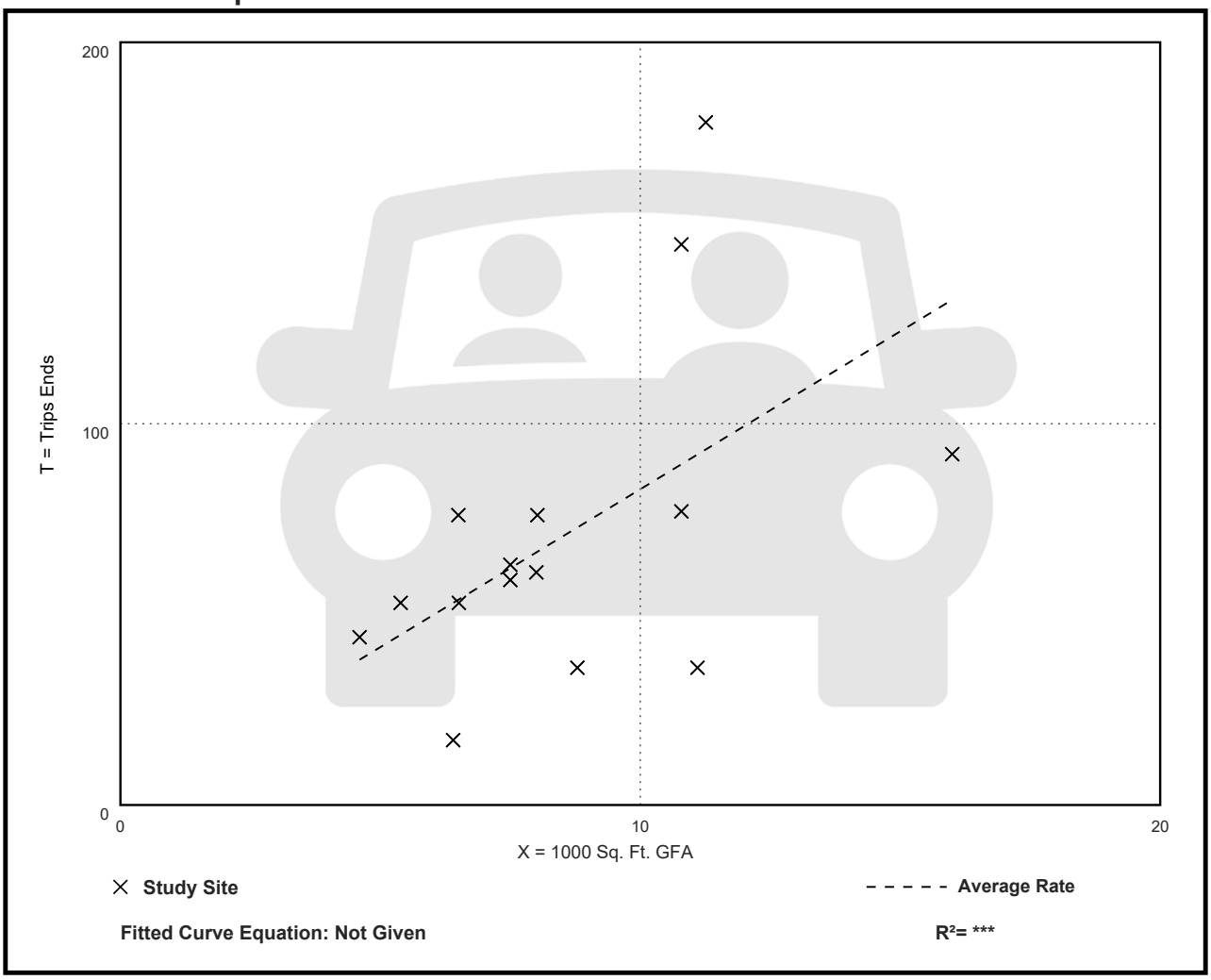
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.28	2.66 - 15.90	3.89

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Fine Dining Restaurant
(931)

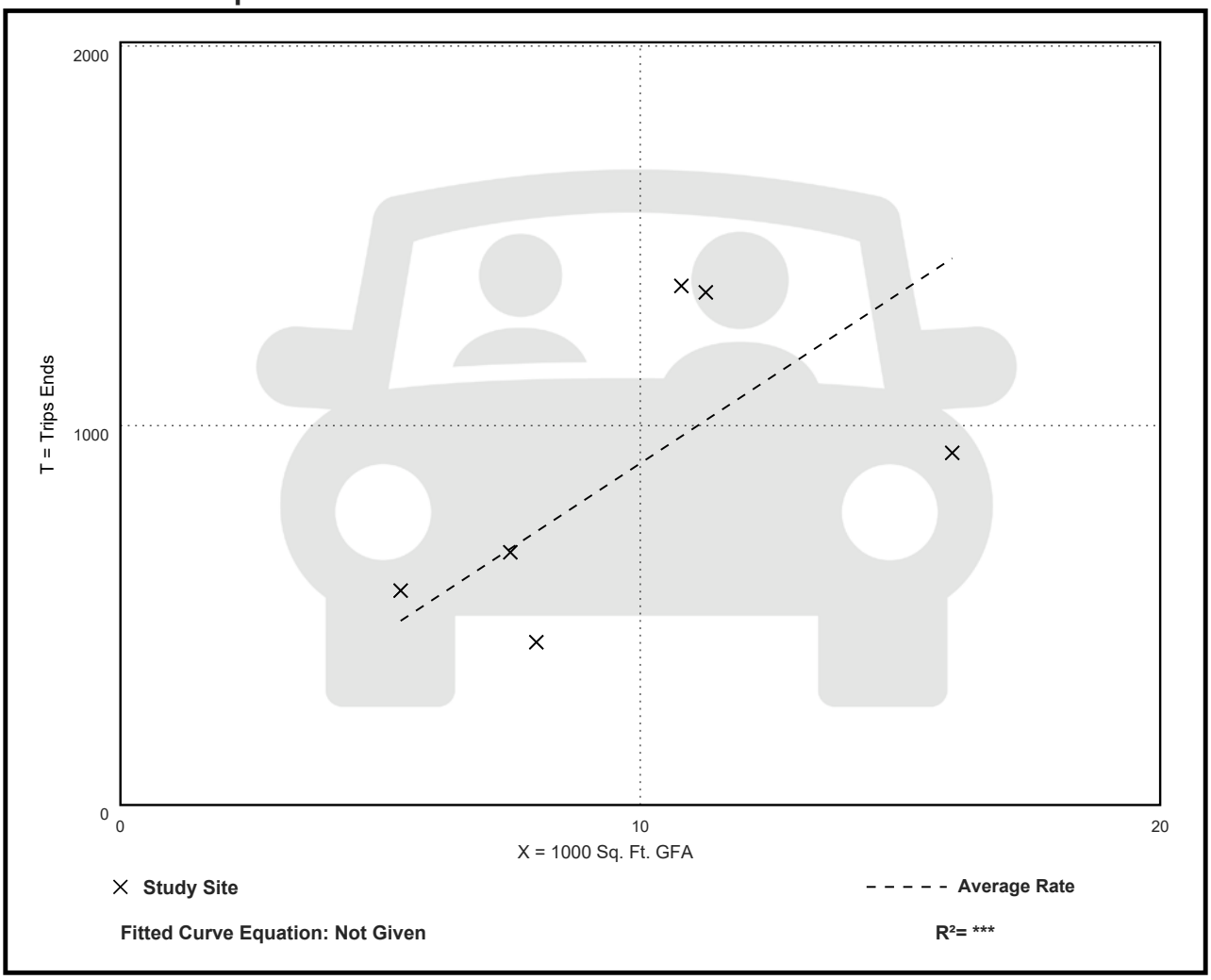
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 10
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
90.04	53.63 - 126.78	32.81

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Skyline Hotel & Restaurant		
Project Location (describe, and attach a general location map): 9485 Main st Clarence		
Brief Description of Proposed Action (include purpose or need): Boutique Hotel & Restaurant, 3 story, 27 rooms, high end finishes & design in all aspects.		
Name of Applicant/Sponsor: Lucas James	Telephone: 716 868 1617 E-Mail: Lucas@arrowheadwny.com	
Address: 5532 William st		
City/PO: Lancaster	State: NY	Zip Code: 14086
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Lucas James	Telephone: 7168681617 E-Mail: Lucas@arrowheadwny.com	
Address: 5532 William st		
City/PO: Lancaster	State: NY	Zip Code: 14086

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 Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board Approval required	4/9/2024
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town Planning Board Approval required	4/9/2024
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

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?
Commercial

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? _____

C.4. Existing community services.

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

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

c. Which fire protection and emergency medical services serve the project site?
Clarence Fire District # 1

d. What parks serve the project site?
Clarence town park

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? 9.55 acres
b. Total acreage to be physically disturbed? 3.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.55 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: 11 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 1

ii. Dimensions (in feet) of largest proposed structure: 45 height; 132 width; and 64 length

iii. Approximate extent of building space to be heated or cooled: 23,100 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: Retention pond

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☑ Surface water streams ☐ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

water

iv. Approximate size of the proposed impoundment. Volume: .56 million gallons; surface area: .58 acres

v. Dimensions of the proposed dam or impounding structure: 80 height; 154 length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

earth fill

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? foundation excavatiopn, pond excavation, septic excavation

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 0
- Over what duration of time? NA

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

The land consists of topsoil, fill, & bedrock, all material to remain on site.

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? 1.9 acres

vi. What is the maximum area to be worked at any one time? 2.3 acres

vii. What would be the maximum depth of excavation or dredging? 5 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:

See site plan for areas to be excavated & areas to be worked on

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):

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:

_____

_____

_____

_____

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: _____

NA

_____

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: 490 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: na gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 490 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 wastewater

_____

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? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

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):

Sandfilter Septic System to be installed

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

Surface water will be directed to the pond

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 1.9 acres (impervious surface)

_____ Square feet or 9.55 acres (parcel size)

ii. Describe types of new point sources gutter conduits, parking areas

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)?

On site retension pond

- If to surface waters, identify receiving water bodies or wetlands: _____

NA

- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

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)

heavy equipment & delivery vehicles, moble power generator

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

NA

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Gas furnaces, hot water tanks

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) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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): NA

iii. Parking spaces: Existing 0 Proposed 131 Net increase/decrease 131

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: NA

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: 44,000 kWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): NYSEG

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.

i. During Construction:

- Monday - Friday: 8am-6pm
- Saturday: 8am-6pm
- Sunday: none
- Holidays: none

ii. During Operations:

- Monday - Friday: 9am-11pm
- Saturday: 9am-11pm
- Sunday: 9am-11pm
- Holidays: 9am-11pm

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:

Excavation and bedrock hammering and general construction

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Not for the most part, we will preserve as many trees as possible

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:

Exterior building lights up to 36' high, parking lot lighting 20ft high, accent lighting

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: Not for the most part, we will preserve as many trees as possible

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:

Minor restaurant related odor minimally

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 _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

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: 20 tons per week (unit of time)
- Operation : 15 tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: waste will be minimized as much as possible
- Operation: waste will be minimized as much as possible

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: On site construction dumpster
- Operation: On site dumpster

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:

NA

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	3.4	3.4
• Forested	5.2	4.1	1.1
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.1	.7	2.4
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	.6	.6
• Wetlands (freshwater or tidal)	.8	0	0
• Non-vegetated (bare rock, earth or fill)	.4	.2	.2
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Clarence high school

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

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? 1.4 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 4 %

c. Predominant soil type(s) present on project site:

WaA	80 %
BfA	20 %
	%

d. What is the average depth to the water table on the project site? Average: 4 feet

e. Drainage status of project site soils:

☑ Well Drained:	90 % of site
☑ Moderately Well Drained:	10 % of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	90 % of site
☑ 10-15%:	10 % 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* or *ii*, 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:

- Streams: Name na Classification _____
- Lakes or Ponds: Name na Classification _____
- Wetlands: Name NYS Wetland Approximate Size .9
- Wetland No. (if regulated by DEC) LA-2

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: _____

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:
Commonplace wildlife, Deer

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): _____

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: _____

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? ☐ Yes ☑ No

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:

_____

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? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

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.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

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

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.

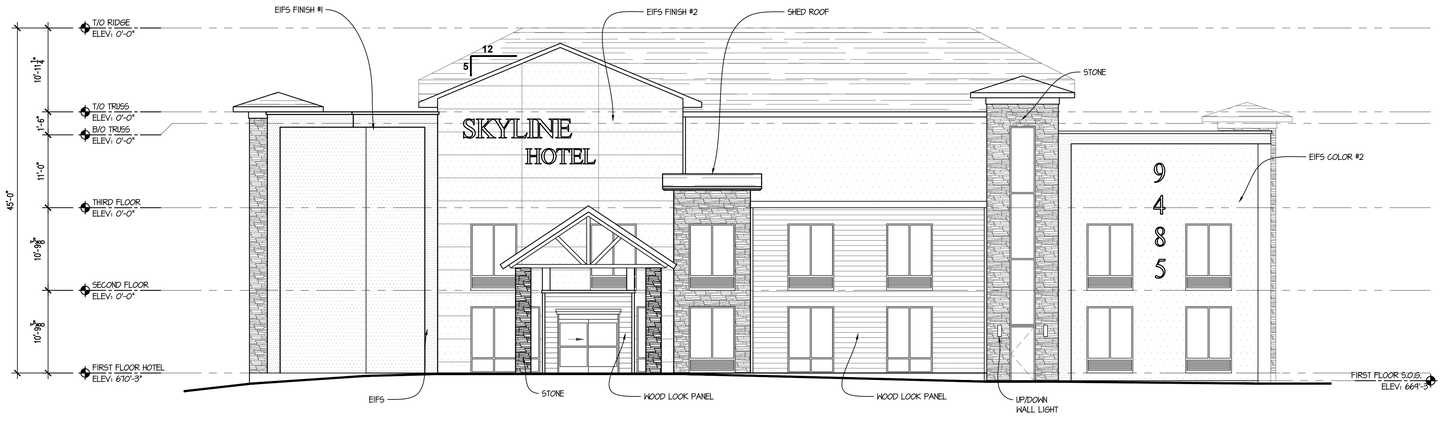
G. Verification

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

Applicant/Sponsor Name Lucas James Date 10/27/2024

Signature _____ Title _____

PRINT FORM



1 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

2 PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

SKYLINE HOTEL & RESTAURANT

CLARENCE, NY

224045

08/01/24

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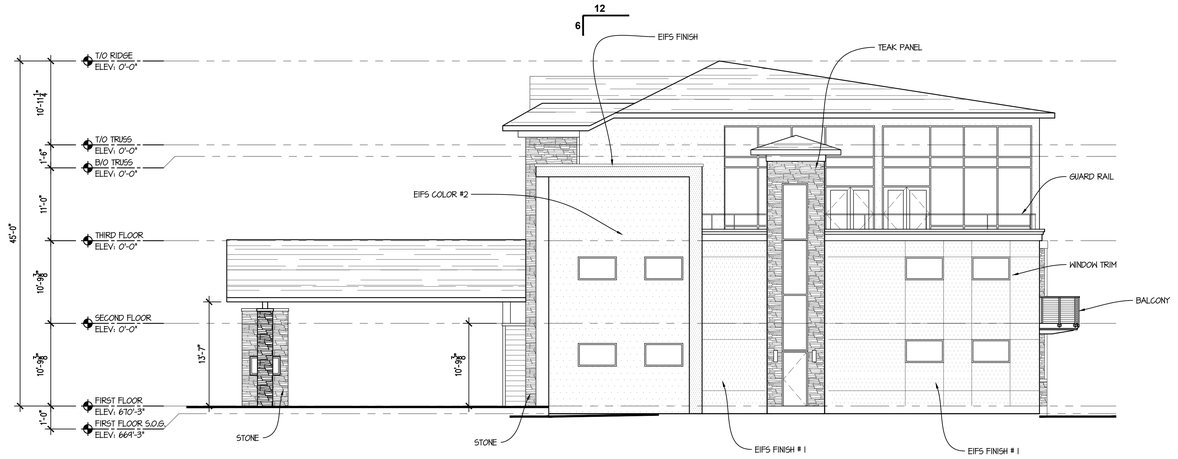
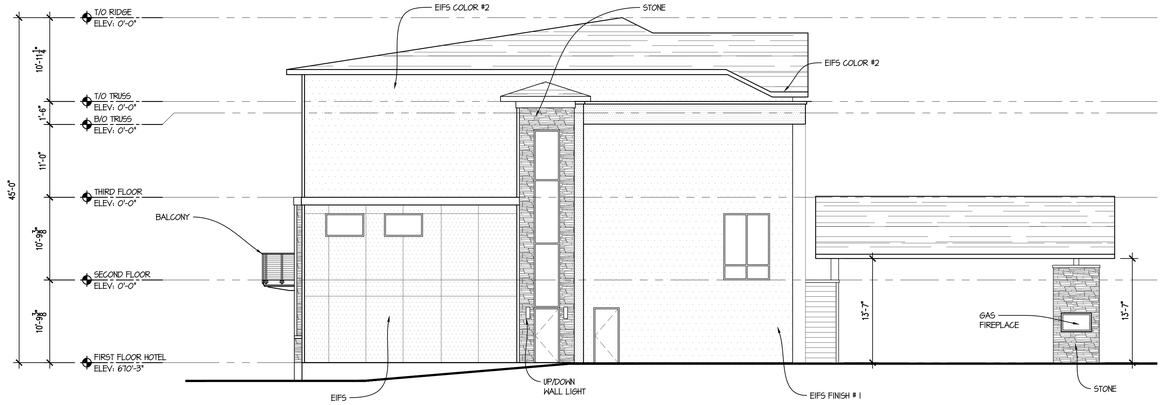
30 NORTH FOREST RD.
WILLIAMSVILLE, NEW YORK 14221
(716) 631-9949T (716) 631-0521 F
www.MussachioArchitects.com



1 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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CLARENCE, NY

224045

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SKYLINE RESTAURANT & HOTEL

CLARENCE, NY

SOUTHEAST VIEW

224045

08/08/24

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WEST VIEW

CLARENCE, NY

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08/08/24

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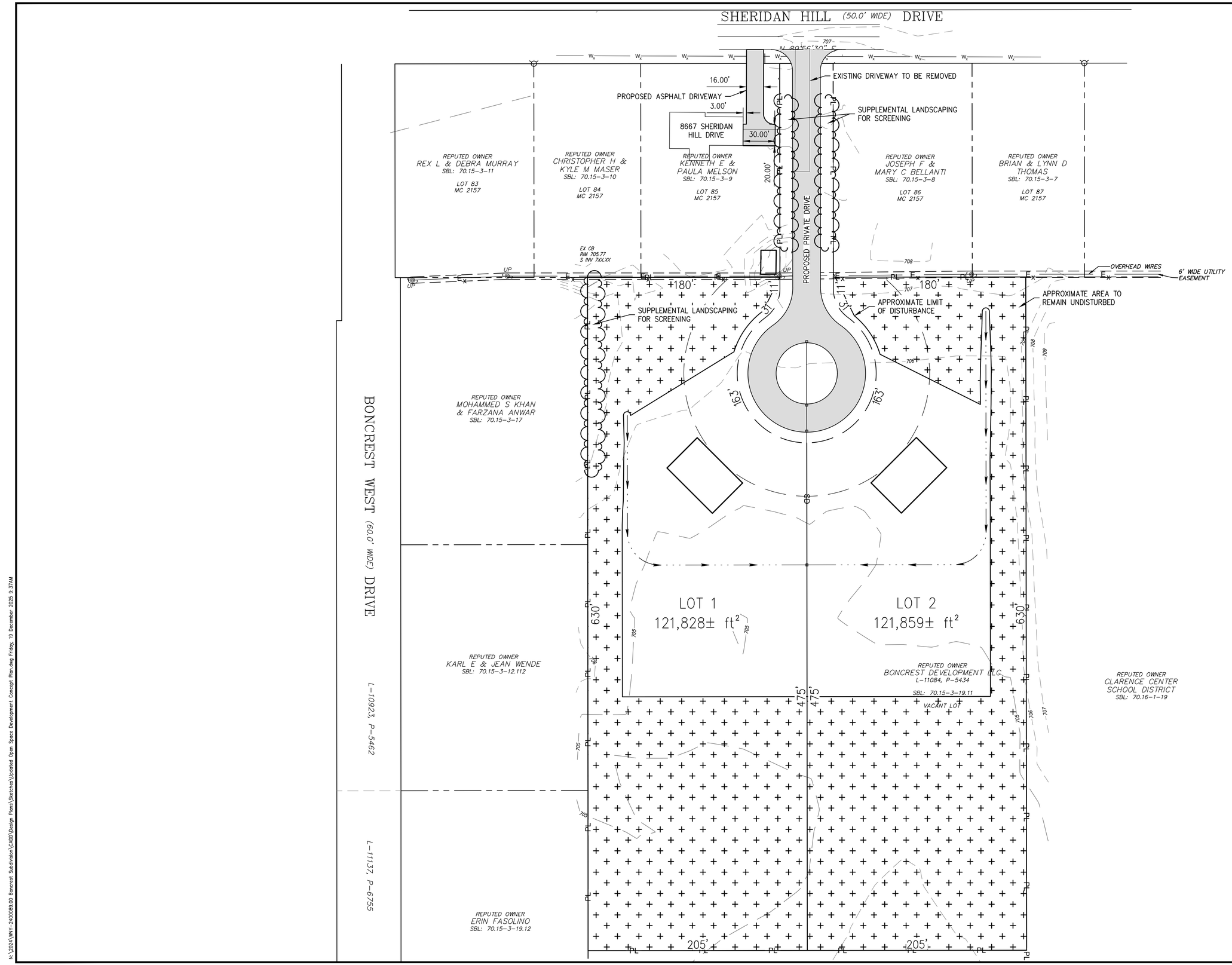


GPI
Engineering
Design
Planning
Construction Management
(716) 633-4844
GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
R&D Contracting Inc.
6633 Main Street
Williamsville, NY 14221

BONCREST WEST
OPEN SPACE DEVELOPMENT

BONCREST WEST DRIVE
TOWN OF CLARENCE, NY 14221

REVISIONS

NO.	REVISION	DATE
1	Added Disturbance Limits	12/19/25

December 2025

DRAWN/DESIGN BY	CHECKED BY
JS	KZ

CONCEPT PLAN

SCALE: 1" = 40'

WNY-2400089.00

01 OF 01

N:\2024\WNY-2400089.00 Boncrest Subdivision\CADD\Design Plans\Sketches\Updated Open Space Development Concept Plan.dwg Friday, 19 December 2025 9:37AM

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:

Boncrest West Open Development Area

Project Location (describe, and attach a location map):

0 Boncrest West Drive (SBL 70.15-3-19.11)

Brief Description of Proposed Action:

The proposed project consists of a 2-lot open development area on a 6.11 acre parcel located at 0 Boncrest West Drive south of Sheridan Hill Drive in the Town of Clarence. The proposed open development area project has been defined broadly to include all required approvals and permits and all proposed site improvements including the 2 building lots, private drive, on-site sanitary, water, and storm infrastructure and all required utility connections. The Project Sponsor is requesting that the Town of Clarence Planning Board issue a negative declaration pursuant to SEQRA.

Name of Applicant or Sponsor:	Telephone: (716) 631-8800
R&D Contracting	E-Mail: bob@briceland.com

Address:

6633 Main Street

City/PO:	State:	Zip Code:
Williamsville	New York	14221

	NO	YES
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.	☑	☐
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: ECWA - Water Service, NYSDEC - SPDES Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 6.11 acres
   b. Total acreage to be physically disturbed? 2.5± acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 18.0 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): Community Use/School
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ Homes will have individual on-site waste water treatment systems. _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ The NYSDEC EAF Mapper is used to prepare the initial form and it automatically fills in certain fields. A wetland investigation of the property will be prepared to determine the potential of wetlands on site. _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☑ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Stormwater runoff to be collected into on-site systems and directed to existing stormwater facilities and drains.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☐	☑
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

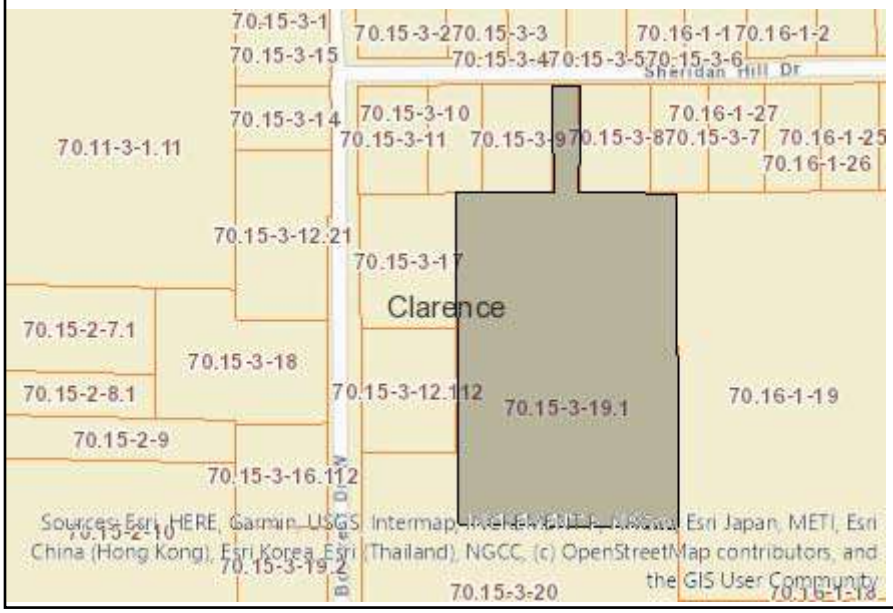
Applicant/sponsor/name: R&D Contracting Date: 9/25/24

Signature: Kenneth C. Zollitsch Title: Project Manager

PRINT FORM

EAF Mapper Summary Report

Tuesday, September 24, 2024 4:37 PM



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

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

September 23, 2025

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

RE: CONCEPT/SEQR REVIEW
BONCREST WEST OPEN DEVELOPMENT AREA

Dear Mr. Bleuer:

This letter and the enclosed project documentation is being submitted to respond to the provided SEQR comments as part of the Coordinated Review process for the Boncrest West Open Development Area.

Please find enclosed two (2) copies of the following documents for review:

- Proposed driveway landscape plan
- Federal Wetland Jurisdictional Determination dated January 17, 2025
- Preliminary Drainage Analysis and Grading and Drainage Plans

The following sections of this letter have been prepared for the purpose of responding to the agency reviews that have been issued. For the purposes of convenience, each of the comments in the agency reviews have been reproduced below in *italics* followed by a response to each comment.

I. COMMENTS OF THE ECWA DATED JANUARY 13, 2025:

The Memorandum issued by Mark Carney, General Counsel, dated January 13, 2025 provided the following comment:

Comment #1: *If the development of the above may require additional water supplies and/or connections, all plans must be approved by the Erie County Water Authority prior to any additional water demands being accepted.*

Response to Comment #1: We acknowledge that the engineering plans and project will require connection to the ECWA system and will need review and approval for permitting. These plans and submission to ECWA will be performed during development plan preparation.

II. COMMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DATED JANUARY 14, 2025:

The Memorandum issued by Lisa Czechowicz, Regional Permit Administrator, dated January 14, 2025 provided the following comments:

Comment #1: *In 2022, New York's Freshwater Wetlands Act (Environmental Conservation Law Article 24) was amended and several important changes to the program were made. Note that these regulatory changes may have an impact upon this proposed project.*

Response to Comment #1: A wetland delineation was performed in 2024 and no wetlands were identified on the proposed project lands. This delineation was confirmed by the USACE with a Jurisdictional Determination (JD) in 2025. A copy of the JD is enclosed.

Comment #2: *Since project activities will involve land disturbance of 1 acre or more, the project sponsor, owner or operator is required to obtain a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). This General Permit requires the project sponsor, owner or*

operator to control stormwater runoff according to a Stormwater Pollution Prevention Plan (SWPPP), which is to be prepared prior to filing a Notice of Intent (NOI) and prior to commencement of the project.

The Town of Clarence is designated as an MS4 community. The project sponsor, owner or operator of a construction activity that is subject to the requirements of regulated, traditional land use control MS4 shall have their SWPPP reviewed and accepted by the MS4 community. The "MS4 SWPPP Acceptance" form must be signed by the principal executive officer or ranking elected official from the MS4 community, or by a duly authorized representative of that person, and submitted along with the eNOI to receive NYSDEC approval before construction commences.

Response to Comment #2: We acknowledge that a SWPPP may be required. We will follow all NYSDEC SPDES and Town of Clarence stormwater requirements. A preliminary grading and drainage plan has been developed and will be further refined through the development plan stage.

Comment #3: *In accordance with the New York State Environmental Conservation Law, a State Pollution Discharge Elimination System (SPDES) Permit is required for a facility whose treated sanitary wastewater discharge to groundwater is greater than 1,000 gallons per day, and for all sanitary wastewater discharges to surface water. Depending upon the volume of the proposed discharge, permits and/or plan approvals may be required from NYSDEC and the Erie County Health Department.*

Response to Comment #3: The proposed project will not connect to any existing sanitary wastewater system as both proposed lots will have an on-site wastewater treatment system (septic system). The project will not be subject to a Downstream Sanitary Capacity Analysis through the Erie County Health Department. Individual septic systems will require approval by the Erie County Health Department but will be applied for at the time of the house building permit.

Comment #4: *The project site was noted to be located in an archaeologically sensitive area based on information obtained through the Cultural Resource Information System (CRIS) on the New York State Office of Parks, Recreation and Historic Preservation's (OPRHP) website. As part of the SEQR process, this concern should be evaluated, unless it can be verified by appropriate documentation that the site has been significantly disturbed in a way that would destroy potential artifacts.*

Response to Comment #4: Per a letter dated December 24, 2024 from R. Daniel Mackay of OPHRP, the project site will not impact any archaeological or historic resources.

III. COMMENTS OF THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION DATED DECEMBER 24, 2024:

The e-mail issued by R. Daniel Mackay of the New York State Office of Parks, Recreation and Historic Preservation dated December 24, 2024, provided the following comments:

Comment #1: *Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.*

Response to Comment #1: No comment.

IV. GENERAL PUBLIC COMMENTS RECEIVED DURING THE DECEMBER 4, 2024 PLANNING BOARD:

Below are general comments received from the public at the December 4, 2024 Planning Board meeting:

Comment #1: *Concerns over privacy and tree removal.*

Response to Comment #1: The developer has proposed a 20' minimum wide buffer strip along the perimeter of the proposed lots to help preserve the existing character and maintain privacy for the existing adjacent land owners.

Comment #2: *Concerns over driveway installation.*

Response to Comment #2: The proposed driveway is being installed on the owner's property. A preliminary landscape plan has been developed to show the anticipated screening of the driveway from the adjacent owners. This plan will be further refined as necessary with the Town's Landscape Review Committee during the development plan stage.

Comment #3: *Concerns over drainage and standing water.*

Response to Comment #3: The existing topography of the project site indicates that it sits lower than the adjacent properties so drainage will not flow onto existing adjacent lands. Additionally, the proposed project will need to follow stormwater guidelines and requirements of both the Town of Clarence and the NYSDEC. A detailed stormwater design will be prepared at the development plan stage.

V. CONCLUSION

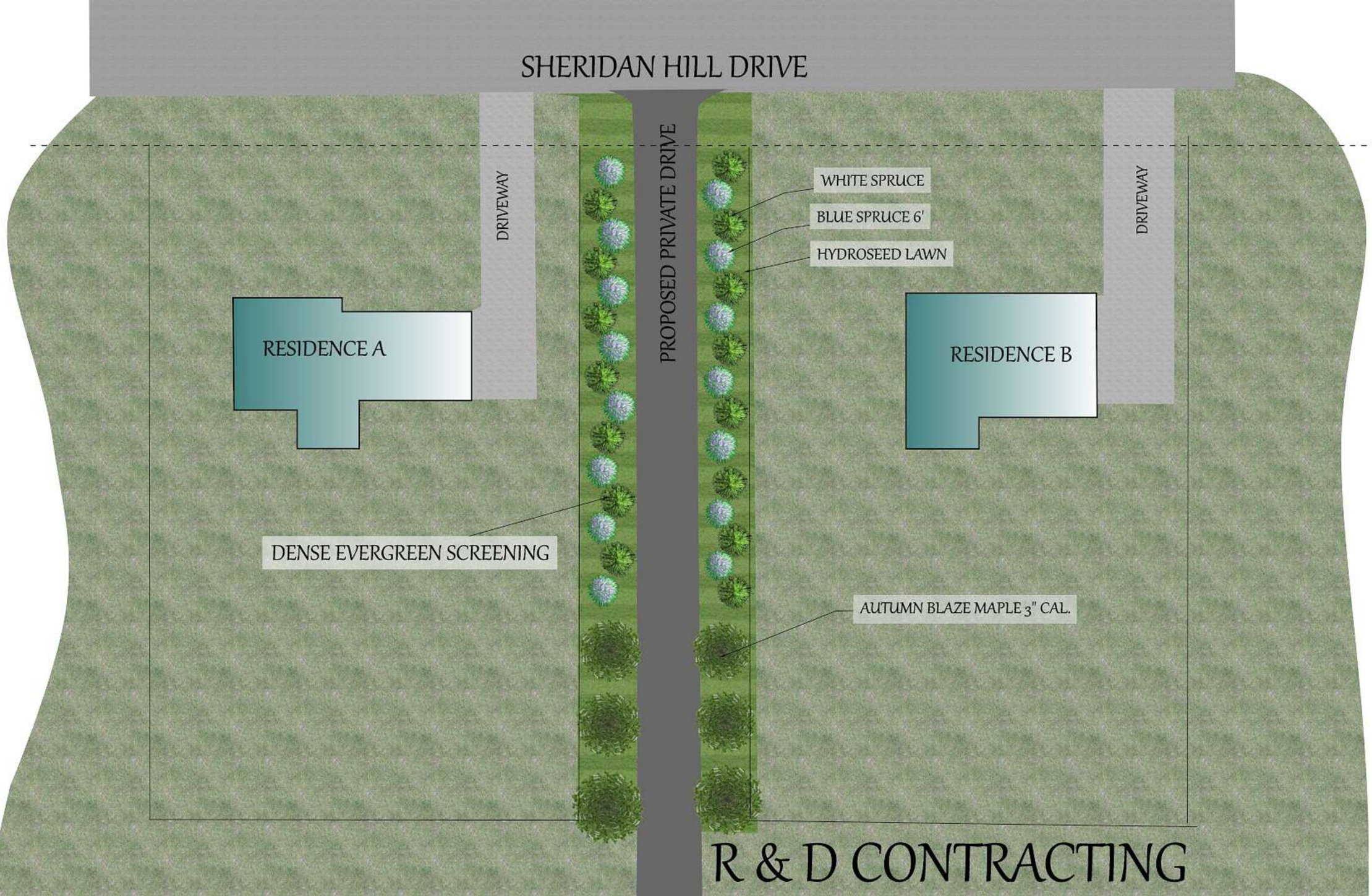
The applicant requests that the Planning Board issue a negative declaration pursuant to the State Environmental Quality Review Act ("SEQRA") at the next available Planning Board meeting.

Please feel free to contact me at 989-3342 if you have any questions. Thank you for your consideration in this matter.

Sincerely,
GREENMAN-PEDERSEN, INC.

Kenneth C. Zollitsch
Director of Land Planning

cc: Joe Lancellotti, Town of Clarence
R&D Contracting
File No. 240089


SHERIDAN HILL DRIVE
DRIVEWAY
PROPOSED PRIVATE DRIVE
DRIVEWAY
WHITE SPRUCE
BLUE SPRUCE 6'
HYDROSEED LAWN
RESIDENCE A
RESIDENCE B
DENSE EVERGREEN SCREENING
AUTUMN BLAZE MAPLE 3" CAL.
R & D CONTRACTING

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS BUFFALO DISTRICT
478 MAIN STREET
BUFFALO, NY 14202-3278

January 17, 2025

Regulatory Branch

SUBJECT: Approved Jurisdictional Determination for Department of the Army Processing No. LRB-2024-01126

Boncrest Development LLC
Jody Stumpf
6633 Main St
Buffalo, NY 14221

Dear Ms. Jody Stumpf:

I have reviewed your request for an approved jurisdictional determination (JD) for the 10.5-acre review area located at the south end of Boncrest Drive West, in the Town of Clarence, Erie County, NY (latitude 42.970966 N, and longitude -78.669877 W), as shown on sheets 1 through 3 of 3.

I have determined that the review area as depicted on **Sheet(s) 2 & 3 of 3** is comprised entirely of dry land and contains no potential aquatic resources regulated under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act of 1899. Therefore, a Department of Army permit is not required for any activities occurring within the review area.

Enclosed is an approved JD. This approved JD will remain valid for a period of five (5) years from the date of this correspondence unless new information warrants revision of the approved JD before the expiration date. At the end of this period, a new aquatic resource delineation will be required to support any request for a new JD.

Further, the delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular review area identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Request for Appeal (RFA) form. If you request to appeal the above JD, you must submit a completed RFA form within 60 days of the date on this letter to the Great Lakes/Ohio River Division Office at the following address:

Regulatory Branch

SUBJECT: Approved Jurisdictional Determination for Department of the Army Processing No. LRB-2024-01126

Katherine McCafferty
Regulatory Appeals Officer
US Army Corps of Engineers
Great Lakes and Ohio River Division
550 Main Street, Room 10780
Cincinnati, Ohio 45202-3222
Phone: 513-684-2699 Fax: 513-684-2460
e-mail: katherine.a.mccafferty@usace.army.mil

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 C.F.R. part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by March 18, 2025.

It is not necessary to submit an RFA to the Division office if you do not object to the determination in this letter.

Questions pertaining to this matter should be directed to me at 716-879-4350 by writing to the following address: U.S. Army Corps of Engineers Regulatory Branch 478 Main Street, Buffalo, NY 14202 or by e-mail at: charlotte.v.buechi@usace.army.mil

Sincerely,

Charlotte Buechi
Biologist

Enclosures: Erik Krull (Wetland Investigation Co.)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Boncrest Development LLC	File Number: LRB-2024-01126	Date: December 31, 2024

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL WITHOUT PREJUDICE	C
	PERMIT DENIAL WITH PREJUDICE	D
X	APPROVED JURISDICTIONAL DETERMINATION	E
	PRELIMINARY JURISDICTIONAL DETERMINATION	F

SECTION I

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/ or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C. PERMIT DENIAL WITHOUT PREJUDICE: Not appealable
You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

D: PERMIT DENIAL WITH PREJUDICE: You may appeal the permit denial
You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information for reconsideration

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.

- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

- RECONSIDERATION: You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable
You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:

Charlotte Buechi
U.S. Army Corps of Engineers
478 Main St
Buffalo, NY 14202
charlotte.v.buechi@usace.army.mil
716-879-4350

If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:

Katherine McCafferty
Regulatory Appeals Officer
US Army Corps of Engineers
Great Lakes and Ohio River Division
550 Main Street, Room 10780
Cincinnati, Ohio 45202-3222
Phone: 513-684-2699 Fax: 513-684-2460
e-mail: katherine.a.mccafferty@usace.army.mil

SECTION II – REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:
Email address of appellant and/or agent:	Telephone number:

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS BUFFALO DISTRICT
478 MAIN STREET
BUFFALO, NY 14202-3278

January 17, 2025

Regulatory Branch

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023) ,[1] LRB-2024-01126 [*MFR #1 of 1*][2]

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[3] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[4]

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),[5] the 2023 Rule as amended,

[1] While the Revised Definition of "Waters of the United States"; Conforming had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.
[2] When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, the territorial seas, or interstate water that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).
[3] 33 CFR 331.2.
[4] Regulatory Guidance Letter 05-02.
[5] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

1. SUMMARY OF CONCLUSIONS.

    a. The review area is comprised entirely of dry land (i.e., there are no waters such as streams, rivers, wetlands, lakes, ponds, tidal waters, ditches, and the like in the entire review area and there are no areas that have previously been determined to be jurisdictional under the Rivers and Harbors Act of 1899 in the review area).

A review of the submitted delineation report, which included wetland data points, showed no evidence of wetland criteria (hydrology and hydric soils were not evident, and hydrophytic vegetation was present at only one point) being present, and no evidence if aquatic resources/waters within the 10.5-acre review area, as described in item 3 below and as shown on attached map sheets 1 through 3.

An in-office review supports that there are no aquatic resources within the review area. The U.S. Department of Agriculture (USDA) Natural Resource Conservation Service web soil survey listed soils that are no more than 10% hydric within the review area: BfA- Benson very channery loam, 0-3% slope, somewhat excessively drained with a hydric rating of 0, WaA- Wassaic silt loam, 0-3% slope, well drained with a hydric rating of 5, Ne- Newstead loam, 0-3% slope, somewhat poorly drained with a hydric rating of 5, and CrA- Claverack loamy fine sand, 0-3% slope, moderately well drained with a hydric rating of 10. The soils information supports that there are unlikely wetlands forming in these areas as the soils are drained. The U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) maps do show a wetland within the review area. However, a review of aerial and oblique imagery does not show any wet signatures throughout the review area. This concurs with the data point within this area provided by the applicants wetland delineation.

Based on a detailed review f the submitted delineation report and in-office resource analysis, it has been determined that the 10.5-acre review area is completely comprised of dry land and does not contain any aquatic resources or waters of the United States.

2. REFERENCES.

    a. “Revised Definition of ‘Waters of the United States,’” 88 FR 3004 (January 18, 2023) (“2023 Rule”)

b. "Revised Definition of 'Waters of the United States'; Conforming" 88 FR 3004 (September 8, 2023))

c. *Sackett v. EPA*, 598 U.S. _, 143 S. Ct. 1322 (2023)

3. REVIEW AREA. *The review area is 10.5-acres in size and is the entirety of its parcel. It is located at the at the south end of Boncrest Drive West, in the Town of Clarence, Erie County, NY (latitude 42.970966 N, longitude -78.669877 W).The northwest and southwest corner have been previously cleared, while the rest of the property is forested. See attached map sheets 1 through 3.*

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS CONNECTED. ***NONE****- No aquatic resources exist within the review area; only dry land. (The nearest TNW is the Erie Canal approximately 7.85 miles to the northwest of the review area. The Erie Canal is listed on the U.S. Army Corps of Engineers (USACE), Buffalo District Section 10 Navigable Waterways list (https://usace.contentdm.oclc.org/utils/getfile/collection/p16021coll9/id/2776) and are thus, also TNWs*)[6]

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER. *None.*

6. SECTION 10 JURISDICTIONAL WATERS[7]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.[8] *N/A.*

[6] This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.
[7] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.
[8] This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the 2023 Rule as amended, consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the 2023 Rule as amended. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

    a. Traditional Navigable Waters (TNWs) (a)(1)(i): *N/A.*

    b. The Territorial Seas (a)(1)(ii): *N/A.*

    c. Interstate Waters (a)(1)(iii): *N/A.*

    d. Impoundments (a)(2): *N/A.*

    e. Tributaries (a)(3): *N/A.*

    f. Adjacent Wetlands (a)(4): *N/A.*

    g. Additional Waters (a)(5): *N/A.*

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

    a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not "waters of the United States" even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).[9] *N/A.*

[9] 88 FR 3004 (January 18, 2023)

b. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).
N/A.

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

   a. *In-Office resource evaluation: 18-Nov-2024*

   b. *Submitted Delineation Report- "Wetland Delineation For Boncrest Drive West, Clarence, NY," dated October 2024 (Received 4-November-2024); prepared by Wetlands Investigation Co.*

   c. *National wetlands inventory map(s). Cite name: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/.*

   d. *USDA NRCA Web Soil Survey: https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx - Clarence, Erie County, New York.*

   e. *Photographs:*

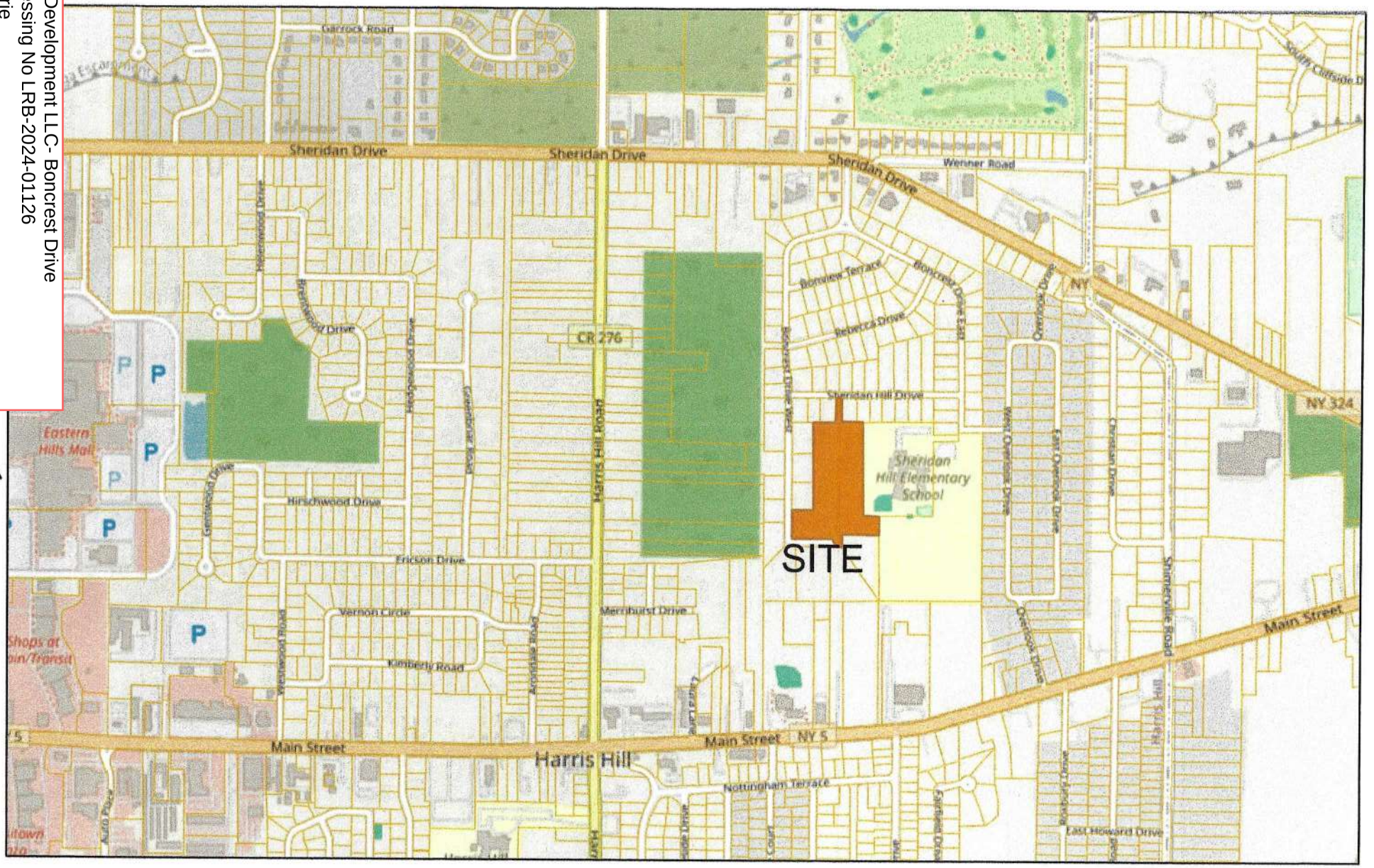
      Aerial (Name & Date): Connect Explore Oblique Imagery – 2-May-2020, 8-May-2022.
      Other (Name & Date): Photographs from the submitted delineation report dated October 5 and 7, 2024.

10. OTHER SUPPORTING INFORMATION. *N/A*

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

Boncrest Development LLC- Boncrest Drive
D/A Processing No LRB-2024-01126
County: Erie
Quad. Lancaster
Sheet 1 of 3

Boncrest Drive West Clarence NY - Site Location Map



10/24/2024, 10:09:03 AM

Parcels

Municipal Boundaries

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Boncrest Development LLC- Boncrest Drive
D/A Processing No LRB-2024-01126
County: Erie
Quad. Lancaster
Sheet 2 of 3

8

Boncrest West, Clarence NY- NYS Freshwater Wetlands Map

September 30, 2024

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Esri, HERE, Garmin, iPC, Maxar

NYS Department of Environmental Conservation
Not a legal document

Boncrest Drive West, Clarence NY. - Wetland Boundary Map

Boncrest Development LLC- Boncrest Drive
D/A Processing No LRB-2024-01126
County: Erie
Quad. Lancaster
Sheet 3 of 3

7

GPS points are approximate
Mapped by Dylan Krull 10/16/2024

PRELIMINARY DRAINAGE ANALYSIS
Boncrest West – Open Space Development

A preliminary stormwater layout and analysis has been performed on behalf of R&D Contracting Inc. for the proposed Boncrest West – Open Space Development site located south of Sheridan Hill Drive and east of Boncrest West Drive. The 6.16± acre property of the proposed development is now or formerly owned by Boncrest Development, LLC (SBL: 70.15-3-19.11). The property will henceforth be referred to as the "Project Site" and will include two (2) single family residential houses along with a twenty-six (26) foot wide private drive. The purpose of the preliminary stormwater analysis is to provide the Town of Clarence Engineering Department with adequate information to demonstrate that the project site will not result in any potentially significant drainage or stormwater management related impacts.

Stormwater runoff generated by the proposed buildings and associated impervious areas will be collected by an on-site stormwater piping system and conveyed to one (1) proposed injection well located within the project site or the existing roadside drainage system along Sheridan Hill Drive. The proposed development is a single-family residential subdivision with less than twenty-five percent (25%) impervious cover at the total site build-out and is not located within a protected watershed nor is it directly discharging into a protected waterbody. Due to these factors, this project is within the parameters of the New York State Department of Environmental Conservation State Pollutant Discharge Elimination System General Permit GP-0-25-001, Appendix B – Required SWPPP Components by Project Type, Table 1 Construction Activities that Require the Preparation of a SWPPP that only Includes Erosion and Sediment Controls.

Based on inflow test data from a nearby site (Roxberry Estates, Phase 2), the injection well is anticipated to have an infiltration rate of 0.70 cubic feet per second (cfs). Once preliminary approval of the project site's concept is received, a test well will be installed within the project site to confirm the infiltration rate is adequate for the proposed drainage design.

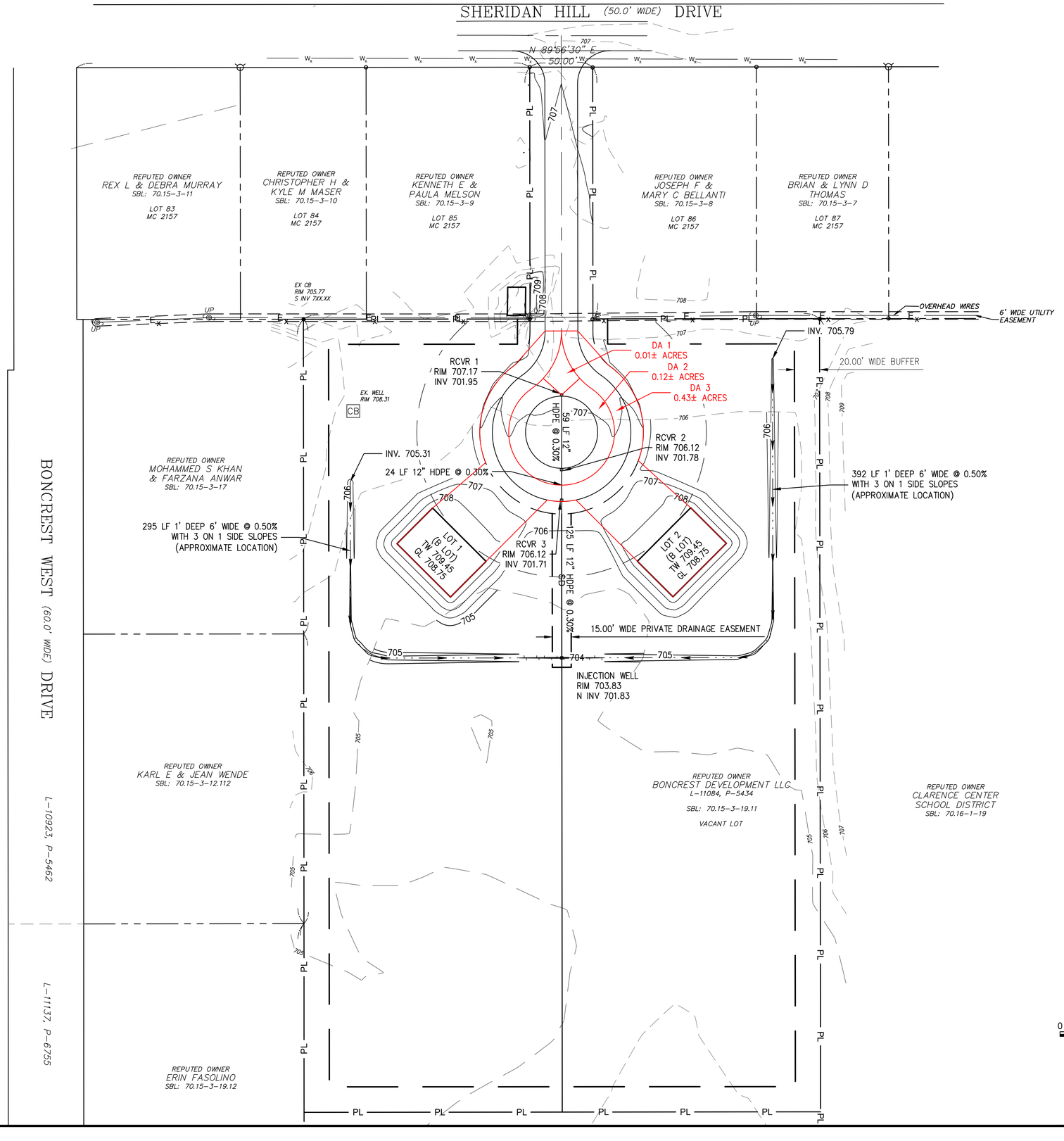
Due to the proposed development producing a post-development peak discharge rate of less than two (2) cubic feet per second (cfs), the channel protection requirements are waived in accordance with New York State Department of Environmental Conservation Stormwater Management Design Manual, Section 4.6 Stream Channel Protection Volume Requirements (CP_v).

A SWPPP including only erosion and sediment controls will be provided to the Town for review and approval during final design in connection with the review of a Development Plan Application for the proposed development and it will include the full calculations/computer modeling results of all stormwater requirements. A NOI and SPDES permit will be requested to provide coverage for the proposed development.

Enclosed please find Attachment A which includes the stormwater design requirement calculations.

APPENDIX A

STORMWATER DESIGN CALCULATION



GPI Engineering Design Planning Construction Management
(716) 533-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
R&D Contracting Inc.
6633 Main Street
Williamsville, NY 14221

BONCREST WEST OPEN SPACE DEVELOPMENT

Boncrest West Drive
Town of Clarence, NY 14221

REVISIONS

NO.	REVISION	DATE

July 2025

DRAWN/DESIGN BY	CHECKED BY
JJS	KCZ

DRAINAGE INLET DRAINAGE AREAS

SCALE: 1" = 40'

WNY-2400089.00

DRAINAGE COMPUTATIONS

SEWER LOCATION			TRIBUTARY AREA		RUNOFF COEFFICIENT			TIME OF CONCENTRATION			REQUIRED CAPACITY		DESIGN (n = 0.012)					PROFILE				EXISTING CAPACITY	
DRAINAGE AREAS	FROM	TO	A (ac)	ΣA (ac)	C	CA	ΣCA	IN CHANNEL (sec)	IN CHANNEL (min)	Tc (min)	i (in/hr)	q (cfs)	D (in)	V (fps)	Q_{full} (cfs)	LENGTH (ft)	s (%)	Drop	Invert	Rim	Cover	Q (cfs)	% REQ'D
DA 1	RCVR 1	RCVR 2	0.01	0.01	0.95	0.01	0.01	53.61	0.89	5.00	5.04	0.05	12	1.10	2.11	59	0.30%	0.18	701.95	*707.17*	4.22		
DA 2	RCVR 2	RCVR 3	0.12	0.44	0.75	0.09	0.10	11.07	0.18	5.89	4.75	0.47	12	2.17	2.11	24	0.30%	0.07	701.78	*706.12*	3.34		
DA 3	RCVR 3	Injection Well	0.43	0.87	0.75	0.32	0.42	40.86	0.68	6.08	4.69	1.98	12	3.06	2.11	125	0.30%	0.38	701.71	*706.12*	3.41		

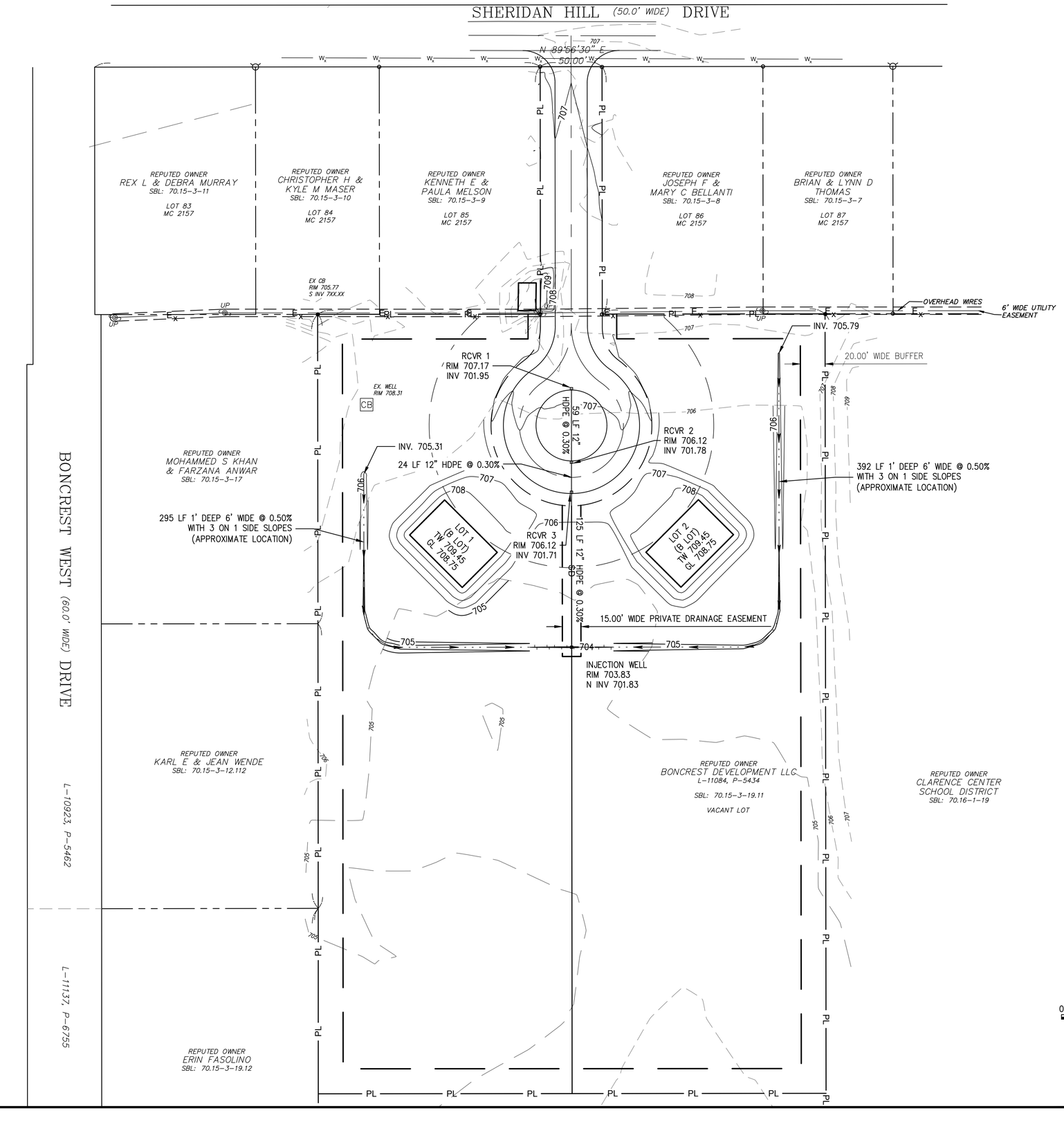
COMPUTED BY: JJS DATE: 09/23/25

CHECKED BY: DATE:

LOCATION: Boncrest West - Open Space Development

SHEET 1 OF 1

DESIGN DRAWINGS



GPI Engineering Design Planning Construction Management
(716) 533-4844 GPINET.COM
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Buffalo, NY, 14225

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Boncrest West Drive
Town of Clarence, NY 14221

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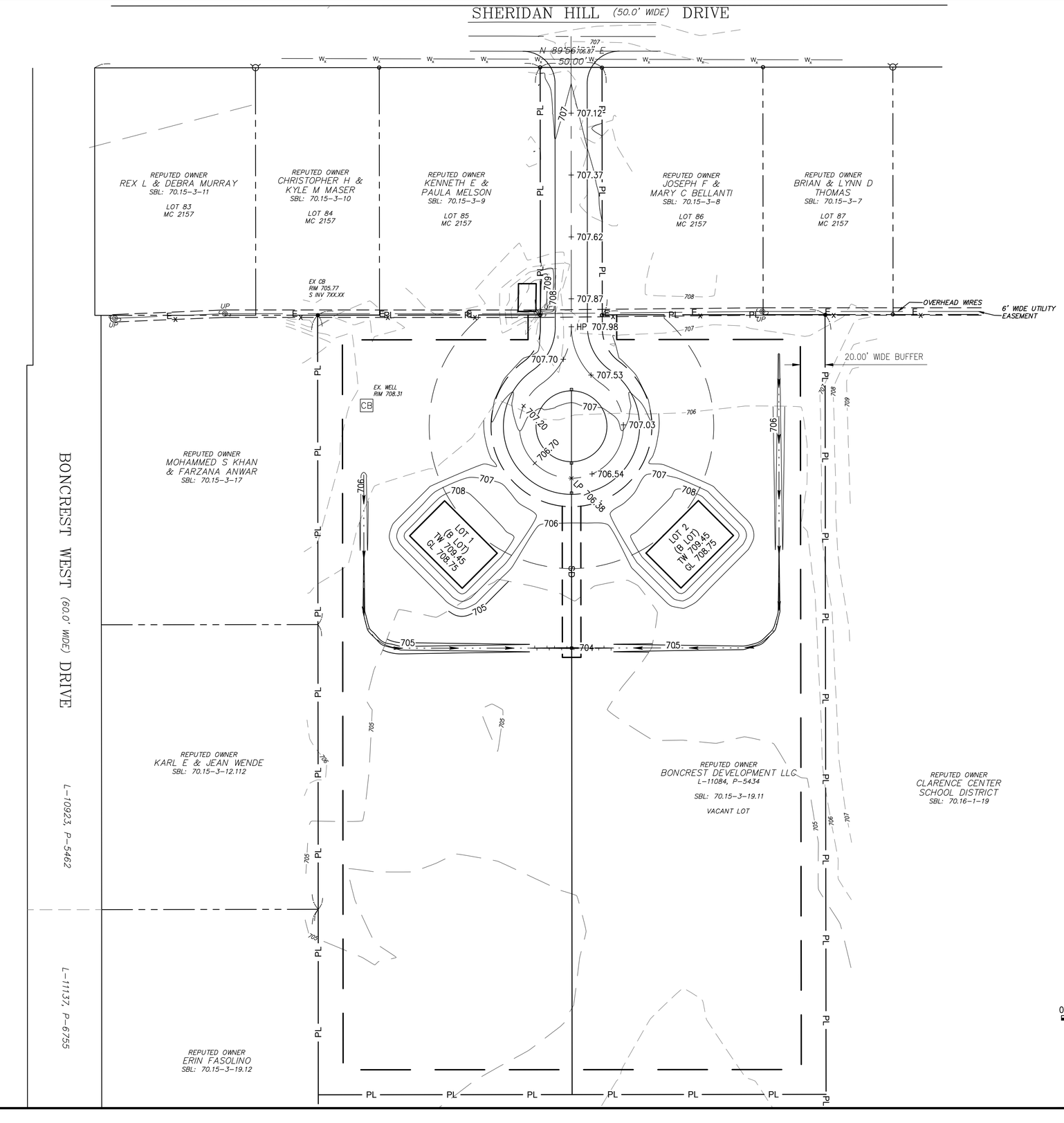
PRELIMINARY DRAINAGE PLAN

SCALE: 1" = 40'

WNY-2400089.00



GPI
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BONCREST WEST
OPEN SPACE DEVELOPMENT

Boncrest West Drive
Town of Clarence, NY 14221

REVISIONS

NO.	REVISION	DATE

July 2025

DRAWN/DESIGN BY	CHECKED BY
JJS	KCZ

PRELIMINARY GRADING PLAN

SCALE: 1" = 40'

WNY-2400089.00

MIXED USE DEVELOPMENT

9105 Sheridan Drive

Clarence, New York

SITE DEVELOPMENT DRAWINGS

AGENCIES

ENGINEERING DEPARTMENT
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

PLANNING & ZONING DEPARTMENT
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

LAND SURVEYOR
NAME/TITLE: NUSSBAUMER & CLARKE, INC

COMPANY/DEPT: 3556 LAKE SHORE ROAD, SUITE 500
ADDRESS: BUFFALO, NY 14219

TELEPHONE 716-827-8000

UTILITIES

NATURAL GAS
COMPANY/DEPT:. NATIONAL FUEL GAS CORP.
ADDRESS: 6363 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221

TELEPHONE 716-857-7000

TELEPHONE COMPANY
COMPANY/DEPT: VERIZON
ADDRESS: 65 FRANKLIN STREET
BUFFALO, NEW YORK 14203

TELEPHONE 716-840-8748

CABLE COMPANY
COMPANY/DEPT: TIME WARNER
ADDRESS: 789 CHURCH ROAD
WEST SENECA, NEW YORK

TELEPHONE 716-558-8615

ELECTRIC COMPANY
COMPANY/DEPT: NATIONAL GRID
ADDRESS: 144 KENSINGTON AVENUE
BUFFALO, NEW YORK 14214

TELEPHONE 716-236-2738

WATER
COMPANY/DEPT:. ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION ROAD
CHEEKTOWAGA, NEW YORK 14227

TELEPHONE 716-684-1510

DIG SAFELY NEW YORK

TELEPHONE 1-800-962-7962

OWNER/DEVELOPER

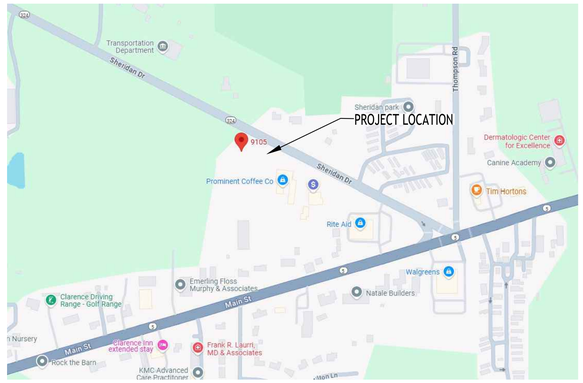
NAME: EDGE DEVELOPMENT
ADDRESS 931 BOWEN ROAD
ELMA, NY 14059
CONTACT: BILL BURKE
TELEPHONE 716-225-6117

ENGINEER

CARMINAWOOD 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

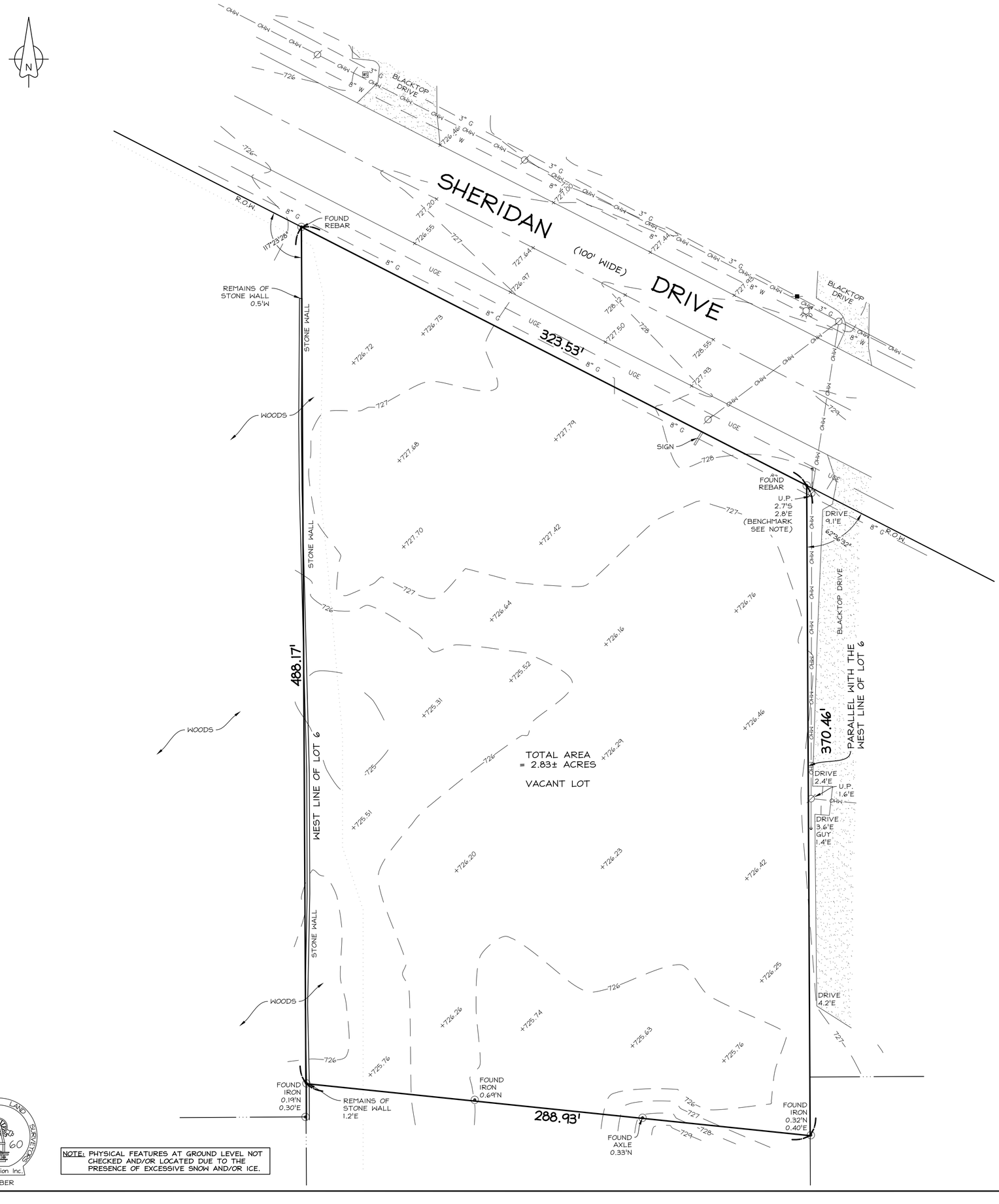


N
LOCATION MAP
SCALE: N.T.S.

DWG NO.	DRAWING TITLE
–	COVER SHEET
–	BOUNDARY SURVEY & TOPOGRAPHIC MAP
C-001	DEMOLITION & EROSION CONTROL PLAN
C-002	DEMOLITION & EROSION CONTROL DETAILS
C-100	SITE PLAN
C-101	SITE DETAILS
C-200	GRADING PLAN
C-300	DRAINAGE PLAN AND DETAILS
C-301	DRAINAGE DETAILS
C-400	UTILITY PLAN AND DETAILS
C-401	UTILITY DETAILS
C-402	SEPTIC SYSTEM DETAILS
C-403	SEPTIC SYSTEM DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS
LP-100	LIGHTING PLAN
M-100	MAINTENANCE & PROTECTION OF TRAFFIC PLAN
M-101	MAINTENANCE & PROTECTION OF TRAFFIC PLAN
M-102	MAINTENANCE & PROTECTION OF TRAFFIC PLAN
M-103	MAINTENANCE & PROTECTION OF TRAFFIC PLAN
M-104	MAINTENANCE & PROTECTION OF TRAFFIC PLAN
M-105	MAINTENANCE & PROTECTION OF TRAFFIC PLAN

JUNE 2025

REVISED JULY 2025
REVISED SEPTEMBER 2025



LEGEND

- HYDRANT
- WATER SERVICE VALVE
- UTILITY POLE
- GUY WIRE
- GAS MARKER
- W — UNDERGROUND WATER
- SA — UNDERGROUND SANITARY SEWER
- ST — UNDERGROUND STORM SEWER
- G — UNDERGROUND GAS LINE
- OHW — OVERHEAD WIRES
- UGE — UNDERGROUND ELECTRIC WIRES
- TREE LINE

NOTES

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. HORIZONTAL DATUM REFERENCES THE NORTH AMERICAN DATUM 1983 (NAD 83) - NEW YORK STATE PLANE WEST ZONE.
3. 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 UFPO AT 1-800-962-7962.
4. UDIGNY.ORG DESIGN TICKET No. 12164-000-174 WAS SUBMITTED TO REQUEST UTILITY RECORDS:
   - CHARTER COM NORTHEAST WESTERN NY: HAS RESPONDED, CLEAR NO FACILITIES WITHIN 15FT OF THE EXCAVATOR DEFINED WORK AREA.
   - ERIE COUNTY WATER AUTHORITY: HAS RESPONDED, DRAWN HERON.
   - NATIONAL FUEL GAS / CLARENCE NFG-113: HAS RESPONDED, DRAWN HERON.
   - NYSEG LANCASTER ELECTRIC: HAS RESPONDED, NO LOCATE REQUIRED - EXCAVATION WORK IS BEING PERFORMED FOR THE FACILITY OWNER. LOCATE WILL BE PERFORMED BY THE EXCAVATOR PER CONTRACTUAL AGREEMENT.
   - VERIZON / BUFFALO: HAS RESPONDED, DESIGN CONFLICT, PLEASE SHARE DESIGN DRAWINGS WITH THEIR ENGINEERING DEPT. DRAWN HERON.
5. BENCHMARK IS LOCATED ON THE SOUTH SIDE OF SHERIDAN DRIVE, MAG IN UTILITY POLE AT NE CORNER OF PROPERTY. ELEVATION:729.21.

NOTE: PHYSICAL FEATURES AT GROUND LEVEL NOT CHECKED AND/OR LOCATED DUE TO THE PRESENCE OF EXCESSIVE SNOW AND/OR ICE.

NEW YORK FRONTIER LAND SURVEYORS 1960 Association Inc. MEMBER

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

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

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

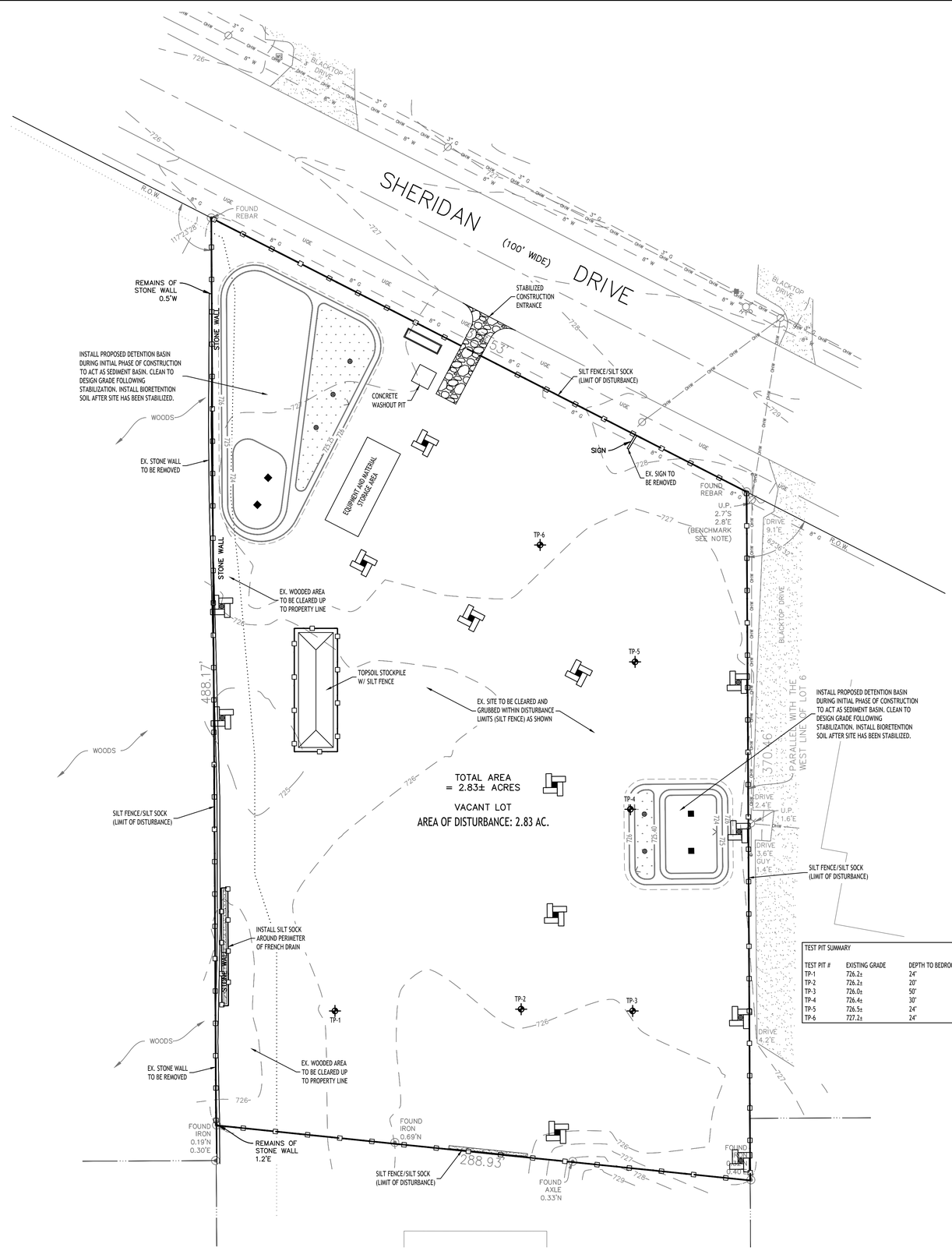
BOUNDARY & TOPOGRAPHIC SURVEY

9105 Sheridan Drive

Part of Lot 6, Section 9, Township 12, Range 6
Holland Land Company's Survey
Town of Clarence
County of Erie, State of New York

Date of Survey: 12/24/2024 Scale : 1" = 40'

Project No. : 24J2-1866



Demo & Erosion Control Plan

SCALE: 1"=30'

TEST PIT SUMMARY

TEST PIT #	EXISTING GRADE	DEPTH TO BEDROCK	PROPOSED GRADE
TP-1	726.2±	24"	727.50
TP-2	726.2±	20"	728.85
TP-3	726.0±	50"	729.10
TP-4	726.4±	30"	726.00
TP-5	726.5±	24"	728.55
TP-6	727.2±	24"	729.50

EROSION CONTROL NOTES

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

1. 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.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
3. ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. 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.
6. 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.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. 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.
9. 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.
10. INSTALL TEMPORARY SILT FENCE AROUND THE BASE OF STOCKPILES.
11. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF CLARENCE WEEKLY.
12. THE ENGINEER OF RECORD FOR THIS PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN COMPLIANCE WITH THE NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL AND NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS. DUE TO SOIL DISTURBANCE BEING GREATER THAN ONE ACRE, A NYSDEC SPDES PERMIT MUST BE OBTAINED BEFORE ANY ON-SITE DISTURBANCE IS MADE.

NOTES:

1. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
2. TEMPORARY SILT FENCE AND STRAW BALES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGATATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
3. 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.
4. THE CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS.
5. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NYS M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.

DEMO & EROSION CONTROL LEGEND:

- INSTALL STORM DRAINAGE INLET PROTECTION
- PROPOSED SILT FENCE/SILT SOCK

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

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Engineering comments	7/10/25

STATE OF NEW YORK R. CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

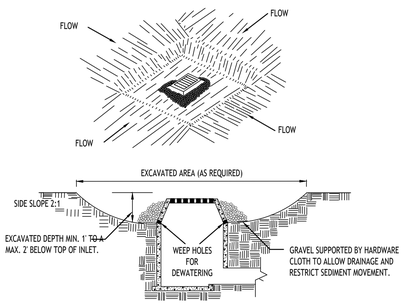
Demo & Erosion Control Plan

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

DRAWING NO.

C-001

Project No: 24-4106



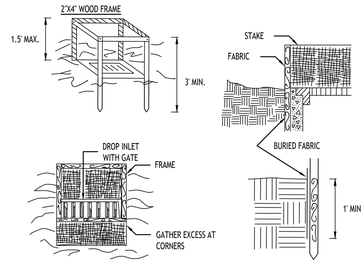
CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. 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



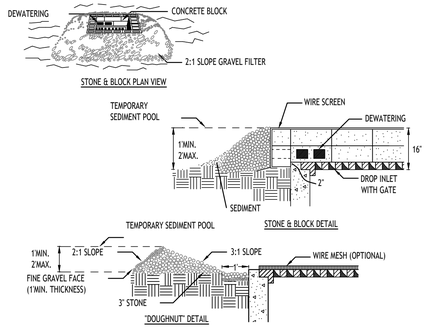
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. 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.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. 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



CONSTRUCTION SPECIFICATIONS

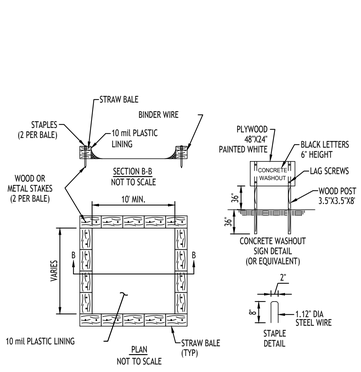
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL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

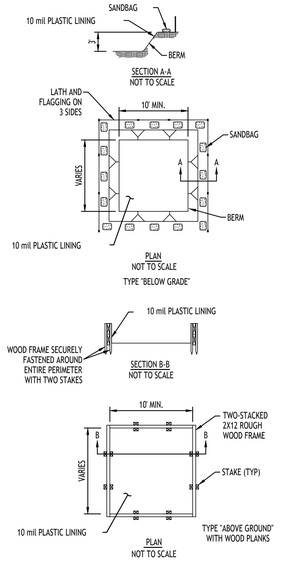
NOT TO SCALE

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



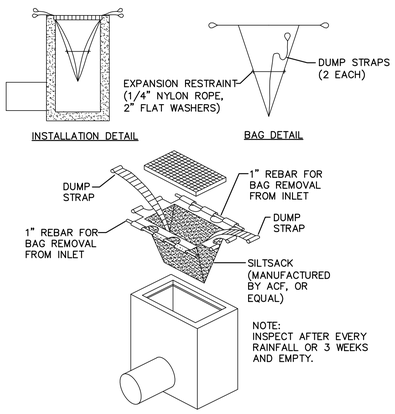
NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. 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.



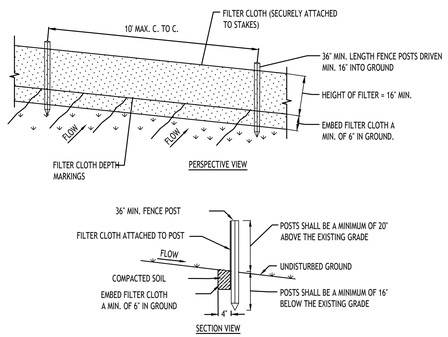
CONCRETE WASHOUT DETAIL

NOT TO SCALE



SILT SACK DETAIL

NOT TO SCALE

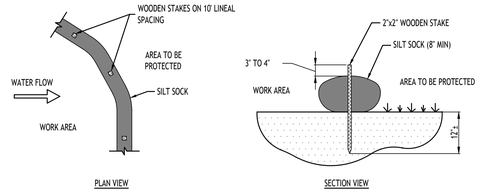


CONSTRUCTION SPECIFICATIONS

1. 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.
2. 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, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE



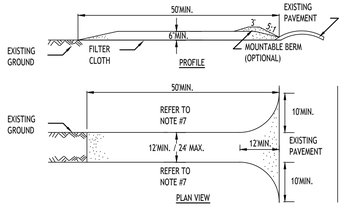
NOTES:

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 ½ 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 DETAIL

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. 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.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. 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.
7. 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 TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. TEMPORARY ASPHALT SHALL BE PLACED WITHIN RIGHT-OR-WAY TO ENSURE THIS.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS: No.	Description	Date
1	Per Engineering comments	7/10/25
2	Per NYSDOT comments	9/11/25

DRAWING NAME:

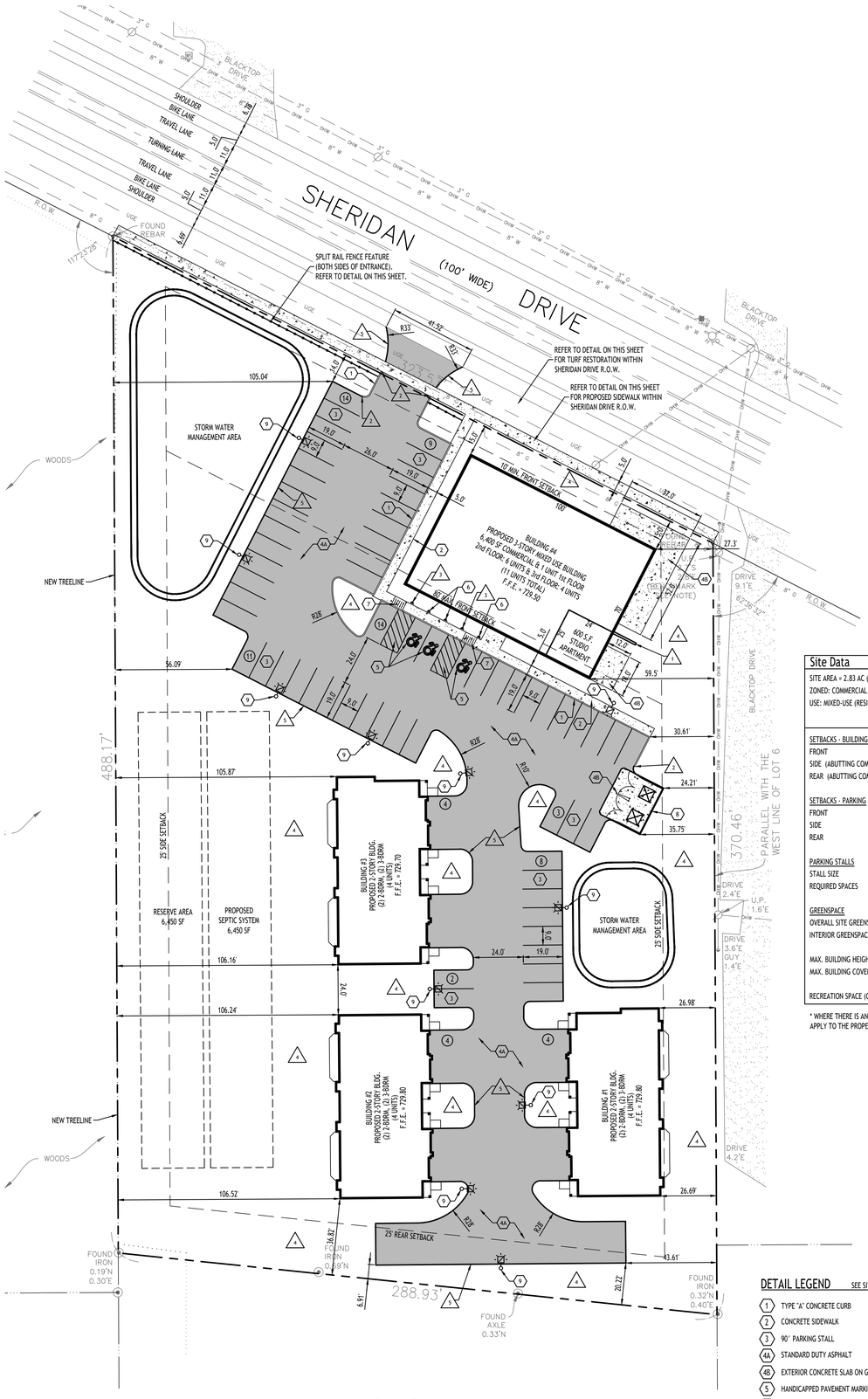
Demo & Erosion Control Details

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

DRAWING NO.

C-002

Project No: 24-4106



Site Plan
SCALE: 1"=30'

Site Data		
SITE AREA = 2.83 AC (2.83 AC TO BE DISTURBED)		
ZONED: COMMERCIAL		
USE: MIXED-USE (RESIDENTIAL AND COMMERCIAL)		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	10 FT MIN/80 FT MAX *	15 FT
SIDE (ABUTTING COM. / RES.)	25 FT / 45 FT	25 FT MIN. / N/A
REAR (ABUTTING COM. / RES.)	25 FT / 45 FT	34.84 FT MIN. / N/A
SETBACKS - PARKING		
FRONT	N/A	14 FT MIN.
SIDE	N/A	30.61 FT MIN.
REAR	N/A	6.91 FT MIN.
PARKING STALLS		9'x19'
STALL SIZE	9'x19'	12 - GARAGES
REQUIRED SPACES	83	73 - 9'x19'
		85 TOTAL
GREENSPACE		
OVERALL SITE GREENSPACE	30% (0.85 AC)	57% (1.60 AC)
INTERIOR GREENSPACE	8% (0.23 AC)	> 8%
MAX. BUILDING HEIGHT	45 FT	< 45 FT
MAX. BUILDING COVERAGE	70% MAX. (1.98 AC)	53% (1.22 AC)
RECREATION SPACE (CAN BE INCLUDED IN GREENSPACE)	15% (0.42 AC)	> 15%

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

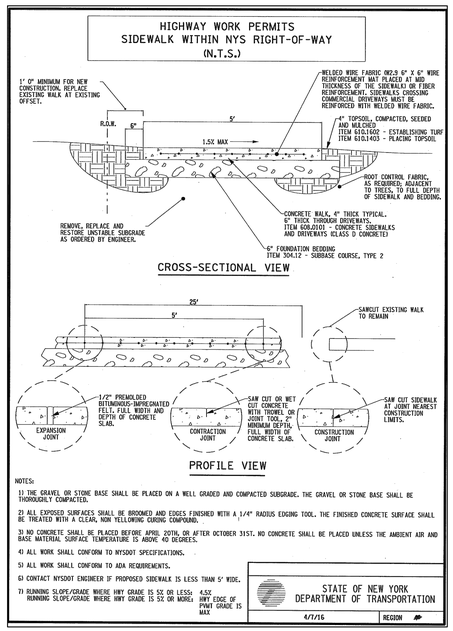
DETAIL LEGEND
SEE SITE DETAIL SHEET

1. TYPE 'A' CONCRETE CURB
2. CONCRETE SIDEWALK
3. 90° PARKING STALL
4A. STANDARD DUTY ASPHALT
4B. EXTERIOR CONCRETE SLAB ON GRADE
5. HANDICAPPED PAVEMENT MARKINGS
6. HANDICAPPED PARKING SIGN
7. HANDICAPPED PAVEMENT RAMP
8. DUMPSTER ENCLOSURE
9. LIGHT POLE FOUNDATION

NOTE LEGEND

1. PRIVACY WALL - COORDINATE WITH OWNER
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. INSTALL 'NO PARKING' SIGN, M.U.T.C.D. SIGN NO. P1-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. EDGE OF PAVEMENT

HIGHWAY WORK PERMITS
SIDEWALK WITHIN NYS RIGHT-OF-WAY
(N.T.S.)

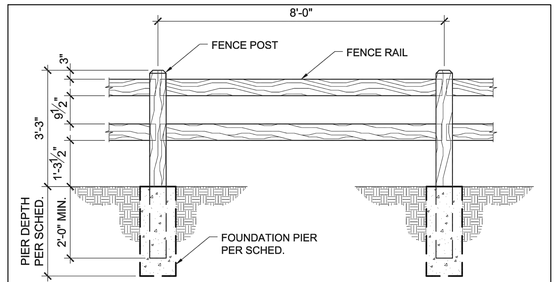


CROSS-SECTIONAL VIEW

PROFILE VIEW

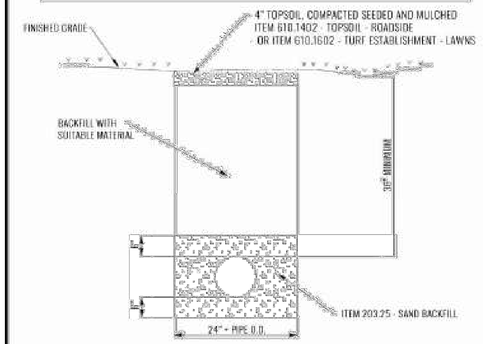
NOTES:
1) THE GRAVEL OR STONE BASE SHALL BE PLACED ON A WELL GRADED AND COMPACTED SUBGRADE. THE GRAVEL OR STONE BASE SHALL BE THOROUGHLY COMPACTED.
2) ALL EXPOSED SURFACES SHALL BE BROOMED AND EDGES FINISHED WITH A 1/4" RADIUS EDGING TOOL. THE FINISHED CONCRETE SURFACE SHALL BE TREATED WITH A CLEAR, NON YELLOWING CURING COMPOUND.
3) NO CONCRETE SHALL BE PLACED BEFORE APRIL 20TH, OR AFTER OCTOBER 31ST. NO CONCRETE SHALL BE PLACED UNLESS THE AMBIENT AIR AND BASE MATERIAL SURFACE TEMPERATURE IS ABOVE 40 DEGREES.
4) ALL WORK SHALL CONFORM TO NYSDOT SPECIFICATIONS.
5) ALL WORK SHALL CONFORM TO ADA REQUIREMENTS.
6) CONTACT NYSDOT ENGINEER IF PROPOSED SIDEWALK IS LESS THAN 5' WIDE.
7) RUNNING SLOPE/GRADE WHERE HBY GRADE IS 5% OR LESS: 4.5% MAX
RUNNING SLOPE/GRADE WHERE HBY GRADE IS 5% OR MORE: HWY EDGE OF PVMT GRADE IS MAX

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4/7/16 | REGION



(2 RAIL) SPLIT RAIL FENCE
ELEVATION

HIGHWAY WORK PERMITS
EXCAVATION/RESTORATION DETAIL WITHIN NYS RIGHT-OF-WAY OUTSIDE OF PAVEMENT AND SHOULDER
(N.T.S.)



NOTES:
1) BACKFILL OF SUITABLE MATERIAL SHALL BE COMPACTED IN MAXIMUM 6" LIFTS.
2) ALL DISTURBED AREAS SHALL BE MULCHED OR HAVE TURF ESTABLISHED WITHIN 10 DAYS.
3) ALL WORK SHALL CONFORM TO NYSDOT SPECIFICATIONS.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
04/07/21 | REGION 5

MULTI-FAMILY UNIT CALCULATION
COMMERCIAL (C) LAND AREA = 2.8 AC
ALLOWED PER SECTION 229-126 (D)(1)c: 50% OF THE PROPERTY SHALL BE COMMITTED TO A COMMERCIAL USE REQ'D COMMERCIAL USE AREA = 2.8 AC x 0.5 = 1.4 AC
WITHIN THE COMMERCIAL COMPONENT PER SECTION 229-126(D)(5)a: WITHIN THE MIN. 50% OF THE DEVELOPMENT COMMITTED TO COMMERCIAL USES, MIXED USE DESIGNS MAY BE ALLOWED WITH A DENSITY OF 4 UNITS/AC ALLOWED UNITS= 1.4 AC x 4 UNITS/AC = 5.6 UNITS
WITHIN THE RESIDENTIAL COMPONENT PER SECTION 229-126(D)(1)a: MAXIMUM DENSITY FOR MULTI-FAMILY DEVELOPMENTS WITH SEPTIC SHALL BE 4 UNITS/AC ALLOWED UNITS = 1.4 AC x 4 UNITS/AC = 5.6 UNITS
1. AREA VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS ON 4/30/25 ALLOWING TWENTY-TWO (22) RESIDENTIAL UNITS ON THE PROJECT SITE. 2. AREA VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS ON 4/30/25 ALLOWING THREE-STORY CONSTRUCTION
MINIMUM 75% OF THE FIRST FLOOR SQUARE FOOTAGE SHALL BE PERMITTED COMMERCIAL USES

PARKING CALCULATION:

"OFFICE"
1 SPACE PER 200 GSF OF FLOOR AREA
2600 GSF / 200 = 13 SPACES

"RETAIL"
1 PER 150 GSF OF FLOOR AREA
1450 GSF / 150 = 10 SPACES

"RESTAURANT" (1500 SF)
1 PER 3 SEATS
40 SEATS / 3 = 14 SPACES

"RESIDENTIAL"
2 PER UNIT
23 UNITS x 2 = 46 SPACES

TOTAL SPACES REQUIRED = 83 SPACES

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 COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY 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. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL & SEED. REFER TO NYSDOT DETAIL FOR TURF RESTORATION WITHIN SHERIDAN DRIVE R.O.W.
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.

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

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

30' 30 0 30 60Ft.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development
9105 Sheridan Drive
Clarence, New York

REVISIONS:		
No.	Description	Date
1	Per engineering comments	6/3/25
2	Per NYSDOT comments	9/11/25
3	Per NYSDOT comments	11/5/25

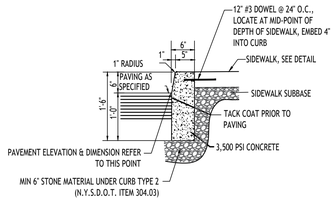
STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Site Plan

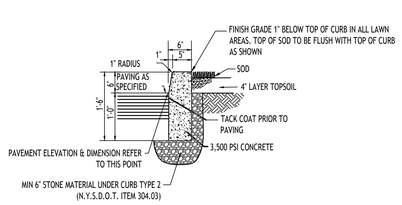
Date: 6/12/25
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.
C-100

Project No: 24-4106



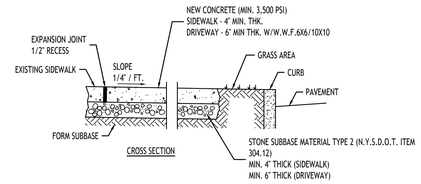
ABUTTING SIDEWALK



ABUTTING LANDSCAPE/GRASS

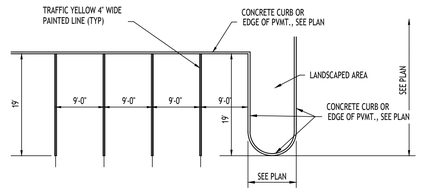
NOTES:
1. CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.

TYPE "A" CONCRETE CURB - 1

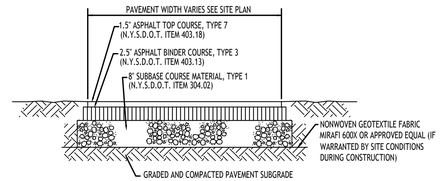


NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE, PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6' LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6" AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

CONCRETE SIDEWALK - 2

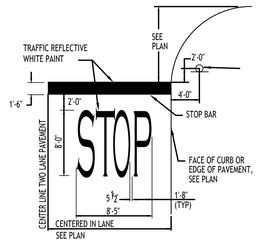


90° PARKING STALL LAYOUT - 3

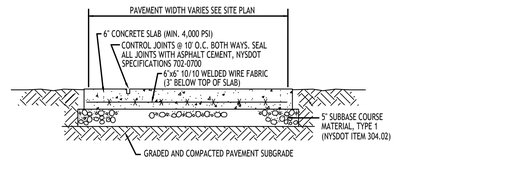


NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 4A

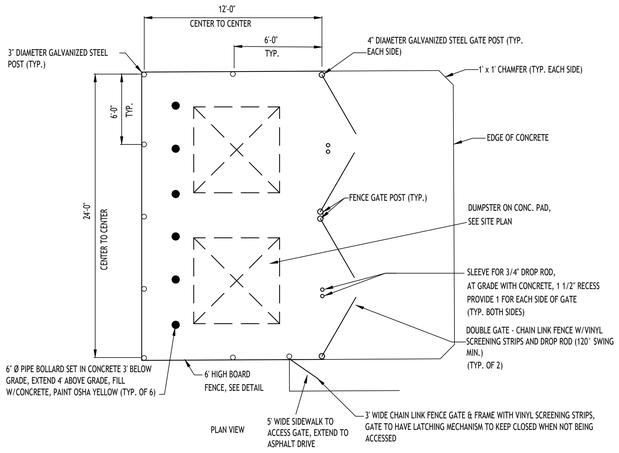


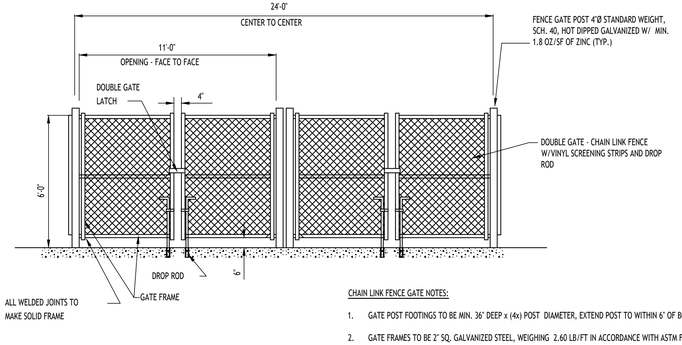
STOP BAR DETAIL - 9



NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

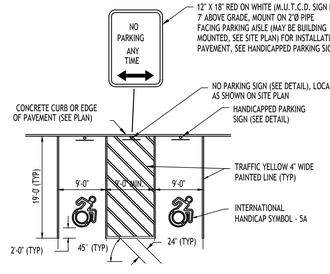
EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 4B





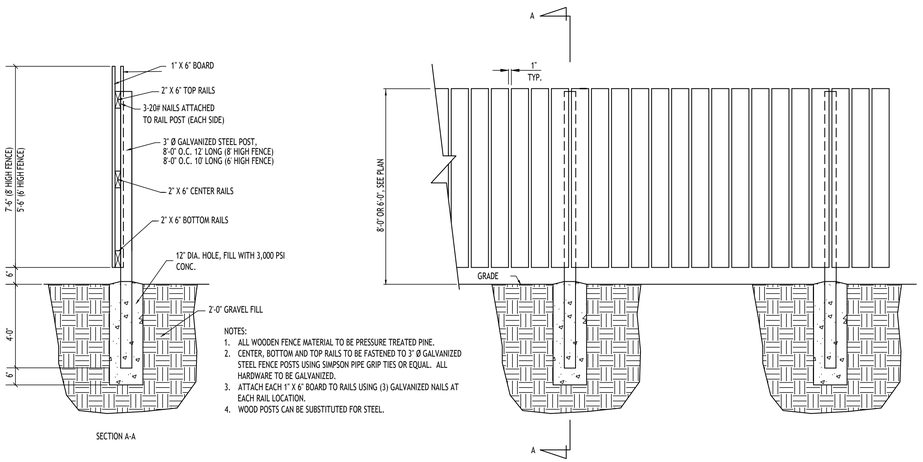
CHAIN LINK FENCE GATE NOTES:
1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
2. GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
3. CHAIN LINK FENCE FABRIC SHALL BE 2" MESH, 9 GAUGE, ZINC COATED STEEL CORE WIRE. INSTALL MESH WITH HOOK BOLTS AND TENSION BARS ON ALL 4 SIDES, ATTACH AT 15" MAX.
4. DOUBLE GATE LATCH TO BE FORKED TYPE CAPABLE OF RETAINING GATE IN CLOSED POSITION AND HAVE PROVISION FOR PAD LOCK. LATCH SHALL BE OPERABLE FROM EITHER SIDE OF GATE.
5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.

DUMPSTER ENCLOSURE - 8

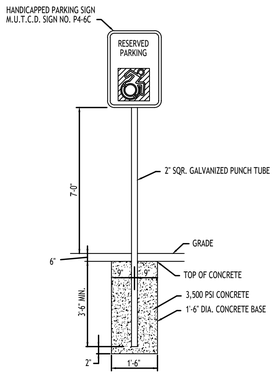


HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 5

INTERNATIONAL HANDICAP SYMBOL - 5A



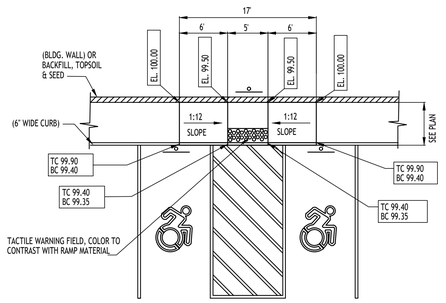
BOARD ON BOARD FENCE - FOR DUMPSTER ENCLOSURE



NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

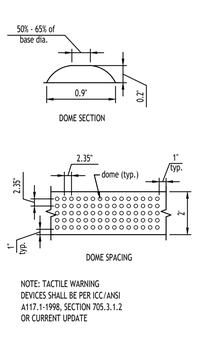
HANDICAP PARKING SIGNS - 6

INSTALLED IN GRASS/LANDSCAPED AREA

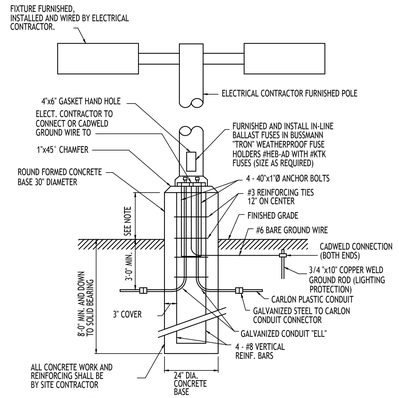


NOTE: ELEVATIONS & DIMENSIONS SHOWN ARE TO ILLUSTRATE GRADE CHANGE ONLY, SEE SITE & GRADING PLAN FOR ACTUAL DATUM & DIMENSIONS

HANDICAPPED PAVEMENT RAMP - 7



NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE



NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 3" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION - 10

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development
9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date

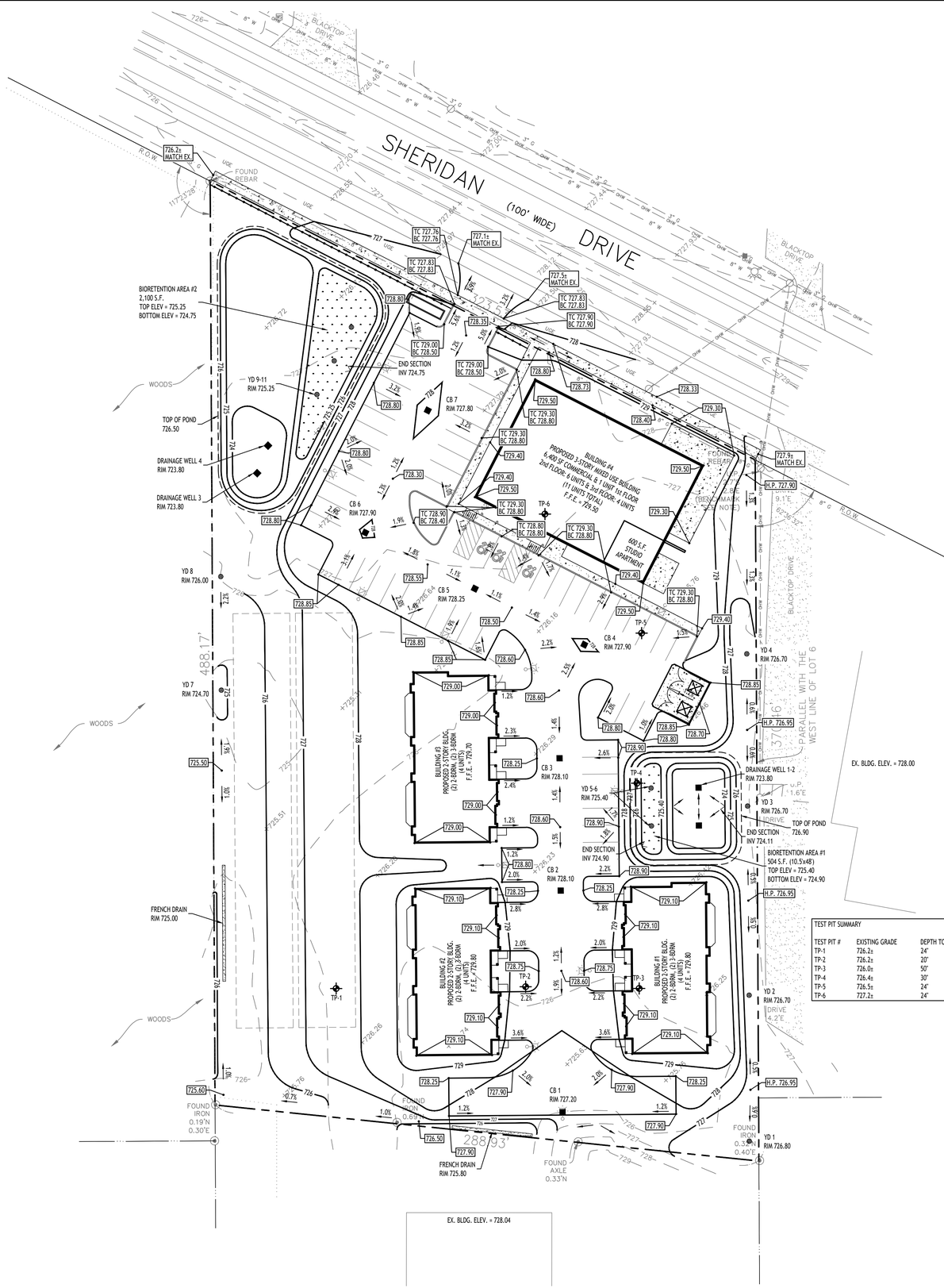
STATE OF NEW YORK — R. CHRISTOPHER WOOD — 076394 — LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Site Details

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

DRAWING NO.
C-101

Project No: 24-4106



TEST PIT SUMMARY			
TEST PIT #	EXISTING GRADE	DEPTH TO BEDROCK	PROPOSED GRADE
TP-1	726.2±	24"	727.50
TP-2	726.2±	20"	728.85
TP-3	726.0±	50"	729.10
TP-4	726.4±	30"	726.00
TP-5	726.5±	24"	728.55
TP-6	727.2±	24"	729.50

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.

30' 30 0 30 60Ft.

N

Grading Plan

SCALE: 1"=30'

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per engineering comments	6/3/25
2	Per engineering comments	7/28/25
3	Per engineering comments	9/18/25

STATE OF NEW YORK
CHRISTOPHER ROSS
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

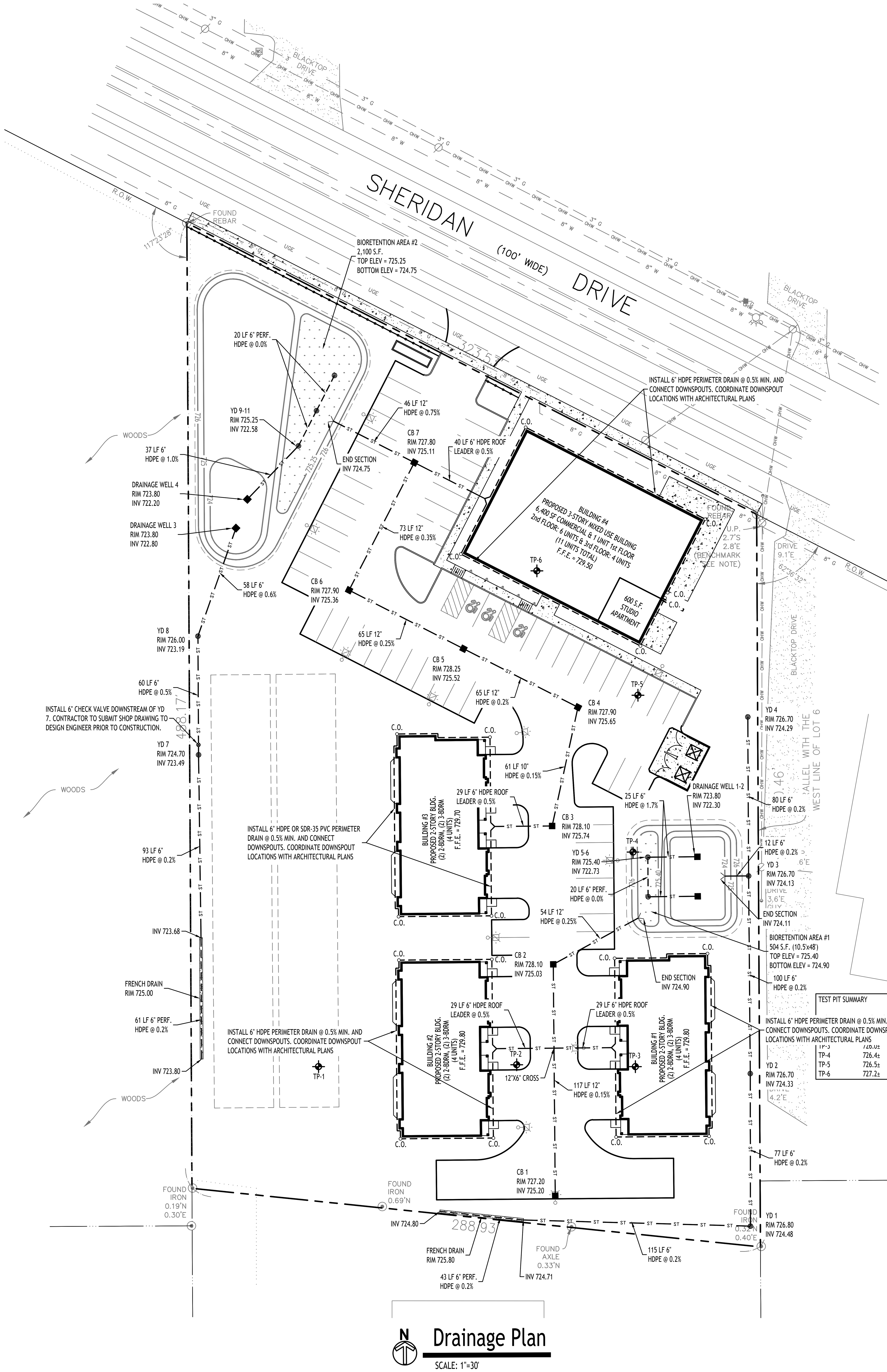
Grading Plan

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

DRAWING NO.

C-200

Project No: 24-4106



TEST PIT SUMMARY

		DEPTH TO BEDROCK	PROPOSED GRADE
[illegible]	[illegible]	24"	727.50
[illegible]	[illegible]	20"	728.85
TP-3	726.0±	50"	729.10
TP-4	726.4±	30"	726.00
TP-5	726.5±	24"	728.55
TP-6	727.2±	24"	729.50

STORMWATER RUNOFF SUMMARY

EAST DETENTION/WELL:

EVENT	PROP. RUNOFF (CFS)	ELEVATION (FEET)	STORAGE (CF)
1-YEAR	1.00	723.83	3
10-YEAR	1.00	724.36	558
100-YEAR	1.00	725.43	2,263

WEST DETENTION/WELL:

EVENT	PROP. RUNOFF (CFS)	ELEVATION (FEET)	STORAGE (CF)
1-YEAR	1.00	724.26	551
10-YEAR	1.00	724.96	3,097
100-YEAR	1.00	725.85	9,104

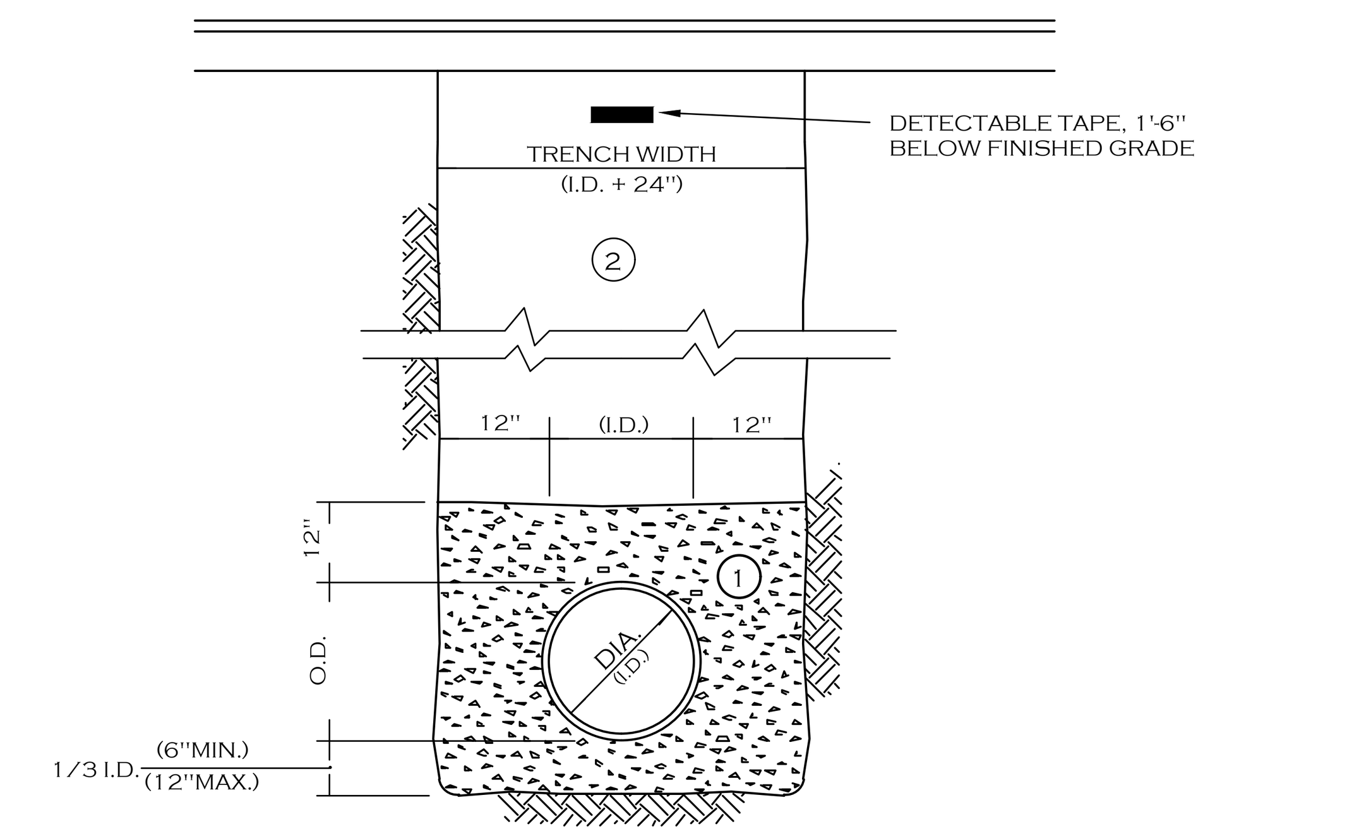
TOTAL SITE:

EVENT	EX. RUNOFF (CFS)	PROP. RUNOFF (CFS)
1-YEAR	0.73	2.00
10-YEAR	2.57	2.00
100-YEAR	6.31	2.00

BIORETENTION SUMMARY:

BIORETENTION AREA #1 = 504 S.F.
BIORETENTION AREA #2 = 2,100 S.F.

TOTAL AREA PROVIDED = 2,604 S.F.
TOTAL AREA REQUIRED = 2,445 S.F.



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

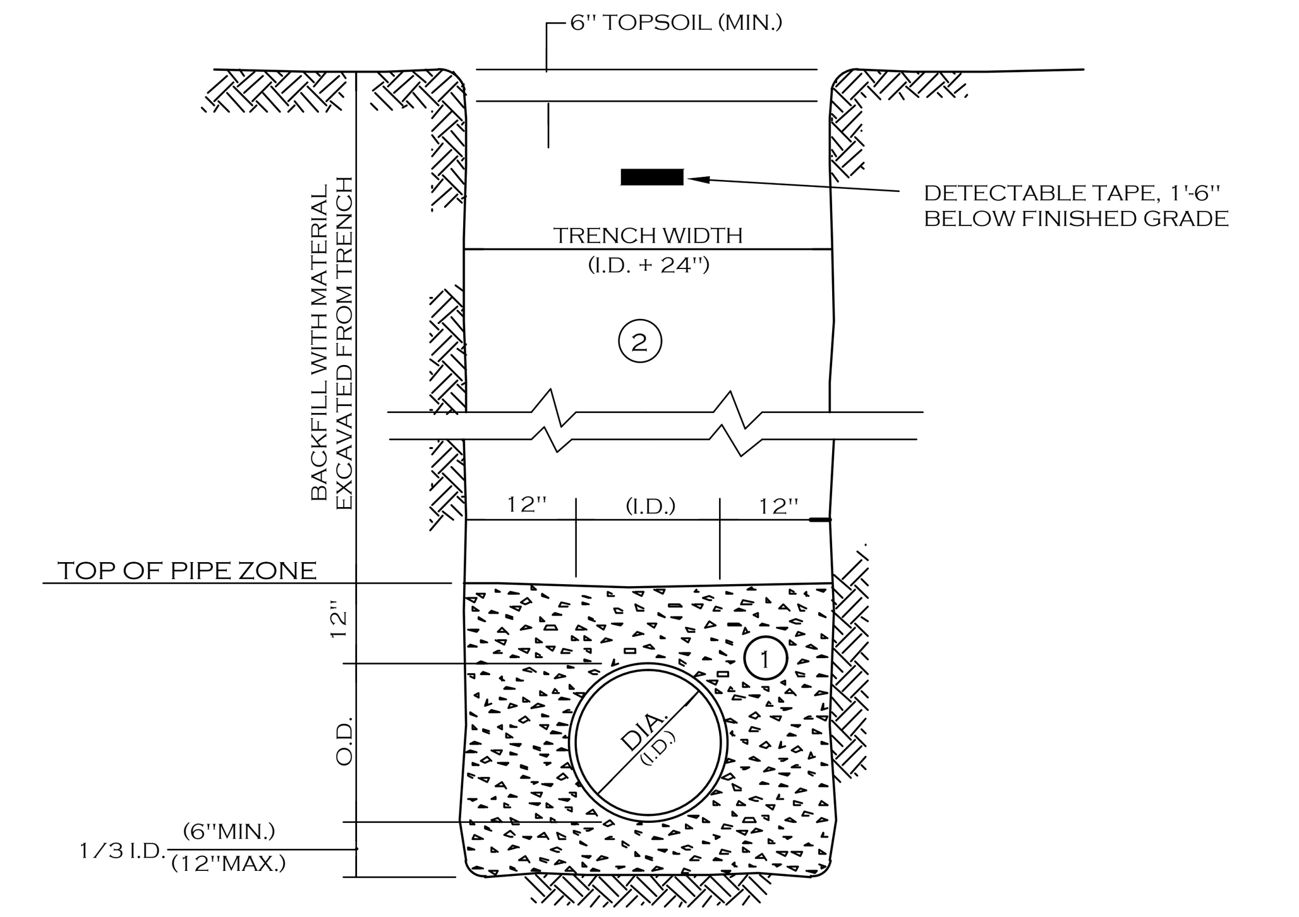
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH 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 MATERAIL 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



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PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

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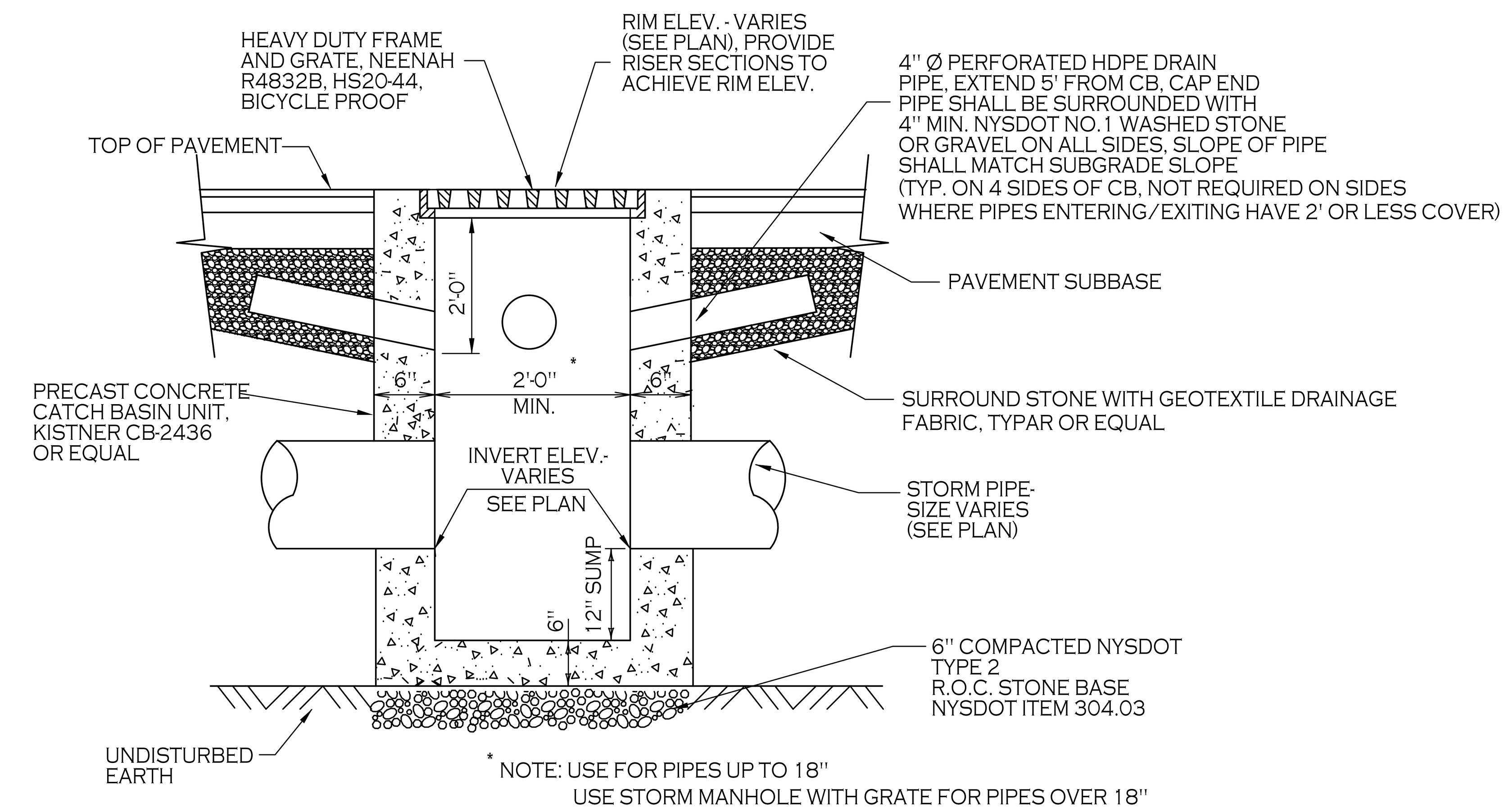
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

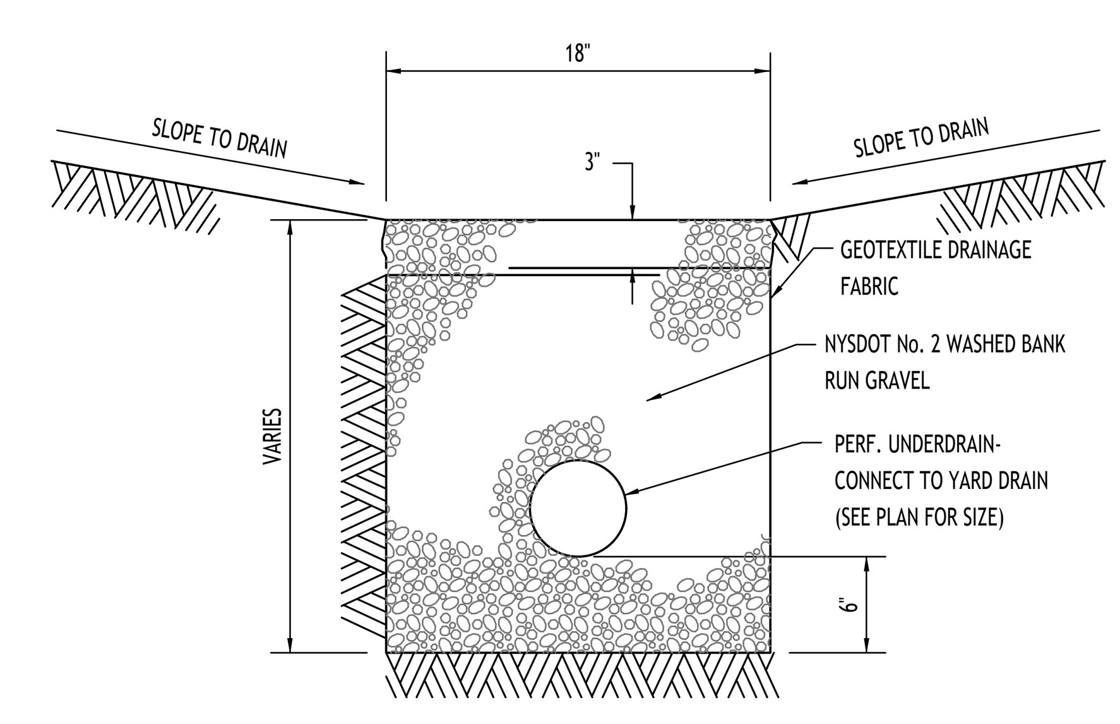
(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS



* NOTE: USE FOR PIPES UP TO 18"
USE STORM MANHOLE WITH GRATE FOR PIPES OVER 18"

TYPICAL PRECAST CATCH BASIN



FRENCH DRAIN DETAIL

NOT TO SCALE

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, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

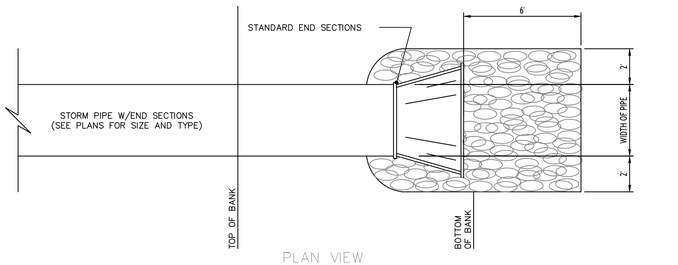
No.	Description	Date
1	Per engineering comments	6/3/25
2	Per engineering comments	7/28/25
3	Per engineering comments	9/18/25

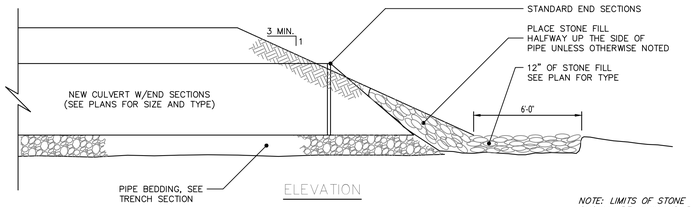
DRAWING NAME:
Drainage Plan and Details

Date:	6/23/25
Drawn By:	A. Pandolfe
Scale:	As Noted

DRAWING NO.
C-300

Project No: 24-4106

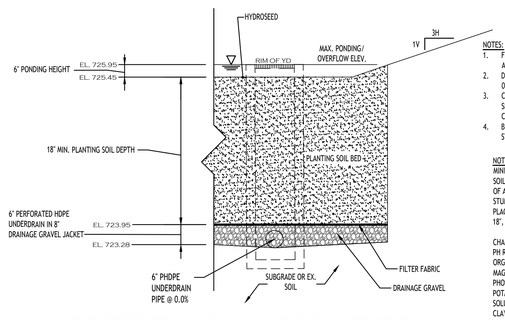




NOTE: LIMITS OF STONE SHOWN ARE MINIMUMS, PLAN MAY INDICATE GREATER LIMITS

TYPICAL PIPE OUTLET W/END SECTION & RIP RAP

NOT TO SCALE



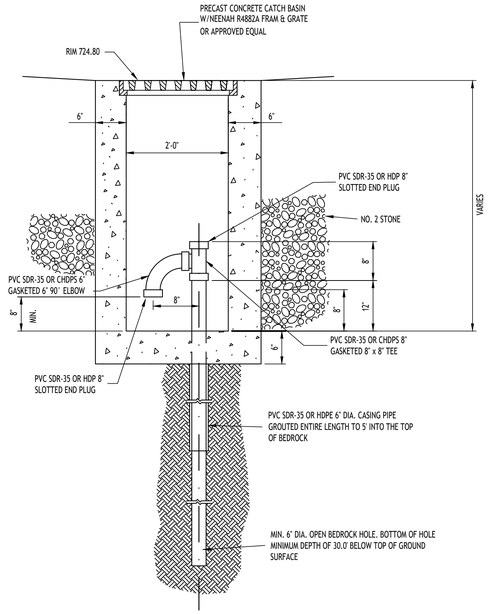
BIORETENTION AREA #1 - TYPICAL SECTION

NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43. NO.67, SIZE 0.25" TO 0.75"
3. CONTRACTOR TO PROVIDE PLANTING SOIL SUBMITTAL SPECIFICATION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. BIORETENTION SOIL IS NOT TO BE INSTALLED UNTIL SITE IS STABILIZED.

NOTE: PLANTING SOIL SHALL BE LOAM/SAND MIX CONTAINING A MINIMUM OF 35 TO 60% SAND BY VOLUME AND LESS THAN 25% CLAY. SOIL SHOULD FALL WITHIN USCS TYPES SM OR ML WITH PERMEABILITY OF AT LEAST 1.0 FEET PER DAY. SOIL SHOULD BE FREE FROM STONES, STUMPS, ROOTS OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED.

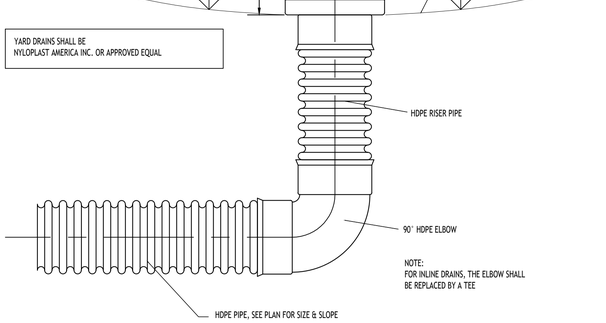
CHARACTERISTICS SHALL BE:
PH RANGE: 5.2 - 7.00
ORGANIC MATTER: 1.5 - 4.0%
MAGNESIUM: 35 LBS PER ACRE MIN.
PHOSPHORUS: 75 LBS PER ACRE MIN.
POTASSIUM: 85 LBS PER ACRE MIN.
SOLUBLE SALTS: 500 PPM
CLAY: 10 TO 25%
SILT: 30 TO 55%
SAND: 35 TO 60%

bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):		
Seed Mixture	Variety	Percent by No. of Seeds
Creeping Bentgrass	Agrostis stolonifera	63.0
Rough Bluegrass	Poa trivialis	17.0
Meadow Foxtail	Alopecurus arundinaceus	11.0
Annual Ryegrass	Lolium multiflorum	4.5
Deertongue	Panicum clandestinum	4.5



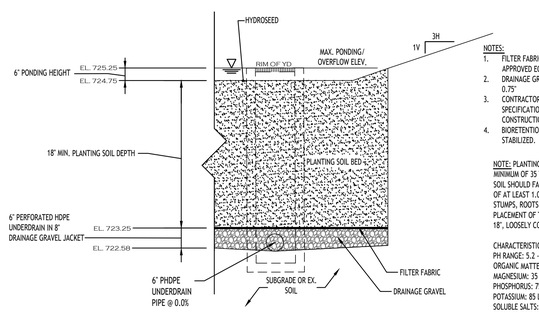
TYPICAL DRAINAGE WELL

NOTES:
1. CONSTRUCTION OF STORM DRAINAGE WELLS TO BE IN ACCORDANCE WITH RECOMMENDATIONS OF FREY WELL DRILLING, INC.
2. STORM DRAINAGE WELLS TO BE CONSTRUCTED AS MINIMUM 6" DIAMETER OPEN BEDROCK WELLS EXTENDING MINIMUM OF 30 FEET BELOW EXISTING GROUND SURFACE.
3. EACH STORM DRAINAGE WELL TO BE FIELD TESTED TO DETERMINE INTAKE VALUE, THIS VALUE TO BE APPROVED BY OWNER AND ENGINEER.
4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES REGARDING THE PREVENTION AND ABATEMENT OF SOIL EROSION, SEDIMENTATION, WATER POLLUTION AND PRESERVATION OF EXISTING AQUIFERS.
5. REGULAR PERIODIC INSPECTION AND MAINTENANCE OF STORM DRAINAGE WELLS IS RECOMMENDED. MAINTENANCE TO INCLUDE REMOVAL OF ACCUMULATED OILS AND SEDIMENT FROM SUMPS IN CURB INLETS AND STORM DRAINAGE WELLS AS WELL AS PERIODIC FLUSHING OF STORM DRAINAGE WELLS WITH WATER AND AIR.



NOTE:
SEE TYPICAL TRENCH SECTION FOR BEDDING REQUIREMENTS

TYPICAL BIORETENTION YARD DRAIN DETAIL



BIORETENTION AREA #2 - TYPICAL SECTION

NOTES:
1. FILTER FABRIC TO BE NON-WOVEN CLASS 'C', MIRAFI 180-N OR APPROVED EQUIVALENT
2. DRAINAGE GRAVEL TO MEET AASHTO M-43. NO.67, SIZE 0.25" TO 0.75"
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bio-retention area seeding spec (Northeast Wetland Grass Seed Mix):		
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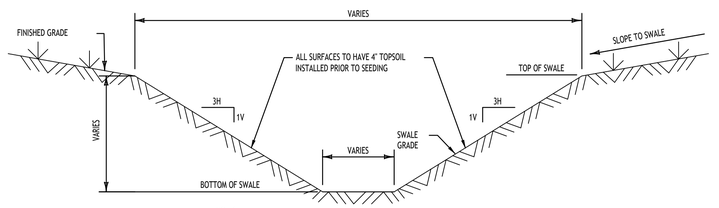
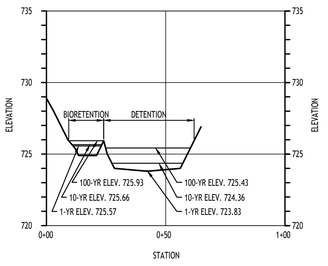


NOTES:
1. INLET PIPES TO HAVE END SECTIONS & RIP RAP INSTALLED
2. BOTTOM SLOPE AND WIDTH OF SWALE VARIES
3. SIDES AND BOTTOM OF SWALE TO BE SEEDED, SLOPE NOT TO EXCEED 1V:3H TO ALLOW FOR MOWING

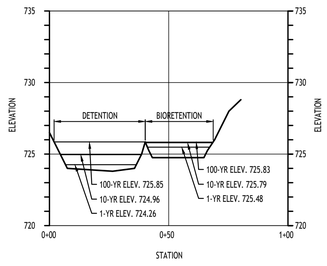
TYPICAL SWALE CROSS SECTION

NOT TO SCALE



EAST DETENTION POND CROSS SECTION

SCALE: HORIZ. 1"=30'
VERT. 1"=5'



WEST DETENTION POND CROSS SECTION

SCALE: HORIZ. 1"=30'
VERT. 1"=5'

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

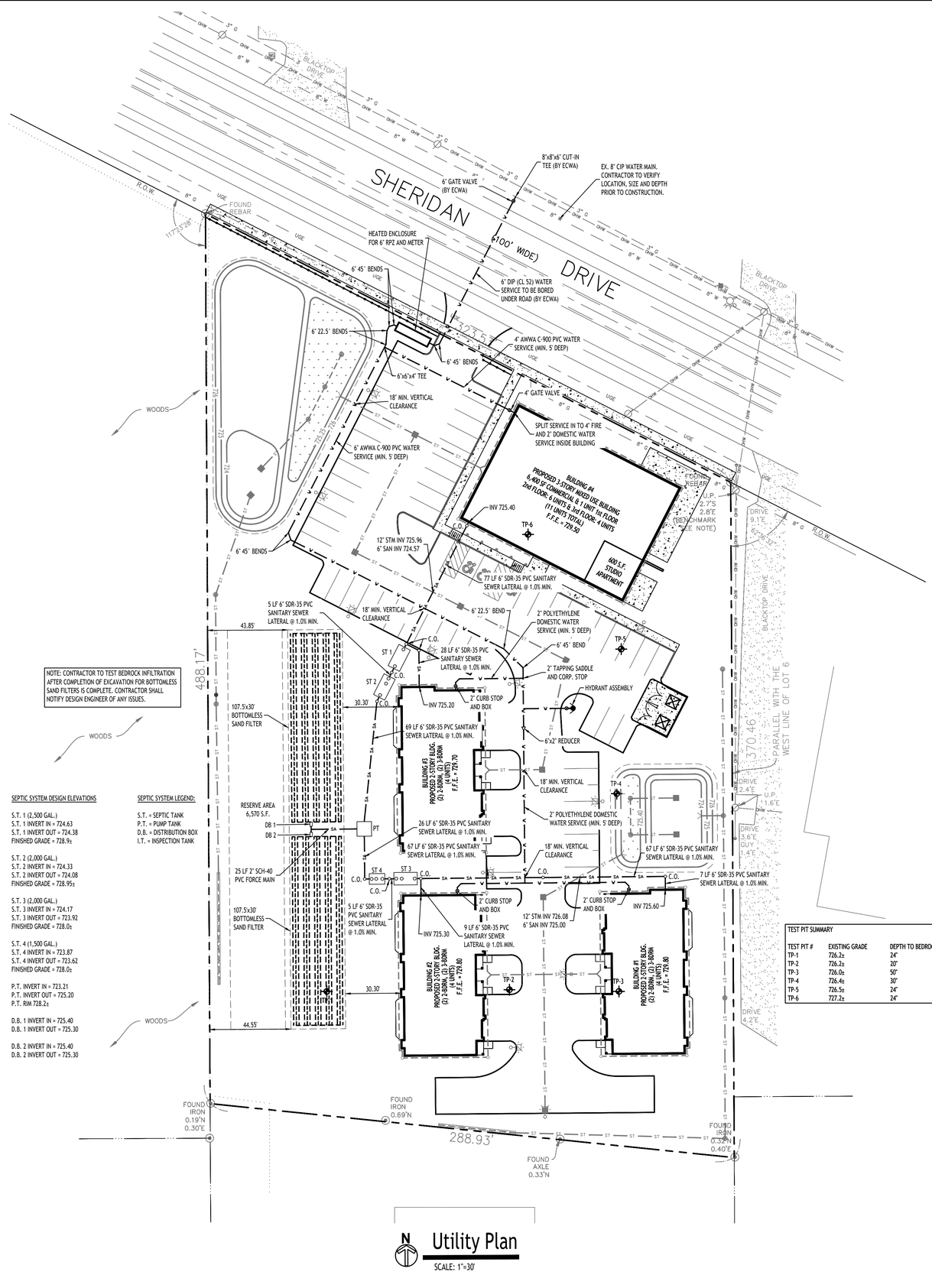
No.	Description	Date
1	Per engineering comments	6/3/25
2	Per engineering comments	7/28/25
3	Per engineering comments	9/18/25

DRAWING NAME:
Drainage Details

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

DRAWING NO.
C-301

Project No: 24-4106



SEPTIC SYSTEM DESIGN ELEVATIONS

S.T. 1 (2,500 GAL.)
S.T. 1 INVERT IN = 724.63
S.T. 1 INVERT OUT = 724.38
FINISHED GRADE = 728.9±

S.T. 2 (2,000 GAL.)
S.T. 2 INVERT IN = 724.33
S.T. 2 INVERT OUT = 724.08
FINISHED GRADE = 728.95±

S.T. 3 (2,000 GAL.)
S.T. 3 INVERT IN = 724.17
S.T. 3 INVERT OUT = 723.92
FINISHED GRADE = 728.0±

S.T. 4 (1,500 GAL.)
S.T. 4 INVERT IN = 723.87
S.T. 4 INVERT OUT = 723.62
FINISHED GRADE = 728.0±

P.T. INVERT IN = 723.21
P.T. INVERT OUT = 725.20
P.T. RIM 728.2±

D.B. 1 INVERT IN = 725.40
D.B. 1 INVERT OUT = 725.30

D.B. 2 INVERT IN = 725.40
D.B. 2 INVERT OUT = 725.30

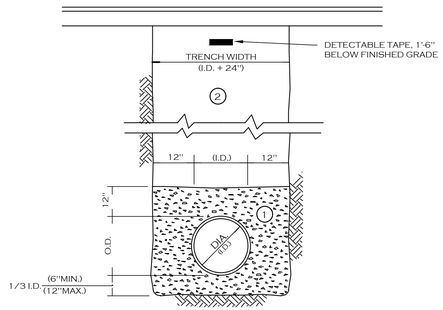
SEPTIC SYSTEM LEGEND:

S.T. = SEPTIC TANK
P.T. = PUMP TANK
D.B. = DISTRIBUTION BOX
I.T. = INSPECTION TANK

TEST PIT SUMMARY			
TEST PIT #	EXISTING GRADE	DEPTH TO BEDROCK	PROPOSED GRADE
TP-1	726.2±	24"	727.50
TP-2	726.2±	20"	728.85
TP-3	726.0±	50"	729.10
TP-4	726.4±	30"	726.00
TP-5	726.5±	24"	728.55
TP-6	727.2±	24"	729.50

Utility Plan

SCALE: 1"=30'



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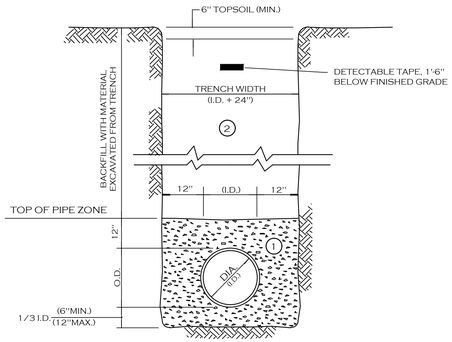
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERAIL 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)

UTILITY TRENCH SECTION IN PAVED AREAS



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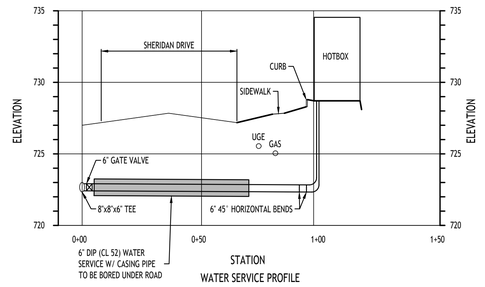
UTILITY TRENCH SECTION IN UNPAVED AREAS



NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
3. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF HAMBURG ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.

UTILITY NOTES:

1. FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE A 6" CLEANOUT INSTALLED AT ENTRANCE POINT. INVERT ELEVATION TO BE 5' MIN. BELOW F.F.E. OF THE BUILDING. PIPE TO BE 6" SDR-35 PVC @ 1.0% MIN WITH MIN 4' OF COVER. ADD ADDITIONAL CLEANOUTS @ 100' MAX. SPACING FOR 6" LATERALS OVER 90' IN LENGTH.
3. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
4. COORDINATE LOCATION OF CTV & 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, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per ECWA comments	8/19/25
2	Per ECDOH comments	10/1/25
3	Per ECDOH comments	10/20/25

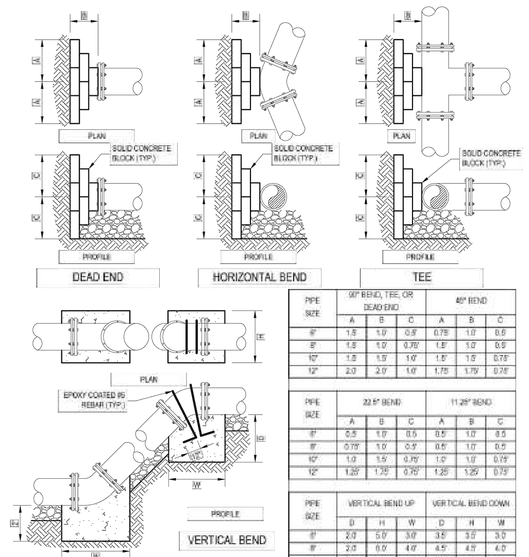
STATE OF NEW YORK
R. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Utility Plan

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

DRAWING NO.
C-400

Project No: 24-4106



PIPE SIZE	90° BEND, TEE, OR DEAD END			45° BEND		
	A	B	C	A	B	C
6"	1.5	1.0	0.5'	0.75	1.0'	0.5
8"	1.5	1.0	0.75'	1.5'	1.0'	0.5
10"	1.5	1.5	1.0'	1.5'	1.5'	0.75'
12"	2.0	2.0	1.0'	1.75	1.75	0.75'

PIPE SIZE	22.5° BEND			11.25° BEND		
	A	B	C	A	B	C
6"	0.5	1.0'	0.5	0.5'	1.0'	0.5
8"	0.75'	1.0'	0.5'	0.5'	1.0'	0.5
10"	1.0	1.5'	0.75'	1.0'	1.0'	0.75'
12"	1.25'	1.75'	0.75'	1.25'	1.25'	0.75'

PIPE SIZE	VERTICAL BEND UP			VERTICAL BEND DOWN		
	D	H	W	D	H	W
6"	2.0'	5.0'	3.0'	3.5'	3.0'	3.0'
8"	2.0'	6.0'	4.0'	4.5'	4.5'	4.0'
10"	2.0'	6.25'	4.5'	4.75'	4.75'	4.5
12"	2.0'	6.5'	5.0'	5.0'	5.0'	5.0

*LENGTHS SHOWN ARE MINIMUM REQUIREMENTS

NOTE:

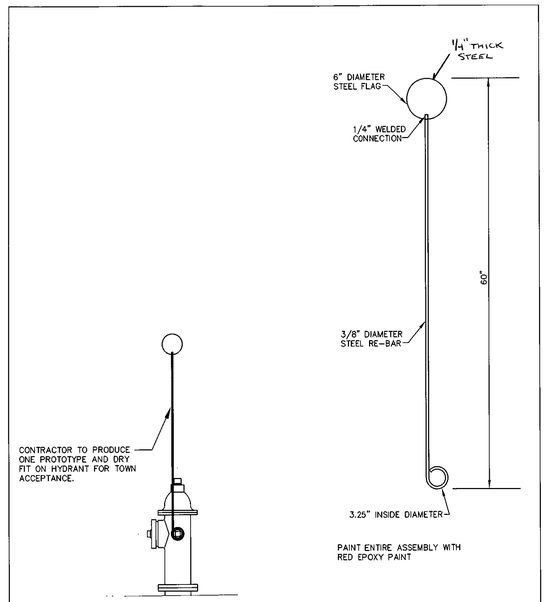
FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAINT IS NOT PROVIDED BY OTHER MEANS SUCH AS MJ RESTRAINTS

THRUST BLOCKS

SCALE: NTS

Revision: 2024-01

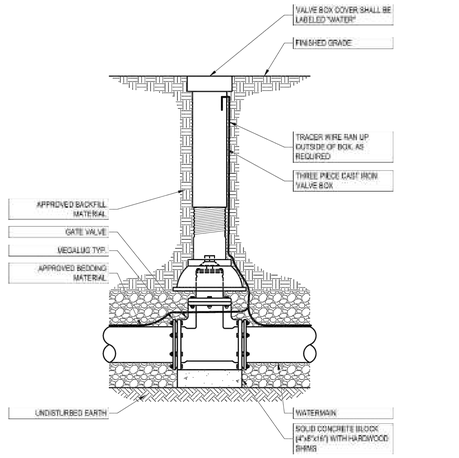
Detail: SD-10



TOWN OF CLARENCE
ENGINEERING DEPARTMENT
TIMOTHY M. LAVOCAT, P.E., TOWN ENGINEER

HYDRANT MARKER

DATE ISSUED: AUGUST, 2015
DRAWING SCALE: NTS
REVISION | DATE
DETAIL NO.: 51



NOTES:

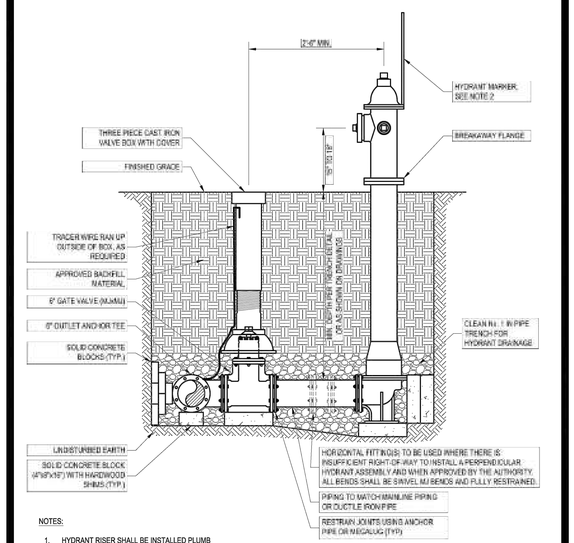
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL AND VERTICALLY PLUMB.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

GATE VALVE SETTING

SCALE: NTS

Revision: 2024-01

Detail: SD-12



NOTES:

1. HYDRANT RISER SHALL BE INSTALLED PLUMB
2. FOR WATERMAIN REPLACEMENT PROJECTS, RELOCATE EXISTING MARKERS TO NEW HYDRANTS. MUNICIPALITY SHALL BE RESPONSIBLE TO PROVIDE ANY NEW HYDRANT MARKERS AS NEEDED. CONTRACTOR TO COORDINATE WITH ALL MUNICIPALITIES AND FIRE DISTRICTS.
3. HYDRANT FACE TO BE A MINIMUM OF 3'-0" FROM THE BACK FACE OF ALL CURBS OR A MINIMUM OF 5'-0" FROM ALL EDGE OF PAVEMENT.

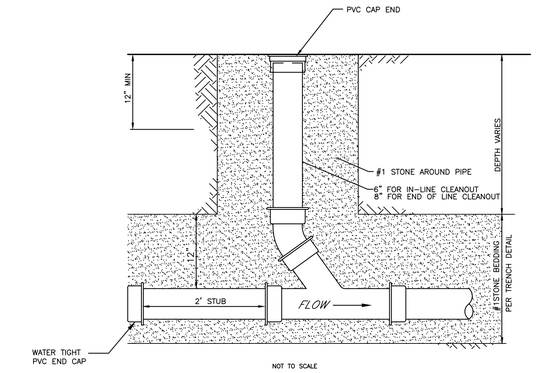
HYDRANT ASSEMBLY INSTALLATION

SCALE: NTS

Revision: 2024-01

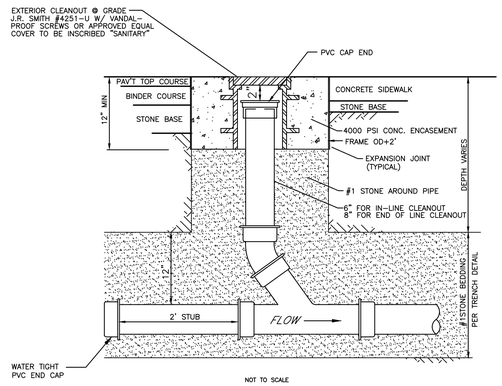
Detail: SD-16

CLEANOUT IN FIELD/LAWN AREAS
NON RESIDENTIAL AND COMMERCIAL PROJECTS

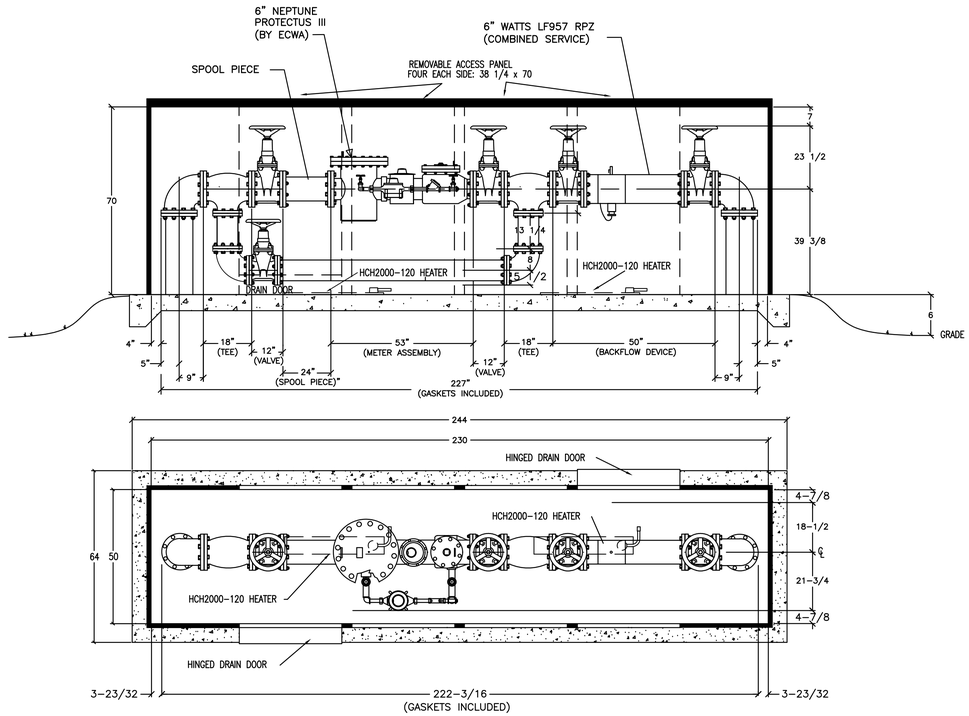


NOT TO SCALE

CLEANOUT IN PAVEMENT/SIDEWALKS
NON RESIDENTIAL AND COMMERCIAL PROJECTS



NOT TO SCALE



LEGEND:

REMOVABLE ACCESS PANEL 38 1/4"W x 70"H w/DRAIN DOOR

REMOVABLE ACCESS PANEL 38 1/4"W x 70"H

6"METER & RPZ INSULATED ENCLOSURE

NOTES:

1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS
2. ALL DIMENSIONS ARE IN INCHES
3. WALL & INSULATION THICKNESS IS 1-1/2"
4. ROOF & INSULATION THICKNESS IS 3"
5. ENCLOSURE SHOWN IS SAFE-T-COVER MODEL 1000D-ALC00-17
6. EXTERIOR ENCLOSURE DIMENSIONS: 53"W x 233"L x 73" H
7. CONCRETE PAD IS 64"W x 244"L x 6"THK W/W.W.F. 6X6/10X10
8. METER SHOWN: 6" NEPTUNE PROTECTUS III, SPOOL PIECE & METER SUPPLIED BY ECWA, VERIFY DIMENSIONS PRIOR TO ORDERING
9. RPZ SHOWN: 6" WATTS LF957 RPZ
10. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER
11. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE
12. HEATERS TO HAVE THERMOSTAT CONTROL
13. ALL 6" PIPING & FITTINGS WITHIN THE ENCLOSURE SHALL BE DUCTILE IRON
14. CONCRETE PAD TO BE 6" ABOVE ADJACENT GRADE

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Engineering comments	7/10/25

STATE OF NEW YORK
CHRISTOPHER ROSS
076194
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

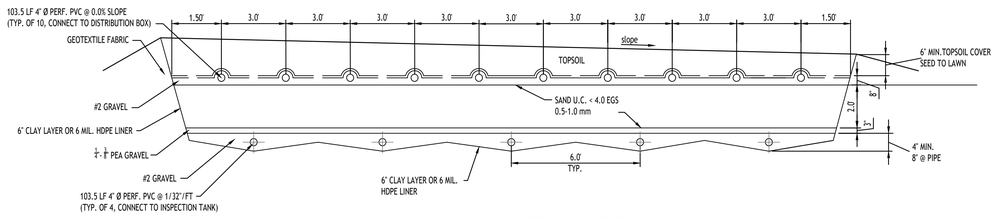
Utility Details

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

DRAWING NO.

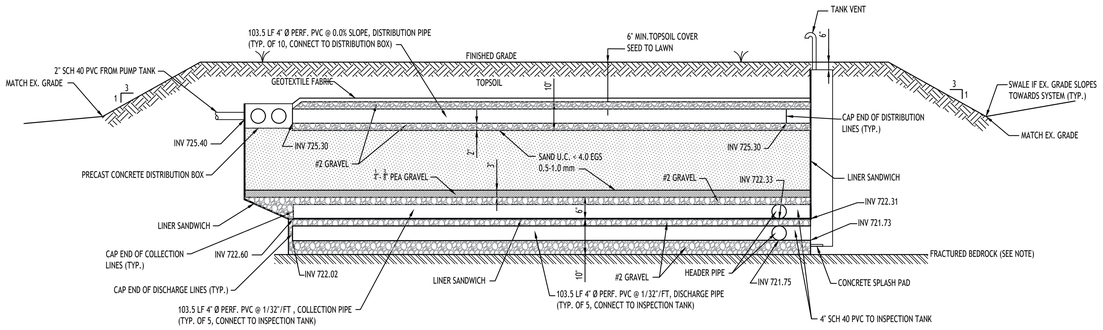
C-401

Project No: 24-4106



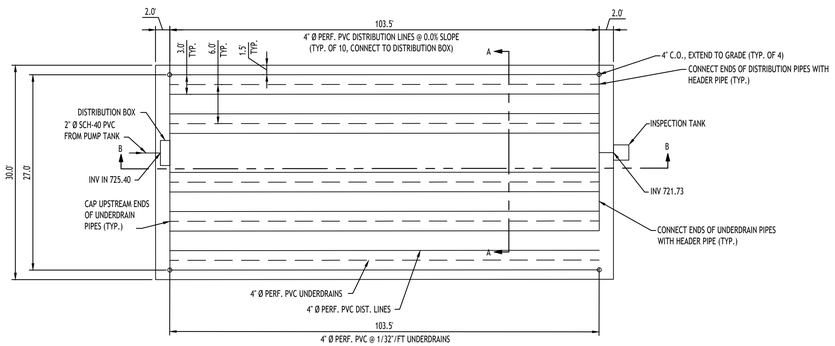
SAND FILTER CROSS SECTION A-A

SCALE: N.T.S.



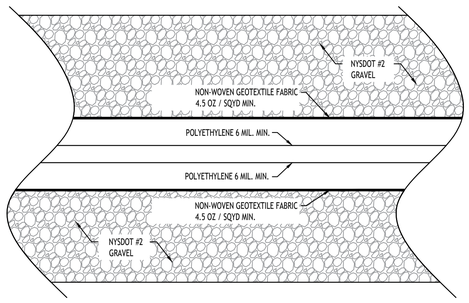
SAND FILTER SECTION B-B

SCALE: N.T.S.



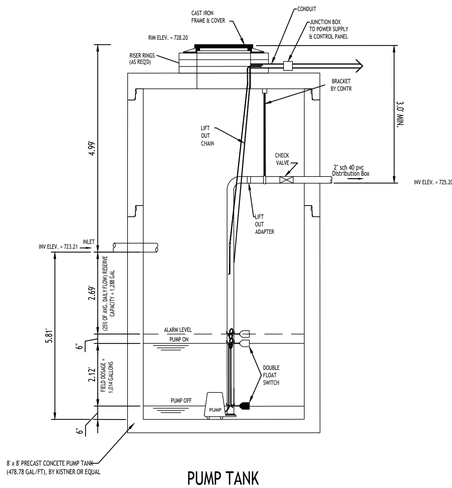
SAND FILTER PLAN

SCALE: NTS



LINER SANDWICH DETAIL

NOTE: LINER SANDWICH EXPLODED VIEW FOR CLARITY. NO VOID SPACE SHALL BE PERMITTED BETWEEN LAYERS

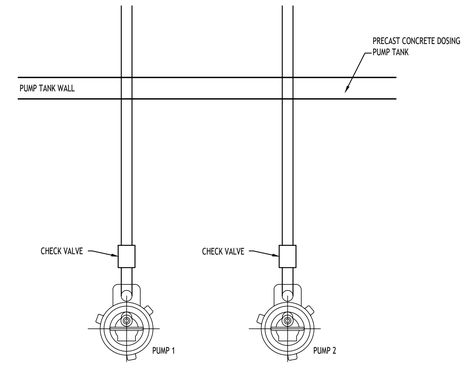


PUMP TANK

NOT TO SCALE

NOTES:

1. ALL PUMP SYSTEM SHALL BE SUPPLIED & INSTALLED COMPLETE WITH ALL NECESSARY ELECTRICAL DEVICES, CONTROLS AND AUDIO/VISUAL ALARMS.
2. TANKS SHALL HAVE EXTERIOR BITUMASTIC COATING.
3. INSTALL OSHA APPROVED STAIRS IN TANK IN LOCATION THAT DOES NOT INTERFERE WITH PUMP OPERATION.
4. PUMP CONTROL PANEL TO BE INSTALLED ON PRESSURE TREATED POST OR IN OTHER LOCATION WHERE VISIBLE, COORDINATE WITH OWNER.
5. THE PUMPS SHALL BE INSTALLED IN AN 8' x 8' INSPECTION TANK WITH THE FLOATS SET PER THE DETAIL SHOWN. THE ACCESS HATCH SHALL BE EXTENDED TO BE FLUSH WITH FINISHED GRADE.



PUMP TANK SCHEMATIC

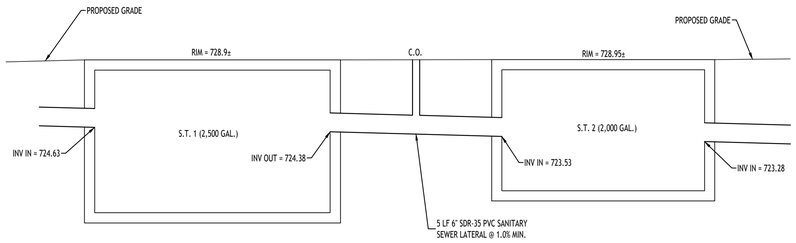
NOT TO SCALE

NOTES:

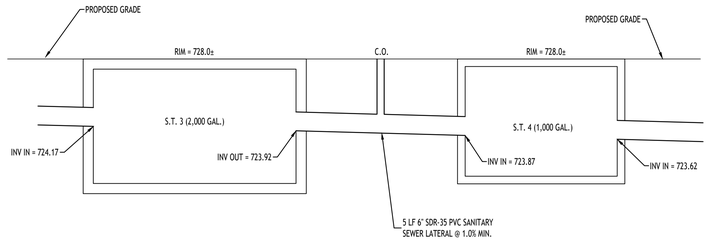
1. THE SAND FILTER SYSTEM IS DESIGNED TO DOSE (2) TWO SAND FILTER BEDS SIMULTANEOUSLY.
2. SITE SPECIFIC SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS.

ERIE COUNTY HEALTH DEPARTMENT NOTES

1. THE EXCAVATED ROCK AREA MUST BE TESTED FOR ROCK INFILTRATION CAPACITY BY DISCHARGING A GARDEN HOSE RUNNING AS FULL AS POSSIBLE FOR A MINIMUM OF 30 MINUTES. WATER SHALL NOT ACCUMULATE. OR, IF THE ABOVE IS NOT POSSIBLE, FILL THE EXCAVATION WITH 2' OF HAULED WATER AND RECORD THE DRAINAGE RATE. WHICH MUST BE 30 MINUTES OR LESS TO DROP 1 INCH. AN EFFORT MUST BE MADE TO CLEAR SUFFICIENT DEBRIS TO OBSERVE BEDROCK SURFACE OVER THE EXTENT OF THE EXCAVATION.
2. SAND FILTER TO BE SIZED AS NORMAL.
3. THE DOWNSTREAM ABSORPTION SYSTEM (DISCHARGE LINES) WILL BE CONSTRUCTED BENEATH THE SAND FILTER AS SHOWN IN THE SECTION.
4. MINIMUM OF 4' OF #2 GRAVEL SHALL BE PLACED BETWEEN THE EXCAVATED BEDROCK AND DISCHARGE LINES. A MINIMUM OF 2' OF #2 GRAVEL SHALL BE PLACED ON TOP OF THE DISCHARGE LINES PER THE SECTION.
5. THE SAND FILTER MUST BE LINED WITH THE 'LINER SANDWICH' CONSTRUCTED BETWEEN THE DOWNSTREAM ABSORPTION SYSTEM AND THE SAND FILTER AS FOLLOWS:
   - TOP LAYER: NON-WOVEN GEOTEXTILE - TERRATEX 4.5 OR APPROVED EQUAL
   - 6 MIL. POLYETHYLENE
   - 6 MIL. POLYETHYLENE
   - BOTTOM LAYER: NON-WOVEN GEOTEXTILE - TERRATEX 4.5 OR APPROVED EQUAL
6. SLOPE LINER AT OUTSIDE EDGES TOWARDS THE COLLECTION LINES TO CHANNEL WATER TO COLLECTORS.
7. PIPE INTRUSIONS - USE FERNCO COUPLINGS OR APPROVED EQUAL.
8. INSPECTION TANK VENT PIPE SHALL BE OPEN GRATED AND EXPOSED TO THE ATMOSPHERE AT ALL TIMES. CAPPING OR BURYING THE VENT COULD RESULT IN A FINE. OPEN GRATE VENT PIPE MUST BE A MINIMUM OF ¾" ABOVE THE GROUND SURFACE.
9. THE TOP ON THE INSPECTION TANK MUST BE LOCATED A MAXIMUM OF 3" BELOW GRADE. IF AT OR ABOVE GRADE, A LOCKABLE COVER SHALL BE PROVIDED.



SEPTIC TANKS IN SERIES



SEPTIC TANKS IN SERIES

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per ECDOH comments	9/26/25

STATE OF NEW YORK
R. CHRISTOPHER WOOD
076304
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

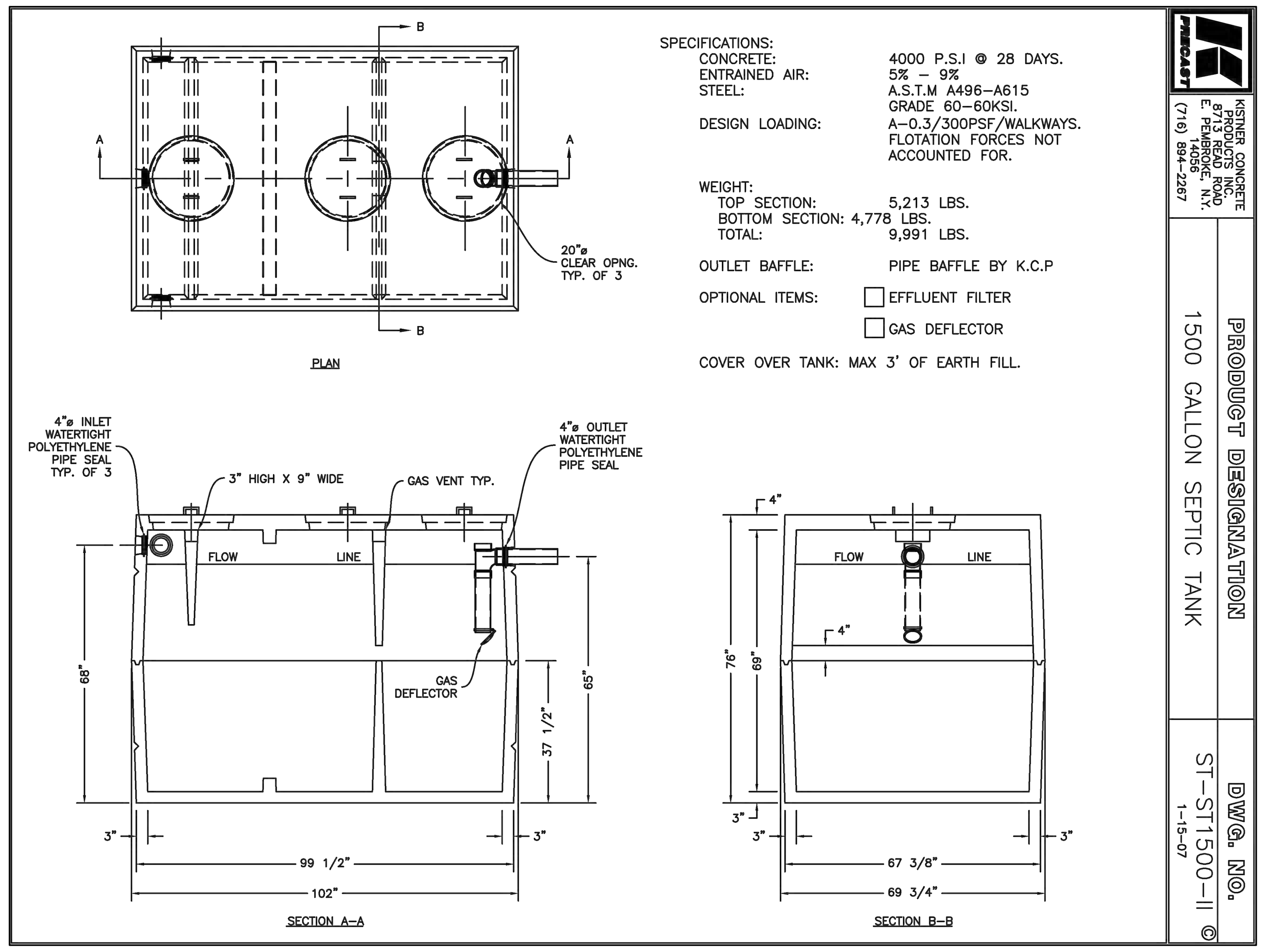
Septic System Details

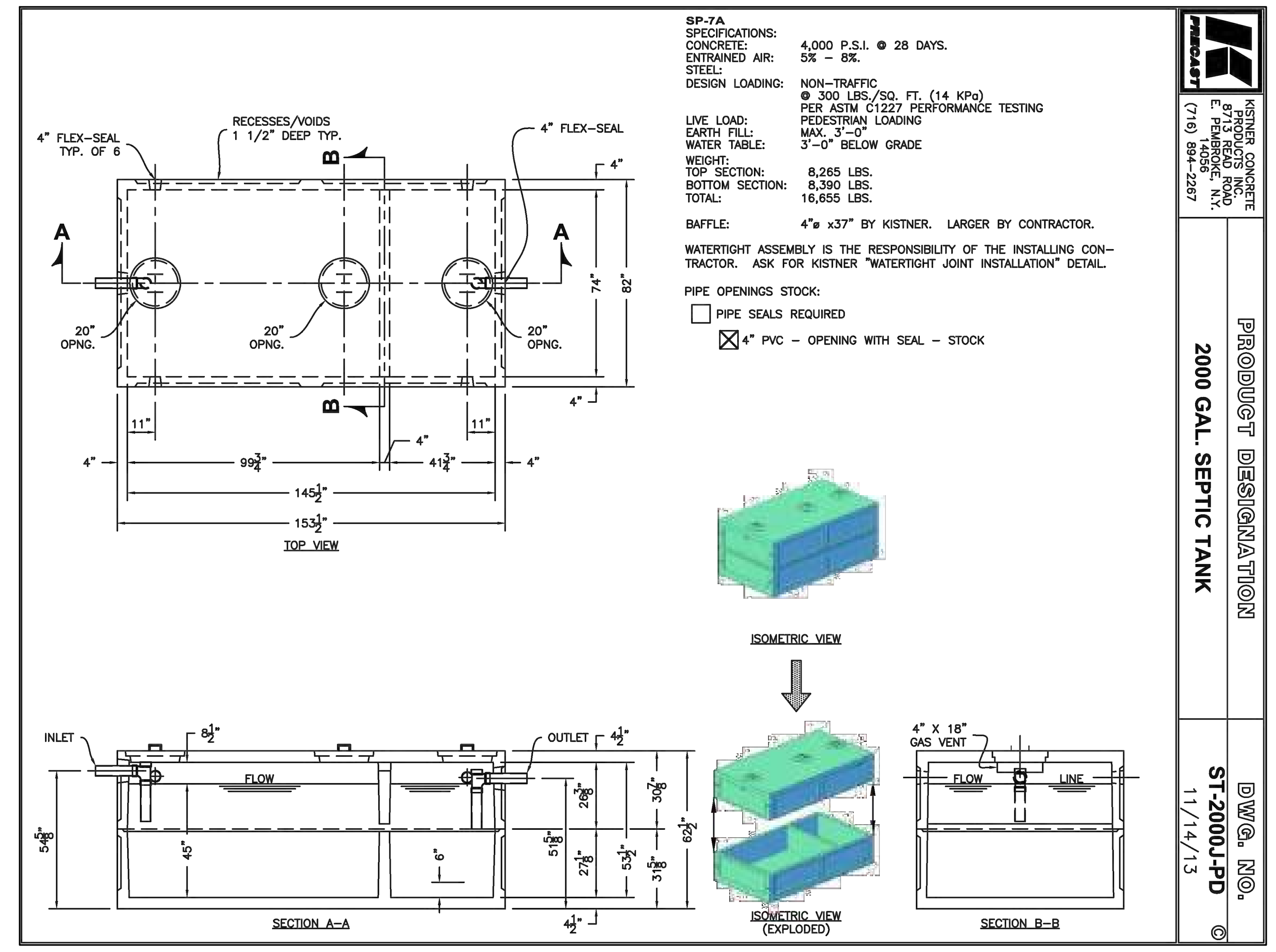
Date: 6/12/25
Drawn By: A. Pandolfe
Scale: As Noted

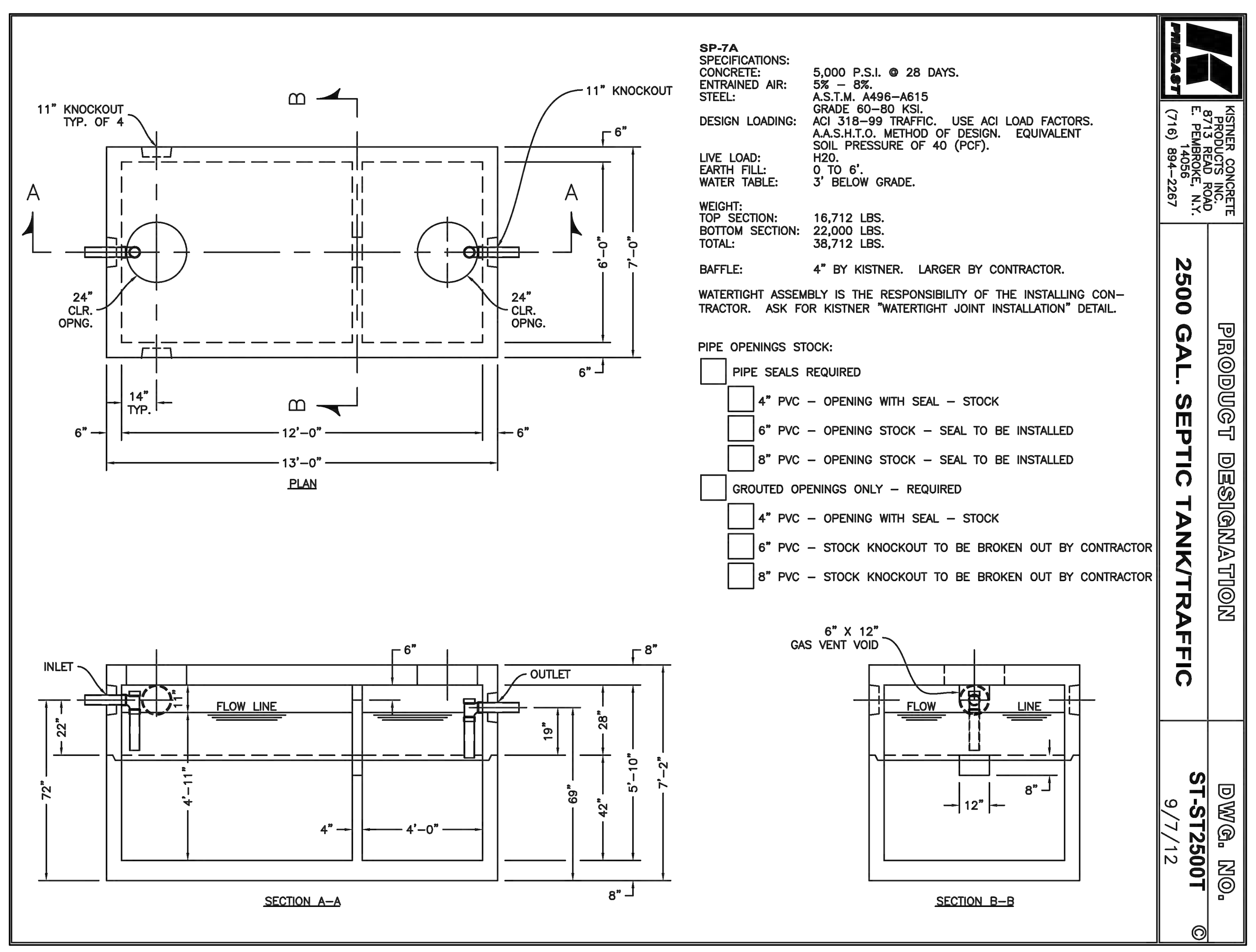
DRAWING NO.

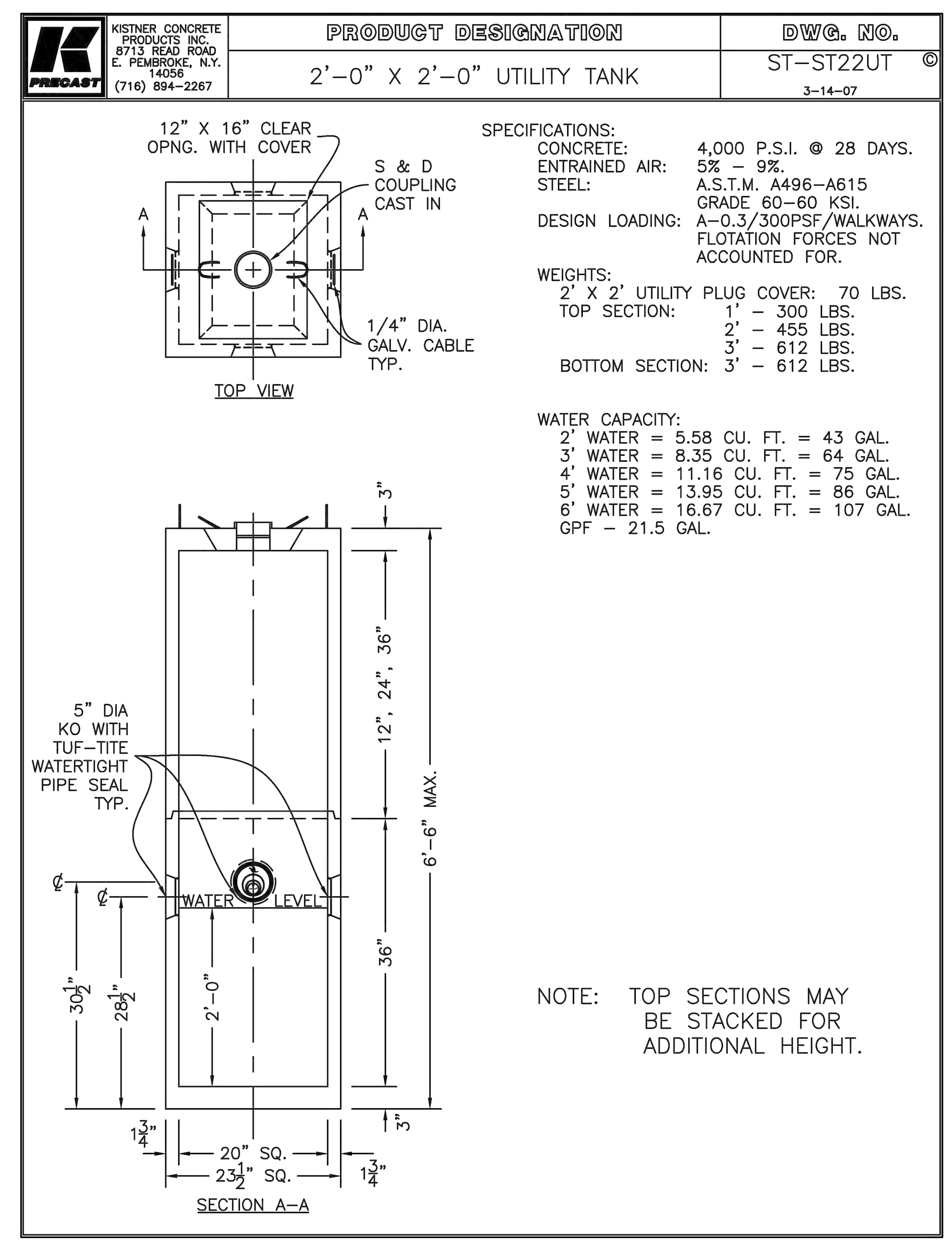
C-402

Project No: 24-4106









CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development
9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per ECDOH comments	9/26/25

DRAWING NAME:
Septic System Details

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

DRAWING NO.
C-403

Project No: 24-4106

PLANTING NOTES:

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

PROPOSED SEPTIC SYSTEM

PROPOSED SEPTIC SYSTEM

PROPOSED 2 STORY RESIDENCE BUILDING

PROPOSED 2 STORY RESIDENCE BUILDING

PROPOSED 2 STORY RESIDENCE BUILDING

STORM WATER MANAGEMENT AREA

STORM WATER MANAGEMENT AREA

LAWN

LAWN

PROPOSED 3 STORY MIXED USE BUILDING

SHERIDAN DRIVE (100' WIDE)

SPLIT RAIL FENCE (BOTH SIDES OF ENTRANCE)

SPLIT RAIL FENCE (BOTH SIDES OF ENTRANCE)

PROPOSED SIDEWALK

LEGEND

DECIDUOUS TREE

SMALL TREE

EVERGREEN TREE/SHRUB

BUSH/ORNAMENTAL GRASS

PERENNIAL

PLANT CALL OUT

QUANTITY
PLANT IDENTIFICATION
Botanical Name

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

20' 20 0 20 40Ft.

N

Landscape Plan

SCALE: 1"=20'

CARMINAWOOD DESIGN

Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date

DRAWING NAME:

Landscape Plan

Date: 6/12/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

L-100

Project No: 24-4106

Recommended Plant List

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ARr	3	Acer rubrum 'Redpointe'	Redpointe Maple	2½"-3"Cal.	B&B; Grows to 40 ft, high, 35 ft. wide
BN	2	Betula nigra 'Cully'	Heritage Birch	12 ft. high min	B&B; Multi-stem, min. 3 major stems
GT	4	Gleditsia triacanthos inermis 'Skycole''	Skyline Honeylocust	2½"-3"Cal.	B&B; Grows to 45 ft, high, 35 ft. wide
NSW	3	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2½"-3"Cal.	B&B; Grows to 30-40 ft. high and wide
QW	4	Quercus warei 'long'	Regal Prince Oak	2½"-3"Cal.	B&B; Grows to 60 ft, high, 20 ft. wide
CO	2	Celtis occidentalis	Hackberry	2½"-3"Cal.	B&B; Grows to 65 ft, high, 45 ft. wide
QPgp	8	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2½"-3"Cal.	B&B; Grows to 50 ft, high, 15 ft. wide
SMALL/ORNAMENTAL TREES					
SR	8	Syringa reticulata "Ivory Silk"	Ivory Silk Japanese Lilac Tree	1½"-2"Cal.	B&B; Height to 20 ft., width to 20 ft.
QRxB	6	Quercus bicolor beacon 'Bonnie & Mike'	Beacon Oak	1½"-2"Cal.	B&B; Height to 40 ft., width to 15 ft.
CK	4	Cornus kousa	Kousa Dogwood	1½"-2"Cal.	B&B; Height to 18 ft., width to 20 ft.
QRxBn	5	Quercus robur x bicolor 'Nadler pp17604'	Kindred Spirit Oak	1½"-2"Cal.	B&B; Height to 35 ft., width to 8 ft.
MSsm	5	Magnolia stellata	Star Magnolia	Multi Stem	B&B; Height to 20 ft., width to 20 ft.
CFw	2	Cornus florida 'White Cloud'	White Dogwood	1½"-2"Cal.	B&B; Height to 20 ft., width to 20 ft.
ALxG	2	Amelanchier x grandiflora	Autumn Brilliance Serviceberry	Multi Stem	B&B; Height to 20 ft., width to 20 ft.
EVERGREEN TREES					
PA	30	Picea abies 'Hillside'	Norway Spruce - upright	6' High min.*	B&B; Full to Ground
PSf	14	Pinus strobus 'Fastigiata'	White Pine 'Fastigiate'	6' High min.*	B&B; Full to Ground
PO	5	Picea omorika	Serbian Spruce	6' High min.*	B&B; Full to Ground
SHRUBS				*Measured from bottom of leader	
CSd	10	Cornus sericea	Red Twig Dogwood	36 " High Min.	No. 7 Cont.; Grows 6-9 ft. h,7-10 ft. w
IGb	67	Ilex glabra 'chamzin'	Nordic Inkberry	24" High Min.	Grows to 4 ft. high and wide
JS	32	Juniperus scopolorum	Skyrocket juniper	4' High Min.	B&B: Grows to 15 ft. tall, 6 ft. wide.
JV	11	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	4' High Min.	B&B: Grows to 15 ft. tall, 6 ft. wide.
Rpjm	10	Rhododendron pjm	Rhododendron	24" High Min.	B&B: Grows to 6 ft. tall, 7 ft. wide.
SC	3	Sambucus nigra	Black Lace Eldeberry	4' High Min.	B&B: Grows to 20 ft. tall, 20 ft. wide.
HPl	14	Hydrangea paniculata 'Limelight'	Panicle Hydrangea	24" High Min.	B&B: Grows to 20 ft. tall, 20 ft. wide.
HQ	11	Hydrangea quercifolia	Oakleaf Hydrangea	24" High Min.	B&B: Grows to 8 ft. tall, 8 ft. wide.
VC	20	Viburnum carlesii	Korean Spice Viburnum	36 " High Min.	No. 7 Cont.; Grows 6-9 ft. h,7-10 ft. w
SI	9	Salix integra 'Hakuro-Nishiki'	Dappled Willow	24" High Min.	B&B: Grows to 8 ft. tall, 8 ft. wide.
POd	10	Physocarpus apulifolius	Ninebark	36 " High Min.	No. 5 Cont.; grows 4-6 ft. high and wide
ORNAMENTAL GRASS/GROUND COVER					
RAgl	10	Rhus aromatica 'Gro-low'	Gro-Low Sumac	12" H. Min.	No. 3 Cont.; Grows 2 ft high and 6'w
KF	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 3 Cont.	Grows 2-5 ft. high, 2-3 ft. wide
PV	3	Panicum virgatum	Switch Grass	No. 3 Cont.	Grows 2-5 ft. high, 2-3 ft. wide
BB	20	Andropogon Gerardii	Big Blue Stem Grass	No. 3 Cont.	Grows 2-5 ft. high, 2-3 ft. wide
LM	44	Liriope muscari	Lily Turf	No. 3 Cont.	Grows 1-1.5 ft.high,2-3ft. wide

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

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI 260.1

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.

3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.

4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.

5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.

6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1 PART PEAT MOSS, ⅓ PART MILORGANITE.

7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.

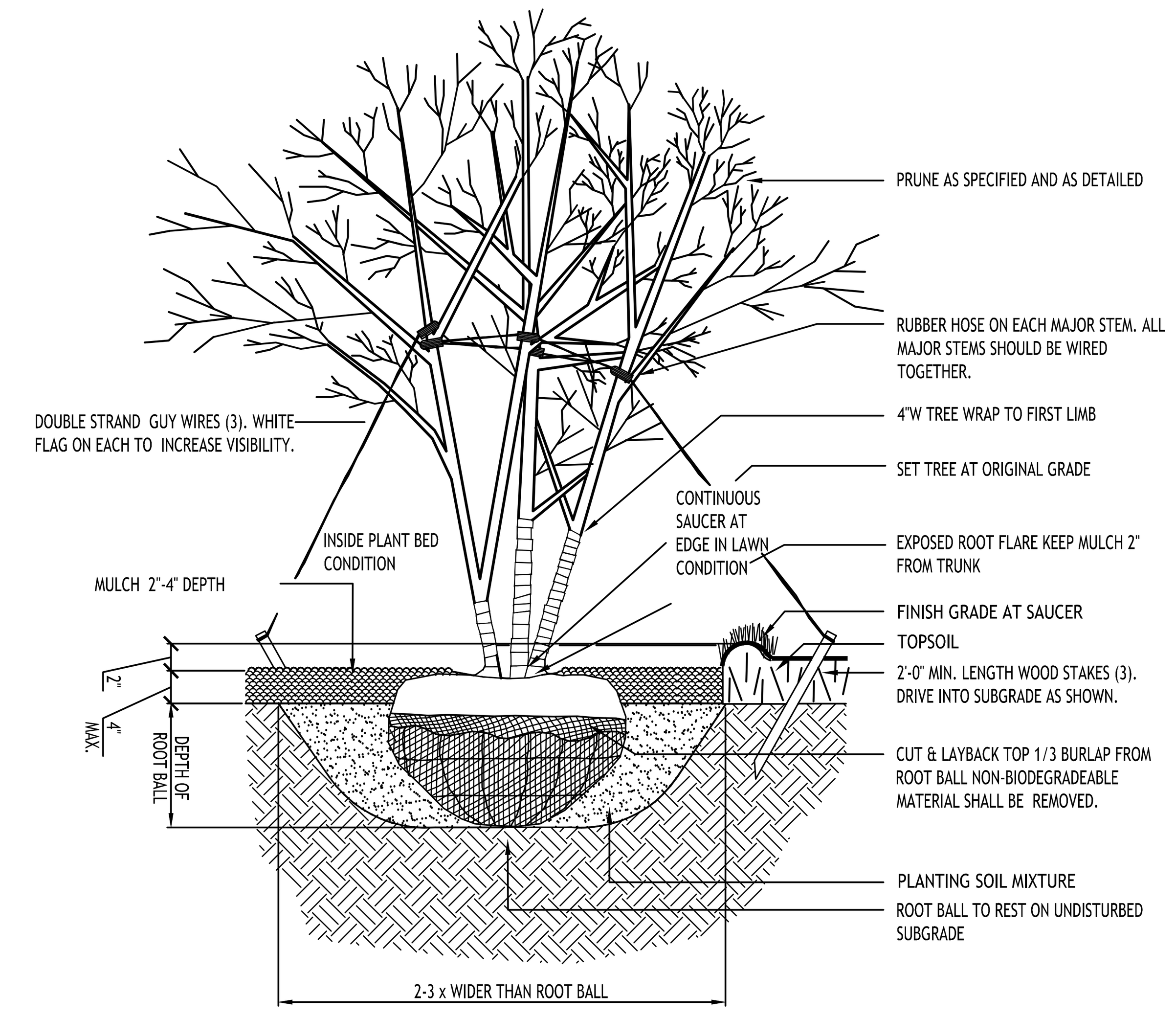
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH WITH "PREEN".

9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED.

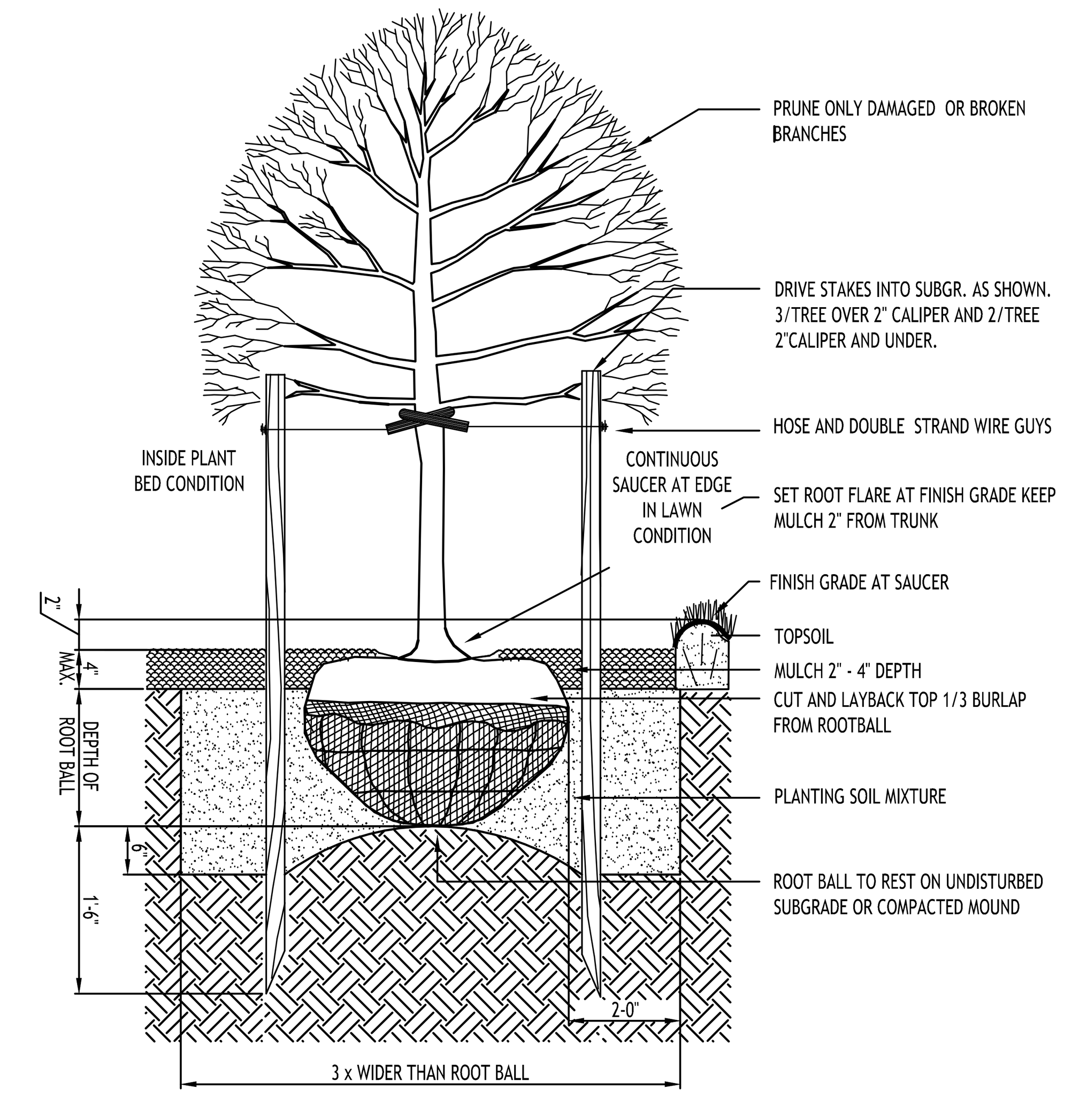
10. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.

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.

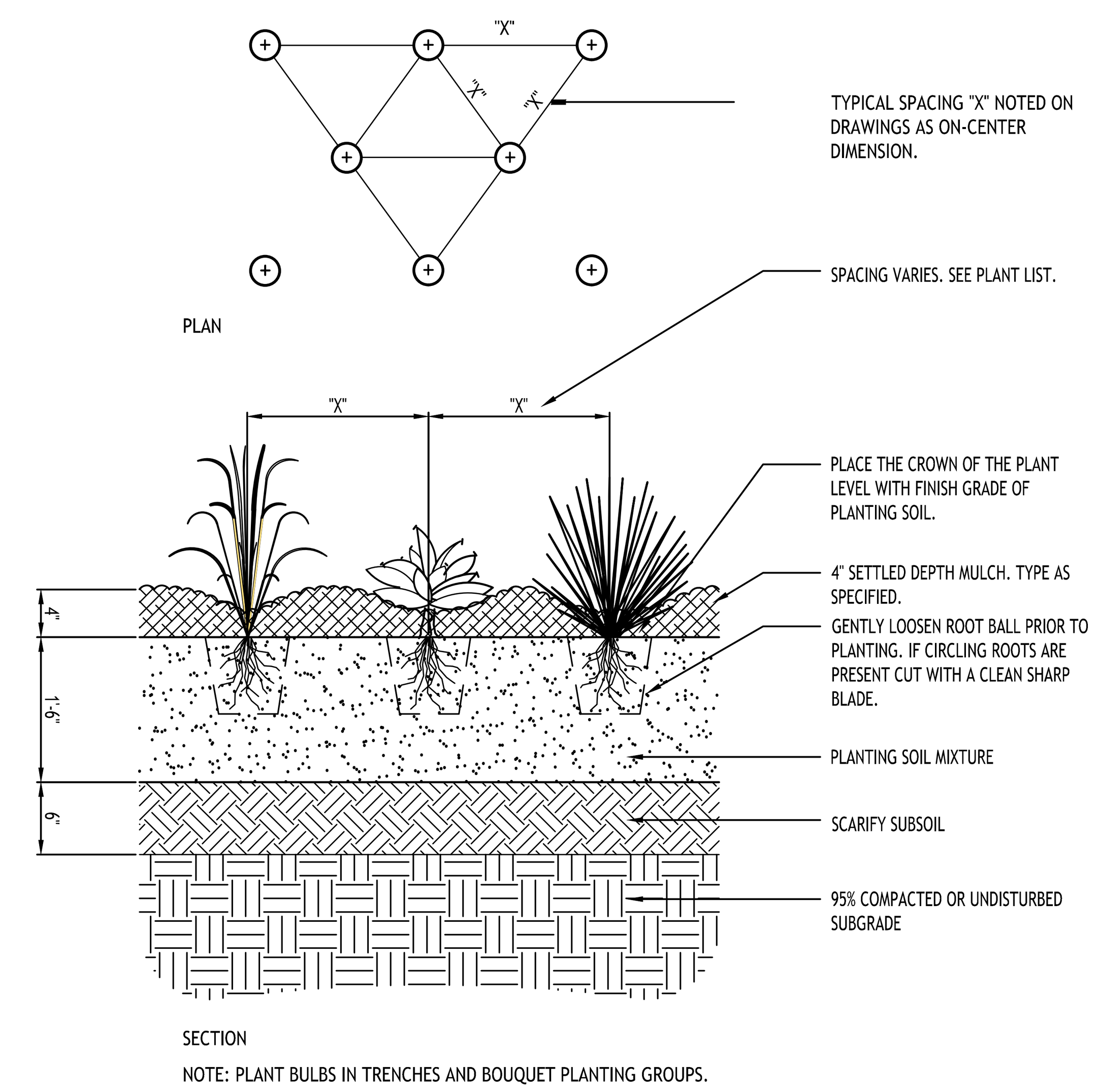
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.



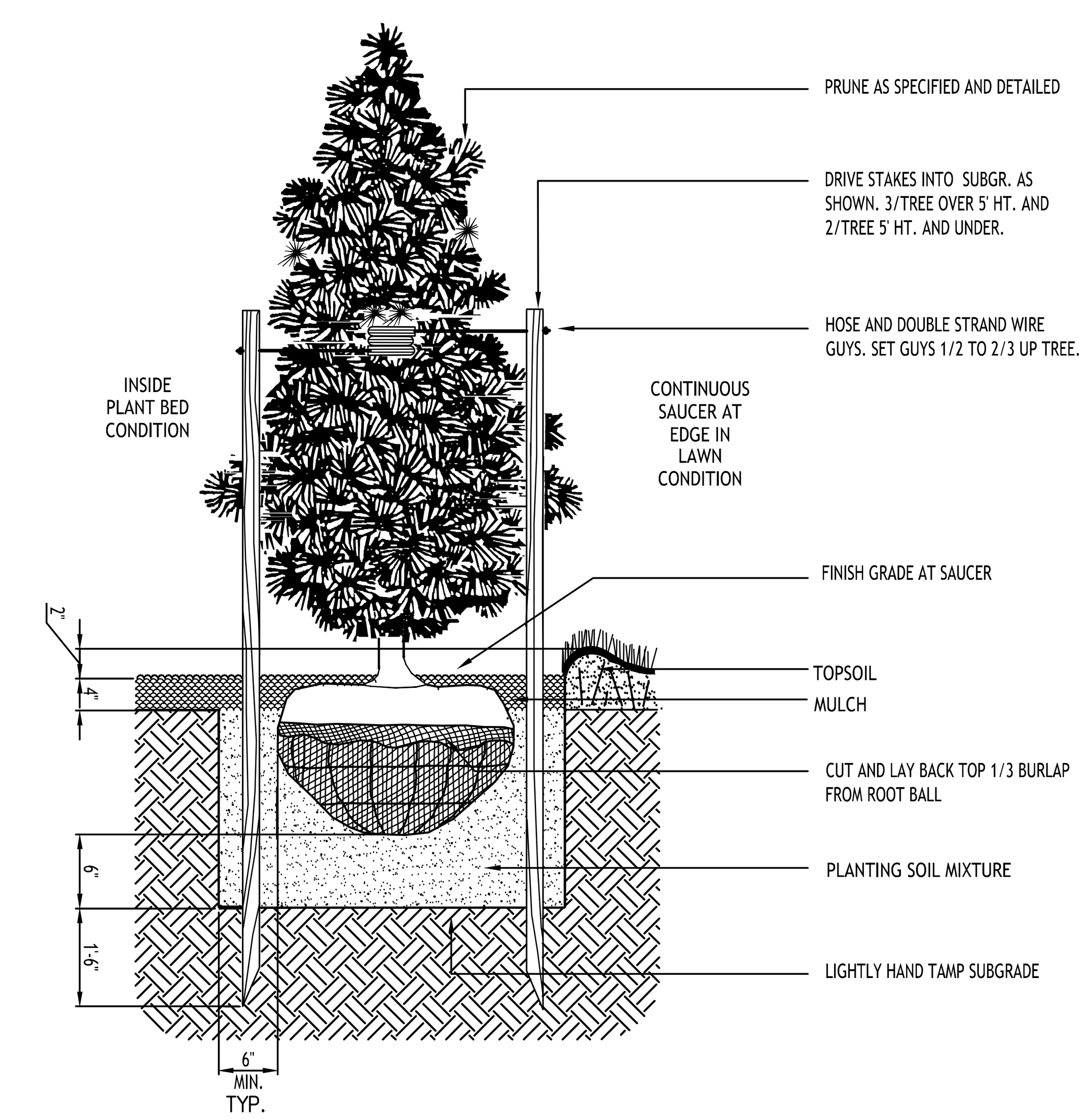
STD. MULTI STEM DECIDUOUS TREE PLANTING
NO TO SCALE



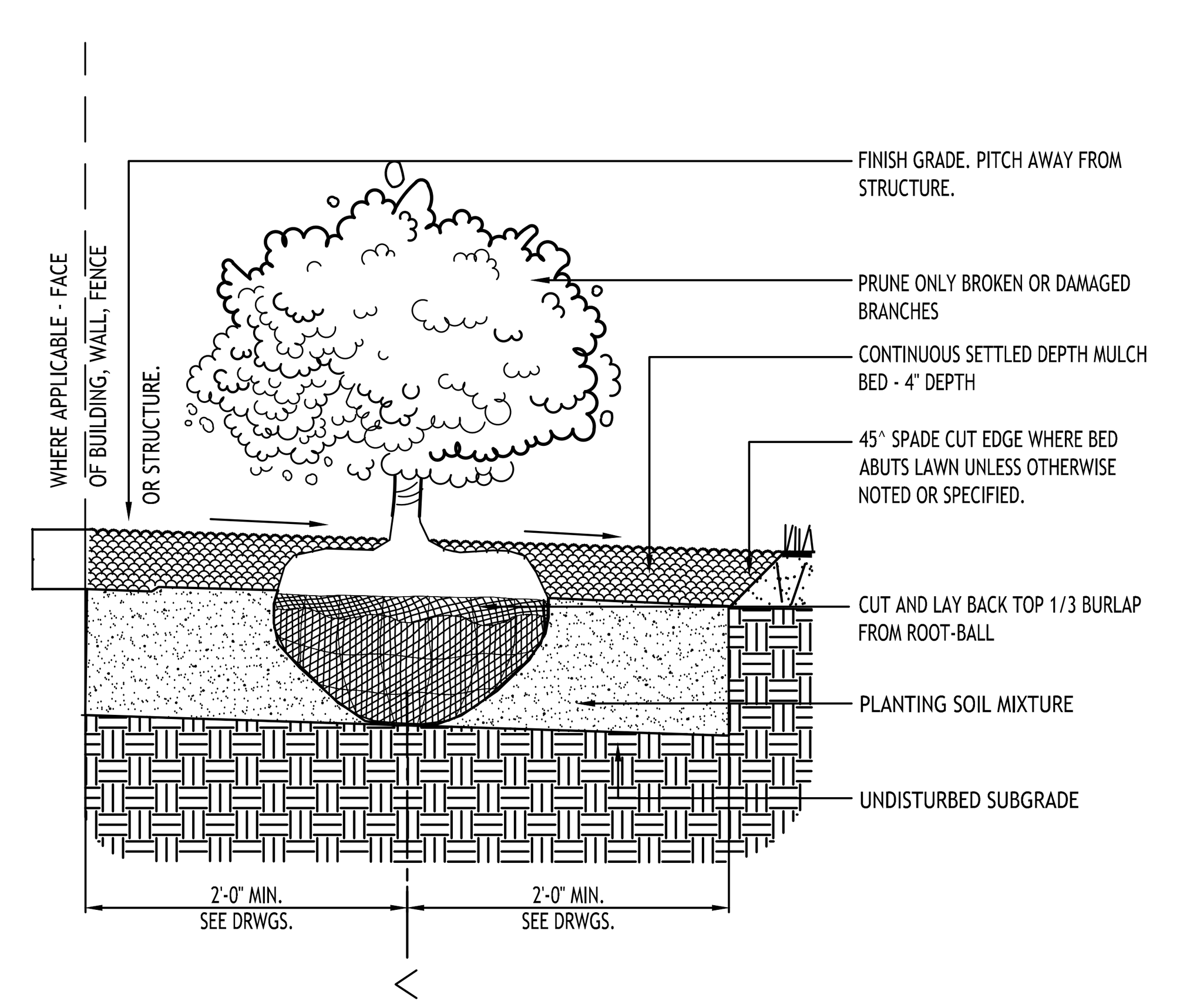
STD. DECIDUOUS TREET PLANTING
NO TO SCALE



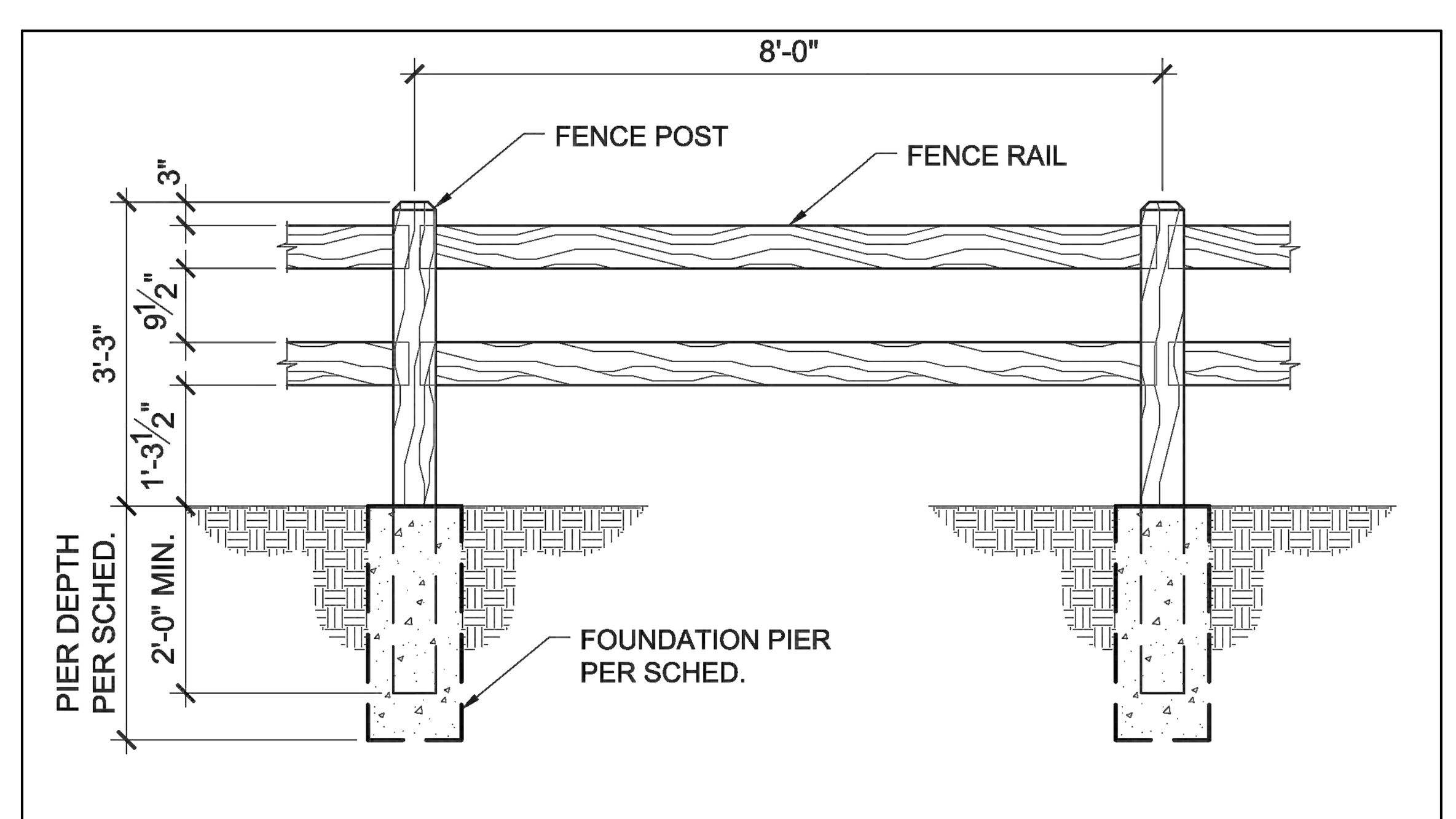
GROUND COVER PLANT SPACING
NO TO SCALE



STD. EVERGREEN PLANTING
NO TO SCALE



STD. SHRUB PLANTING
NO TO SCALE



(2 RAIL) SPLIT RAIL FENCE
ELEVATION

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development
9105 Sheridan Drive
Clarence, New York

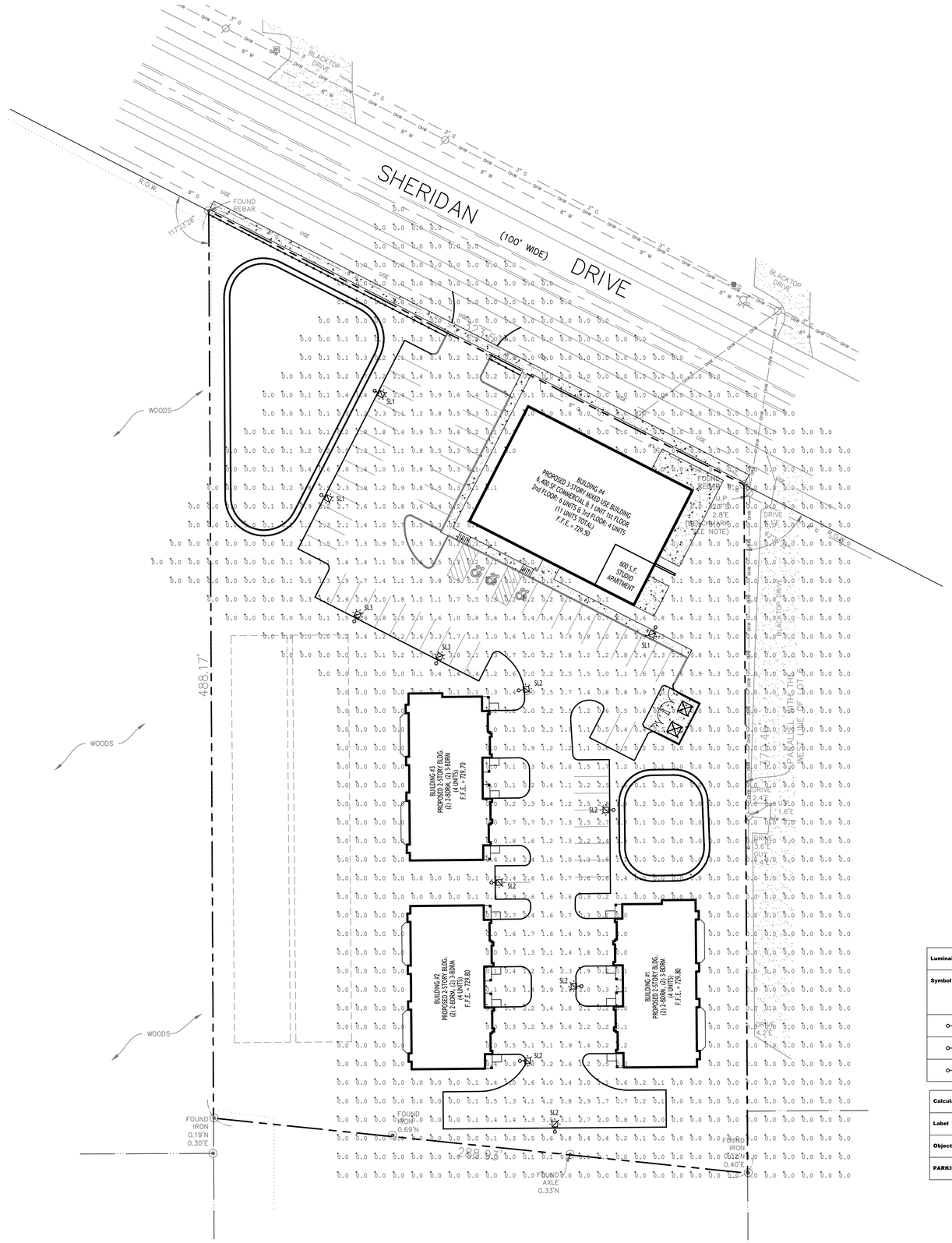
REVISIONS:
No. Description Date

DRAWING NAME:
Site Details
Finish Schedule

Date: 6/12/25
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
L-101

Project No: 24-4106



N

Lighting Plan

SCALE: 1"=30'

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
	3	SL1	Single	GALN-SA1B-740-U-T4FT	0.900	5745	44	132	15	B1-U0-G2
	6	SL2	Single	GALN-SA1C-740-U-T4W-HSS	0.900	5146	57	342	15	B1-U0-G2
	2	SL3	Single	GALN-SA1B-740-U-SL4-HSS	0.900	4736	44	88	15	B0-U0-G2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_3_Planar	Illuminance	Fc	0.41	4.2	0.0	N.A.	N.A.
PARKING LOT SURACE	Illuminance	Fc	1.37	4.2	0.0	N.A.	N.A.

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

30' 30 0 30 60Ft.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per Engineering comments	7/10/25

STATE OF NEW YORK
C. CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:
Lighting Plan

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

DRAWING NO.
LP-100

Project No: 24-4106

SPECIAL NOTE
TEMPORARY LANE/SHOULDER CLOSURE RESTRICTIONS FOR MAJOR HOLIDAYS

There shall be no temporary lane/shoulder closures on roadway facilities owned and/or maintained by NYSDOT on the major holidays listed below.

Construction activities that will result in temporary lane/shoulder closures shall be suspended to minimize travel delays associated with road work for major holidays as follows:

Holiday	Falls on	Temporary lane closures are NOT allowed from
New Year's Day Independence Day Christmas Day	Sunday or Monday	6:00 AM Friday before to 6:00 AM Tuesday after
	Tuesday	6:00 AM Saturday before to 6:00 AM Wednesday after (starting at 6:00 AM Friday before to 6:00 AM Wednesday after for Christmas Day)
	Wednesday	6:00 AM Tuesday before to 6:00 AM Thursday after (starting at 6:00 AM Saturday before to 6:00 AM Thursday after for Christmas Day)
	Thursday	6:00 AM Thursday to 6:00 AM Monday after (starting at 6:00 AM Wednesday before to 6:00 AM Monday after for Christmas Day)
	Friday or Saturday	6:00 AM Thursday before to 6:00 AM Monday after

Holiday	Falls on	Temporary lane closures are NOT allowed from
Memorial Day Labor Day	Monday	6:00 AM Friday before to 6:00 AM Tuesday after
Thanksgiving Day	Thursday	6:00 AM Wednesday before to 6:00 AM Monday after

Exceptions can only be made under the following conditions:

- Emergency work.
- Work within long-term stationary lane/shoulder closures.
- Safety work that does not adversely impact traffic mobility and has been authorized by the Regional Traffic Engineer.

Note: The Department reserves the right to cancel any work operations, including lane closures and/or total road closures, that would create traffic delays by unforeseen events. The Contractor would be notified at least seven (7) calendar days prior to the proposed work.

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

30' 30 0 30 60Ft.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date
1	Per NYSDOT comments	9/11/25

STATE OF NEW YORK
R. CHRISTOPHER WOOD
078394
LICENSED PROFESSIONAL ENGINEER

DRAWING NAME:

Maintnence & Protection of Traffic Plan

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

DRAWING NO.

M-100

Project No: 24-4106

© CARMINA WOOD DESIGN

USC September 01, 2024

GENERAL NOTES

1. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIREMENTS.

2. PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN SHALL BE PROVIDED, IN WRITING, TO THE DOT ENGINEER FOR REVIEW AND APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF SUCH PROPOSED REVISIONS, EXCEPT FOR CHANGES THAT ALTER THE SCOPE OF THE TRAFFIC CONTROL PLAN. SUCH CHANGES IN SCOPE MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE THIRTY (30) WORK DAYS PRIOR TO IMPLEMENTATION OF SUCH REVISIONS.

3. THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE NORMAL WORKING HOURS SHALL BE PROVIDED, IN WRITING, TO THE NYSDOT ENGINEER. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.

4. STANDARD SHEET 619-503 MAY BE USED FOR AN OFFSITE DETOUR SETUP FOR BOTH LONG TERM AND SHORT TERM WORK DURATIONS.

5. REGIONAL HIGH-VOLUME RESTRICTIONS SHALL BE FOLLOWED. CONSULT WITH DOT ENGINEER IF EXCEPTION NEEDED.

6. PLAN AHEAD TO AVOID CONFLICTING WORK ZONES. CHECK FOR CONSTRUCTION PROJECTS, CLOSURES, & RESTRICTIONS AT WWW.511NY.ORG, WWW.DOT.NY.GOV/PROJECTS, AND WITH NYSDOT ENGINEER.

7. WORK ZONE INCIDENTS SHALL BE DOCUMENTED AND REPORTED USING EITHER THE DEPARTMENT'S WORK ZONE INCIDENT FORM, OR THE CONSTRUCTION INCIDENT REPORTING SYSTEM, AS APPROPRIATE.

8. CONSIDER CLOSURE WIDTH AND THE ABILITY TO ACCOMMODATE WIDE LOAD VEHICLES BEFORE ESTABLISHING WORK ZONES.

9. IF THE WORK ZONE AFFECTS AN EXISTING ACCESSIBLE AND DETECTABLE PEDESTRIAN FACILITY, ACCESSIBILITY AND DETECTABILITY SHALL BE PROVIDED ALONG THE ALTERNATE ROUTE.

ACTIVITY AREA

1. A 500' MINIMUM LONGITUDINAL DISTANCE SHALL BE MAINTAINED BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

2. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

SIGNS

1. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.

2. FOR LONG TERM WORK DURATIONS, ANY EXISTING SIGNS, INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE REPLACED IN THIS CONTRACT.

3. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.

4. SIGNS MOUNTED ON THE MEDIAN OF DIVIDED HIGHWAYS WHERE MEDIAN BARRIER IS IN PLACE MAY BE MOUNTED ON THE BARRIER WITH A SADDLE TYPE BRACKET OR OMITTED WITH THE APPROVAL OF THE DOT ENGINEER. LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.

5. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.

6. NYR9-12 SHALL BE USED IN PLACE OF NYR9-11 WHEN A REDUCED REGULATORY SPEED LIMIT SIGN IS AUTHORIZED.

7. RIGID AND FLEXIBLE "ROLL-UP" SIGNS MAY BE USED FOR MOBILE, SHORT DURATION AND SHORT-TERM STATIONARY WORK. RIGID SIGNS MUST BE MOUNTED AT LEAST 5 FEET ABOVE GRADE (7 FEET WHERE THERE ARE PEDESTRIANS OR PARKED CARS). FLEXIBLE SIGNS SHALL BE MOUNTED AT LEAST ONE FOOT ABOVE GRADE. MESH SIGNS SHALL NOT BE USED. USE RETRO REFLECTORIZED RIGID SIGNS FOR NIGHTTIME WORK.

LANE WIDTHS

1. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE AS FOLLOWS: FREEWAYS AND/OR EXPRESSWAYS IS 11'. THE MINIMUM LANE WIDTH FOR ALL OTHER TYPES OF ROADWAYS IS 10'.

2. A WRITTEN NOTE SHALL BE PROVIDED TO THE ENGINEER, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY, SO THAT THE ENGINEER MAY NOTIFY THE REGIONAL PERMIT ENGINEER IN A TIMELY MANNER.

3. IF THE WORK ZONE AFFECTS PEDESTRIANS, A MINIMUM PEDESTRIAN PATHWAY WIDTH OF 5 FEET SHALL BE MAINTAINED UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

4. TEMPORARY BICYCLE ACCOMMODATIONS SHALL NOT BE LESS THAN WHAT CURRENTLY EXISTS UNLESS AUTHORIZED BY THE ENGINEER.

PROTECTIVE VEHICLES

1. PROTECTIVE VEHICLES ARE DIVIDED INTO 2 CATEGORIES BASED ON THE GROSS VEHICLE WEIGHT (GVW):

   - PROTECTIVE VEHICLE LIGHT (PVL) SHALL HAVE A MINIMUM GVW OF 9,500 LBS. OR GREATER.

   - PROTECTIVE VEHICLE HEAVY (PVH) SHALL HAVE A MINIMUM GVW OF 22,000 LBS. OR GREATER.

2. IF THE PROTECTIVE VEHICLE ENCROACHES INTO THE TRAVEL LANE, OR IF IT REMAINS ENTIRELY ON THE SHOULDER OF ANY HIGH SPEED ROAD (45 MPH), IT SHALL BE EQUIPPED WITH A DEPLOYED TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR (TMIA, SEE TABLE 011-01 ON SHEET 619-011). BALLAST MAY BE USED TO BRING A LIGHTER VEHICLE UP TO THE INDICATED WEIGHT PROVIDED THE BALLAST IS SECURELY CONTAINED WITHIN AN ENCLOSED BODY OR OTHERWISE SECURELY FASTENED TO THE VEHICLE PURSUANT TO FEDERAL MOTOR CARRIER SAFETY ADMINISTRATION (FMCSA) CARGO SECUREMENT RULES, SUCH THAT:

   - THE BALLAST WILL NOT SEPARATE FROM THE VEHICLE UPON IMPACT AND

   - THE BALLAST WEIGHT WILL NOT EXCEED THE MANUFACTURER'S GROSS VEHICLE WEIGHT RATING (GVWR).

   - TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMIA.

3. WHEN A PROTECTIVE VEHICLE(S) IS USED BETWEEN THE WORK VEHICLE (CREW) OR HAZARD AND THE TRAFFIC IN A MOVING OPERATION IT IS REFERRED TO AS A SHADOW VEHICLE(S).

4. WHEN A PROTECTIVE VEHICLE(S) IS USED BETWEEN THE WORK VEHICLE (CREW) OR HAZARD AND THE TRAFFIC IN A STATIONARY OPERATION IT IS REFERRED TO AS A BARRIER VEHICLE(S).

5. WHEN A PROTECTIVE VEHICLE IS USED IN ADVANCE OF EITHER MOVING OR STATIONARY OPERATIONS TO DISPLAY SIGN MESSAGES IT IS REFERRED TO AS AN ADVANCE WARNING VEHICLE. WHEN SIGNS ARE MOUNTED ON AN ADVANCED WARNING VEHICLE, THEY SHALL NOT OBSTRUCT VISIBILITY OF ANY LIGHTS (TAILLIGHTS OR WARNING LIGHTS), OR SIDE-VIEW MIRRORS ON THE VEHICLE, OR TRUCK MOUNTED ARROW BOARDS.

6. IN A MOVING OPERATION OR A STATIONARY OPERATION THAT OCCUPIES A LOCATION FOR UP TO 1 HOUR, THE OPERATOR SHALL REMAIN IN THE PROTECTIVE VEHICLE WITH THE SAFETY BELT AND HEADREST PROPERLY ADJUSTED, MAINTAIN VEHICLE SPACING, AND KEEP THE WHEELS ALIGNED WITH THE LANE STRIPING AND LANE TO MAINTAIN LANE DISCIPLINE AND TO STAY IN LANE IF STRUCK. THE PARKING BRAKE SHALL BE SET WHENEVER POSSIBLE. TWO-WAY RADIOS SHOULD BE USED TO COMMUNICATE BETWEEN THE OPERATOR AND THE WORK CREW.

7. IN A STATIONARY OPERATION THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR, ONCE THE PROTECTIVE VEHICLE HAS BEEN APPROPRIATELY PLACED, IT SHOULD BE UNOCCUPIED. UNOCCUPIED VEHICLE SHALL BE POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR (MANUAL TRANSMISSIONS /ENGINE OFF) OR PARK / NEUTRAL (AUTOMATIC TRANSMISSIONS). THE FRONT WHEELS SHALL BE ALIGNED WITH THE LANE STRIPING AND LANE TO MAINTAIN LANE DISCIPLINE AND TO STAY IN LANE IF STRUCK.

8. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE PROTECTIVE VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANCE).

9. DIRECT VERBAL COMMUNICATION BETWEEN THE PROTECTIVE VEHICLES AND THE WORK VEHICLE(S) / EQUIPMENT SHALL BE UTILIZED WHERE AVAILABLE.

CHANNELIZING DEVICES

1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.

2. A DROP-OFF OF GREATER THAN 24 INCHES WITHIN 10 FEET FROM THE EDGE OF THE TRAVELED WAY TO REMAIN AT THE END OF THE WORK SHIFT SHALL BE SEPARATED FROM TRAFFIC WITH POSITIVE BARRIER. FOR POSTED SPEED LIMIT OF 45 MPH AND LESS, A DROP-OFF OF GREATER THAN 24 INCHES WITHIN 10 FEET FROM THE EDGE OF THE TRAVELED WAY THAT IS 100 FEET OR LESS IN LENGTH WILL BE ALLOWED WITH CHANNELIZING DEVICES CONSISTING OF DRUMS, EXTRA TALL CONES, OR OVERSIZED VERTICAL PANELS ONLY AT A MAXIMUM SPACING OF 20 FEET FOR SHORT DURATIONS NOR TO EXCEED ONE WORK SHIFT.

3. TEMPORARY POSITIVE BARRIER MAY BE SUBSTITUTED WITH DRUM CHANNELIZING DEVICES, IN SOME CIRCUMSTANCES, WITH APPROVAL OF THE REGIONAL TRAFFIC ENGINEER BASED ON GUIDANCE FOUND IN THE HIGHWAY DESIGN MANUAL AND ENGINEERING JUDGEMENT.

PUBLIC ACCESS

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.

2. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

LANE CLOSURES

1. LANE CLOSURES SHALL BE LOCATED TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT.

2. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.

3. EACH ARROW PANEL SHALL BE VISIBLE 1500 FEET IN ADVANCE FROM ANY POINT WITHIN THE ROADWAY.

TOLERANCE NOTE

1. ALL DIMENSIONS ON ANY 619 STANDARD SHEET ARE NOMINAL.

   - WHEN A DECIMAL POINT WITH SIGNIFICANT DIGIT(S) TO THE RIGHT OF IT IS/ARE PRESENT-TOLERANCE FOR EACH DIMENSION IS ONE HALF OF THE LAST SIGNIFICANT DIGIT IN THE UNITS SHOWN. (e.g. 1.0' IS 0.05' & 1.00" IS 0.005").

   - OTHERWISE, TOLERANCE FOR EACH DIMENSION IS THE LESSER OF 10% OF THE NOMINAL DIMENSION SHOWN OR 6" (e.g. TOLERANCE FOR 3' IS 3.6" & TOLERANCE FOR 10' IS 6").

2. TOLERANCE ARE NOT CUMULATIVE. ABOVE DOES NOT APPLY WHEN ANY RANGE, MAXIMUM OR MINIMUM DIMENSION OR A CONTEXT SPECIFIC TOLERANCE IS SPECIFIED.

ERRATA 3 EFF. 05/01/24 ISSUED WITH EB 24-007	NEW YORK STATE OF OPPORTUNITY. Department of Transportation
ERRATA 2 EFF. 09/01/23 ISSUED WITH EB 23-016	U.S. CUSTOMARY STANDARD SHEET WORK ZONE TRAFFIC CONTROL GENERAL NOTES (SHEET 1 OF 2)
ERRATA 1 EFF. 05/01/23 ISSUED WITH EB 22-033	APPROVED DECEMBER 21, 2022 Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM ISSUED UNDER EI 22-033 619-010

FILE NAME = 619-010-1_E3.dgn
DATE/TIME = 02-MAY-2024 18:11
USER = ek-prfgj

USC September 01, 2024

WORK DURATION DEFINITIONS

1. THERE ARE MAINLY FIVE WORK DURATIONS:

   A. LONG-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN 3 CONSECUTIVE DAYS.

   B. INTERMEDIATE-TERM IS STATIONARY WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN 1 HOUR.

   C. SHORT-TERM IS STATIONARY DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.

   D. SHORT DURATION IS WORK THAT OCCUPIES A LOCATION UP TO 1 HOUR. IT CAN BE PERFORMED DURING THE DAYTIME OR AT NIGHT IN ACCORDANCE WITH NOTES N1 TO N11 NOTES ON NIGHTTIME WORK.

   E. MOBILE IS WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY WHERE THE WORK AT ANY SPECIFIC LOCATION COMPLETES WITHIN 15 MINUTES. IT IS USED FOR VEHICLE BASED OPERATIONS AND DOES NOT INVOLVE WORKERS ON FOOT. IT CAN BE PERFORMED DURING THE DAYTIME OR AT NIGHT IN ACCORDANCE WITH NOTES N1 TO N10 NOTES ON NIGHTTIME WORK.

2. SPECIAL OPERATIONS ARE WORK OPERATIONS THAT DO NOT FIT INTO ONE OF THE ABOVE FIVE CATEGORIES. SPECIAL OPERATIONS INCLUDE:

   A. STOP AND GO OPERATIONS - WORK THAT COMPLETES WITHIN 5 MINUTES AND ALLOWS WORKERS ON FOOT.

   B. OTHER OPERATIONS INCLUDING MOWING, MULCHING/HERBICIDE OPERATIONS, TEMPORARY ROAD/INTERSECTION CLOSURES, ETC.

ROADWAY TYPE DEFINITIONS

1. FREEWAY:

   A. INTERSTATE: INTERREGIONAL HIGH-SPEED, HIGH-VOLUME, DIVIDED FACILITIES WITH COMPLETE CONTROL OF ACCESS.

   B. PARKWAY: DIVIDED HIGHWAYS FOR NON-COMMERCIAL TRAFFIC WITH FULL CONTROL OF ACCESS, GRADE PARKWAY SEPARATIONS, INTERCHANGES, AND OCCASIONAL AT-GRADE INTERSECTIONS. PARKWAYS ARE DESIGNATED BY LAW.

2. EXPRESSWAY: DIVIDED HIGHWAYS FOR THROUGH TRAFFIC WITH FULL OR PARTIAL CONTROL OF ACCESS AND GENERALLY WITH GRADE SEPARATIONS AT MAJOR CROSSROADS. ALL FREEWAY STANDARD SHEETS ARE APPLICABLE TO EXPRESSWAY.

3. NON-FREEWAY:

   A. MULTILANE DIVIDED HIGHWAY

   B. MULTILANE UNDIVIDED HIGHWAY

   C. TWO-LANE TWO-WAY ROADWAY

   ALL NON-FREEWAYS CAN BE EITHER URBAN OR RURAL:

   URBAN: (MEETS MORE THAN 1 OF THE FOLLOWING CRITERIA)
   - HIGH DENSITY DEVELOPMENT
   - ON-STREET PARKING
   - VARIED BUILDING SETBACKS
   - MULTI-STORY AND LOW-TO MEDIUM-RISE STRUCTURES FOR RESIDENTIAL
   - COMMERCIAL, AND EDUCATIONAL USES, STRUCTURES THAT ACCOMMODATE MIXED USES: COMMERCIAL, RESIDENTIAL, AND PARKING
   - LIGHT INDUSTRIAL, AND SOMETIMES HEAVY INDUSTRIAL, LAND USE
   - PROMINENT DESTINATIONS WITH SPECIALIZED STRUCTURES, E.G., LARGE THEATERS, SPORTS FACILITIES OR CONFERENCE CENTERS
   - HIGH LEVELS OF PEDESTRIAN AND BICYCLIST ACTIVITY, WITH NEARLY CONTINUOUS SIDEWALKS AND MARKED CROSSWALKS
   - HIGHER DENSITY OF TRANSIT STOPS AND ROUTES
   - DRIVEWAY DENSITIES GREATER THAN 25 DRIVEWAYS/MILE ON EACH SIDE OF THE ROAD
   - MINOR COMMERCIAL DRIVEWAY DENSITIES OF 10 DRIVEWAYS/MILE OR GREATER
   - MAJOR COMMERCIAL DRIVEWAYS
   - HIGH DENSITY OF CROSS STREETS

   RURAL: DOES NOT MEET MORE THAN ONE OF THE ABOVE CRITERIA.

NOTES FOR NIGHTTIME OPERATIONS:

N1. WORK OCCURRING AFTER SUNSET AND BEFORE SUNRISE WILL BE CONSIDERED NIGHTTIME OPERATIONS.

N2. ALL SIGNS, STOP/SLOW PADDLES AND RED FLAGS USED TO WARN/ALERT/CONTROL TRAFFIC SHALL BE RETROREFLECTIVE.

N3. ALL WORKERS INVOLVED SHALL WEAR PROTECTIVE HELMETS AND NIGHTTIME APPAREL IN ACCORDANCE WITH §107-05A. HIGH VISIBILITY APPAREL AT ALL TIMES.

N4. VEHICLES OPERATING ON THE PAVEMENT OF A CLOSED ROADWAY OR TRAVEL LANE SHALL DISPLAY ROTATING AMBER BEACONS OR FLASHING LED BEACONS AT ALL TIMES.

N5. LEVEL I ILLUMINATION SHALL BE PROVIDED NEAR THE BEGINNING OF LANE CLOSURE TAPERS AND AT ROAD CLOSURES, INCLUDING THE SETUP AND REMOVAL OF THE CLOSURE TAPERS.

N6. LEVEL II ILLUMINATION SHALL BE PROVIDED FOR FLAGGING STATIONS, ASPHALT PAVING, MILLING, AND CONCRETE PLACEMENT AND/OR REMOVAL OPERATIONS, INCLUDING BRIDGE DECKS, 50 FEET AHEAD OF AND 100 FEET BEHIND A PAVING OR MILLING MACHINE.

N7. LEVEL III ILLUMINATION SHALL BE PROVIDED FOR PAVEMENT OR STRUCTURAL CRACK FILLING, JOINT REPAIR, PAVEMENT PATCHING AND REPAIRS, INSTALLATION OF SIGNAL EQUIPMENT OR OTHER ELECTRICAL/MECHANICAL EQUIPMENT, AND OTHER TASKS INVOLVING FINE DETAILS OR INTRICATE PARTS AND EQUIPMENT.

N8. ALL LIGHTING SHALL BE DESIGNED, INSTALLED, AND OPERATED TO AVOID GLARE THAT AFFECTS TRAFFIC ON THE ROADWAY OR THAT CAUSES ANNOYANCE OR DISCOMFORT FOR RESIDENCES ADJOINING THE ROADWAY.

N9. PRIOR TO THE START OF NIGHTTIME OPERATIONS, A WRITTEN NIGHTTIME OPERATIONS AND LIGHTING PLAN IS REQUIRED FOR APPROVAL FROM THE DOT ENGINEER.

N10. SEE STANDARD SPECIFICATIONS §619 FOR ADDITIONAL REQUIREMENTS AND CONSIDERATIONS. REFER TO SECTION 619-3.19B FOR BALLOON LIGHTING REQUIREMENTS.

N11. FLAGGERS SHALL USE A FLASHLIGHT WITH RED GLOW CONE/RED LED BATON FOR FLAGGING IN NON-ILLUMINATED FLAGGER STATIONS DURING NIGHTTIME OPERATIONS.

	NEW YORK STATE OF OPPORTUNITY. Department of Transportation
	U.S. CUSTOMARY STANDARD SHEET WORK ZONE TRAFFIC CONTROL GENERAL NOTES (SHEET 2 OF 2)
ERRATA 1 eff. 09/01/23 ISSUED WITH EB 23-016	APPROVED DECEMBER 21, 2022 Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM ISSUED UNDER EI 22-033 619-010

FILE NAME = 619-010-2_E1.dgn
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USER = ek-prfgj

DRAWING NAME:
Maintnence & Protection of Traffic Plan

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

DRAWING NO.
M-101

Project No: 24-4106

STATE OF NEW YORK · R. CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

Mixed Use Development

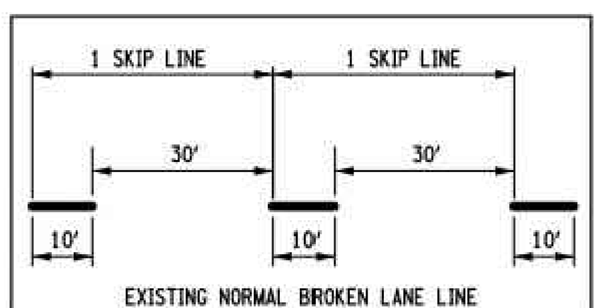
9105 Sheridan Drive
Clarence, New York

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

USC September 01, 2024

WORK ZONE TRAFFIC CONTROL LEGEND	
SYMBOL	DESCRIPTION
	ARROW PANEL
	ARROW PANEL, CAUTION MODE
	ARROW PANEL TRAILER OR SUPPORT
	CHANGEABLE MESSAGE SIGN (PVMS)
	CHANNELIZING DEVICE
	CONE
	CRASH CUSHION/TEMPORARY IMPACT ATTENUATOR
	DIRECTION OF TEMPORARY TRAFFIC DETOUR
	DIRECTION OF TRAFFIC
	AUTOMATED FLAGGER ASSISTANCE DEVICE WITH OPERATOR
	FLAGGER
	FLAG TREE
	LUMINAIRE
	MOWER
	PARKWAY GRASS SHOULDER
	PAVEMENT MARKINGS THAT SHALL BE REMOVED FOR A LONG TERM PROJECT
PVMS	PORTABLE VARIABLE MESSAGE SIGN
	ADVANCE WARNING SIGN WITH ORANGE FLAGS
	TRAILER FOR ARROW PANEL OR PORTABLE VARIABLE MESSAGE SIGN (PVMS)

WORK ZONE TRAFFIC CONTROL LEGEND	
SYMBOL	DESCRIPTION
	SIGN, TEMPORARY
	SPOTTER
	TEMPORARY POSITIVE BARRIER
	TEMPORARY POSITIVE BARRIER WITH WARNING LIGHTS
	TEMPORARY TRAFFIC SIGNAL HEAD
	TYPE III BARRICADE
	WARNING LIGHTS
	WORK AREA
	WORK VEHICLE
	WORK VEHICLE (MULCHING/HERBICIDE OPERATION)
	WORK VEHICLE (PAVEMENT MARKING)
	WORK VEHICLE (SIGNAL WORK)
	PROTECTIVE VEHICLE
	PROTECTIVE VEHICLE LIGHT
	PROTECTIVE VEHICLE HEAVY
	TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR (TMIA)



DETAIL 011A - EXISTING SKIP LINES

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL GENERAL TABLES AND LEGEND (SHEET 1 OF 2)

APPROVED DECEMBER 21, 2022 — ISSUED UNDER EI 22-033
Robert Limoges
ROBERT LIMOGES, P.E.
DIRECTOR, OTSM

619-011

ERRATA 2 EFF. 09/01/23 ISSUED WITH EB 23-016
ERRATA 1 EFF. 05/01/2023 ISSUED WITH EB 22-033

USC September 01, 2024

TABLE 011-01: PROTECTIVE VEHICLE REQUIREMENTS [A,B]

CLOSURE TYPE	DURATION	MOBILE OPERATION AND STOP & GO				SHORT DURATION OPERATION				SHORT TERM OPERATION				INTERMEDIATE TERM OPERATION				LONG TERM OPERATION			
	ROAD TYPE & SPEED	FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY			FREEWAY	NON-FREEWAY		
	EXPOSURE CONDITIONS (SEE NOTE 1)		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL+TMIA	SEE NOTE 2	PVH+TMIA	PVH+TMIA	PVL+TMIA	SEE NOTE 2
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS)					PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMIA	PVH+TMIA	PVL+TMIA	PVL	PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	PVH+TMIA	SEE NOTE 2	SEE NOTE 2
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS, EXCAVATION)					PVH+TMIA	PVH+TMIA	PVL	PVL	PVH+TMIA	PVH+TMIA	PVL	SEE NOTE 2	PVH+TMIA	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2	PVH+TMIA	SEE NOTE 3	SEE NOTE 2	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS. OR GREATER) (SEE NOTE 5)
PVH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS. OR GREATER)
TMIA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

A. THESE PROTECTIVE VEHICLE REQUIREMENTS ARE NOT APPLICABLE TO PAVING AND MILLING OPERATIONS. A STANDARD BUFFER SPACE SHALL BE PROVIDED FOR THESE OPERATIONS IN ACCORDANCE WITH TABLE 011-03.

B. THESE PROTECTIVE VEHICLE REQUIREMENTS ARE NOT APPLICABLE TO FLAGGING OPERATIONS. PROTECTIVE VEHICLES WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA IF DEEMED NECESSARY BY THE DOT ENGINEER AND THEIR DESIGNEE.

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03 SHALL BE PROVIDED.
3. EITHER A PROTECTIVE VEHICLE HEAVY (PVH) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03) SHALL BE PROVIDED.
4. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMIA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS MINIMALLY REQUIRED BY THE MANUFACTURER OF THE TMIA.
5. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 011-02: TAPER LENGTHS & NUMBER OF CONES CHART

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	TAPER LENGTH: (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — LATERAL SHIFT OF TRAFFIC FLOW PATH (FT.)									SHOULDER TAPER LENGTH: (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — FOR SHOULDER WIDTH						
	4	5	6	7	8	9	10	11	12	≤ 4 FT.	5 - 7 FT.	8 FT.	9 FT.	10 FT.	11 FT.	12 FT.
25	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2
30	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	40/1/2	40/1/2	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3
35	80/2/3	120/3/4	120/3/4	160/4/5	160/4/5	200/5/6	200/5/6	240/6/7	240/6/7	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	80/2/3
40	120/3/4	160/4/5	160/4/5	200/5/6	240/6/7	240/6/7	280/7/8	320/8/9	320/8/9	40/1/2	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4
45	200/5/6	240/6/7	280/7/8	320/8/9	360/9/10	400/10/11	440/11/12	520/13/14	560/14/15	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	160/4/5
50	200/5/6	240/6/7	320/8/9	360/9/10	400/10/11	440/11/12	520/13/14	560/14/15	600/15/16	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	160/4/5	160/4/5
55	240/6/7	280/7/8	320/8/9	400/10/11	440/11/12	520/13/14	560/14/15	600/15/16	680/17/18	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	200/5/6
60	240/6/7	320/8/9	360/9/10	440/11/12	480/12/13	560/14/15	600/15/16	680/17/18	720/18/19	80/2/3	120/3/4	160/4/5	200/5/6	200/5/6	240/6/7	240/6/7
65	280/7/8	320/8/9	400/10/11	480/12/13	520/13/14	600/15/16	640/16/17	720/18/19	800/19/20	80/2/3	160/4/5	200/5/6	240/6/7	240/6/7	280/7/8	280/7/8

* THIS TABLE WAS CREATED WITH REFERENCE TO MUTCD TABLE 6H-4.
** THE NUMBER OF CHANNELIZING DEVICES SHOWN IS CALCULATED BASED ON A 40FT DEVICE SPACING. THE NUMBER OF CHANNELIZING DEVICES CAN BE ADJUSTED AS NECESSARY.

TABLE 011-03 LONGITUDINAL BUFFER SPACE

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE (FT.)/ * OF SKIP LINES
25	155 / 4
30	200 / 5
35	250 / 6
40	305 / 8
45	360 / 9
50	425 / 11
55	495 / 13
65	645 / 16

* THIS TABLE IS THE SAME AS MUTCD TABLE 6C-2.

TABLE 011-04: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

ROLL AHEAD DISTANCE (FT.)/* OF SKIP LINES FOR VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW		PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW	
	STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)	STATIONARY OPERATION	MOVING OPERATION (15 MPH MAX.)
≥ 60	200/5	240/6	160/4	200/5
45 - 55	160/4	200/5	120/3	160/4
≤ 40	120/3	120/3	80/2	120/3

TABLE 011-05 FLARE RATES FOR POSITIVE BARRIER

TYPE OF POSITIVE BARRIER	POSTED SPEED LIMIT 30 MPH	40 MPH	50 MPH	55 MPH	65 MPH
TEMPORARY POSITIVE BARRIER	8:1	11:1	14:1	16:1	20:1
BOX BEAM OR HEAVY POST CORRUGATED BEAM	7:1	9:1	11:1	12:1	15:1

TABLE 011-06 ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS A (FT.)	B (FT.)	C (FT.)	SIGN LEGEND XX	YY
URBAN (≤ 30 MPH*)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH*)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH*)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.
FREEWAY	1000	1500	2640	1 MILE	½ MILE

* PRECONSTRUCTION POSTED SPEED LIMIT.
** THIS TABLE IS THE SAME AS MUTCD TABLE NY6H-3.

TABLE 011-07 TAPER LENGTH FOR TEMPORARY TRAFFIC CONTROL ZONES

TYPE OF TAPER	TAPER LENGTH (L)
MERGING TAPER	L
SHIFTING TAPER	L/2
SHOULDER TAPER	L/3
ONE-LANE, TWO-WAY TRAFFIC TAPER	50 FT. MIN -100 FT. MAX
DOWNSTREAM TAPER	50 FT. MIN -100 FT. MAX

* THIS TABLE IS THE SAME AS MUTCD TABLE 6C-3.

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL GENERAL TABLES AND LEGEND (SHEET 2 OF 2)

APPROVED DECEMBER 21, 2022 — ISSUED UNDER EI 22-033
Robert Limoges
ROBERT LIMOGES, P.E.
DIRECTOR, OTSM

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CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development
9105 Sheridan Drive
Clarence, New York

REVISIONS:
No. Description Date

DRAWING NAME:
Maintnence & Protection of Traffic Plan

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

DRAWING NO.
M-102

Project No: 24-4106

USC September 01, 2024

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DATE/TIME = 25-APR-2024 12:00
USER = rfoote

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	E5-1	C	--------	72"X60"	72"X60"
	G20-1	A	36"X18"	48"X24"	48"X24"
	G20-2	A	36"X18"	48"X24"	48"X24"
	G20-4	A	36"X18"	--------	--------
	G20-5aP	A	24"X18"	36"X24"	36"X24"
	M1-1	G	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
	M1-1†	G	3 DIGITS 30"X24"	45"X36"	45"X36"
	M1-4	B	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
	M1-4†	B	3 DIGITS 30"X24"	45"X36"	45"X36"
	M3-1, M3-2, M3-3, M3-4	SEE NOTE 3	24"X12"	36"X18"	36"X18"
	M4-8	A	24"X12"	36"X18"	36"X18"
	M4-8a	A	24"X18"	24"X18"	24"X18"
	M4-9 M4-9L M4-9R	A	30"X24"	48"X36"	48"X36"
	M4-9a	A	30"X24"	30"X24"	--------
	M4-9b	A	30"X24"	30"X24"	--------
	M4-9c	A	30"X24"	30"X24"	--------
	M4-10L, M4-10R	A	48"X18"	48"X18"	48"X18"
	M5-1	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	M5-2	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	M6-1, M6-2, M6-3, M6-4	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	NYM3-1	B	24"X24"	36"X36"	36"X36"
	NYM3-2	B	30"X24"	45"X36"	45"X36"
	NYM3-3	B	30"X24"	45"X36"	45"X36"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	NYR9-11	B	24"X42"	48"X84"	48"X84"
	NYR9-12	B	24"X36"	36"X54"	48"X72"
	NYW4-17	A	36"X36"	48"X48"	48"X48"
	NYW8-30	A	48"X24"	48"X24"	48"X24"
	NYW8-31	A	48"X24"	48"X24"	48"X24"
	NYW8-32	A	48"X24"	48"X24"	48"X24"
	NYW8-33	A	48"X24"	48"X24"	48"X24"
	R1-1	D	36"X36"	36"X36"	48"X48"
	R1-2	E	36"X36"X36"	48"X48"X48"	60"X60"X60"
	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 5)	36"X48"	36"X48"
	R2-11	B	24"X30"	36"X48"	36"X48"
	R2-12	B	24"X36"	36"X54"	36"X54"
	R4-1	B	24"X30"	36"X48"	36"X48"
	R4-7	B	24"X30"	36"X48"	36"X48"
	R4-7c NARROW	B	18"X30"	--------	--------
	R4-8	B	24"X30"	36"X48"	36"X48"
	R4-8c NARROW	B	18"X30"	--------	--------
	R4-9	B	24"X30"	36"X48"	36"X48"
	R5-1	E	36"X36"	36"X36"	48"X48"
	R8-3	E	24"X24"	36"X36"	48"X48"
	R9-8	B	36"X18"	36"X18"	--------
	R9-9	B	24"X12"	24"X12"	--------
	R9-10	B	24"X12"	24"X12"	--------
	R9-10L R9-10R	B	24"X12"	24"X12"	--------
	R9-11L R9-11R	B	24"X18"	24"X18"	--------
	R9-11aL R9-11aR	B	24"X12"	24"X12"	--------
	R10-6	B	24"X36"	24"X36"	--------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	R11-2	B	48"X30"	48"X30"	48"X30"
	R11-2 (MOD.)	B	48"X30"	48"X30"	48"X30"
	R11-3a	B	60"X30"	60"X30"	--------
	W1-4L W1-4R	A	36"X36"	48"X48"	48"X48"
	W1-4bL W1-4bR	A	36"X36"	48"X48"	48"X48"
	W1-4cL W1-4cR	A	36"X36"	48"X48"	48"X48"
	W1-6L	A	48"X24"	60"X30"	60"X30"
	W1-6R	A	48"X24"	60"X30"	60"X30"
	W1-8L	A (NO BORDER)	18"X24"	30"X36"	30"X36"
	W1-8R	A (NO BORDER)	18"X24"	30"X36"	30"X36"
	W3-1	A[4]	36"X36"	48"X48"	48"X48"
	W3-2	A[4]	36"X36"	48"X48"	48"X48"
	W3-3	A[4]	36"X36"	48"X48"	48"X48"
	W3-4	A	36"X36"	48"X48"	48"X48"
	W3-5	A[4]	36"X36"	48"X48"	48"X48"
	W4-1L W4-1R	A	36"X36"	48"X48"	48"X48"
	W4-2L W4-2R	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	NYW23-1	A	36"X36"	48"X48"	48"X48"
	G20-5aP	6F.12	24"X18"	36"X24"	36"X24"
	E5-2	6F.28	48"X36"	48"X36"	48"X36"
	E5-2a	6F.28	48"X36"	48"X36"	48"X36"

COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C	WHITE LEGEND AND BORDER ON A GREEN BACKGROUND
D	WHITE LEGEND AND BORDER ON A RED BACKGROUND
E	RED LEGEND AND BORDER ON A WHITE BACKGROUND
F	BLACK LEGEND AND BORDER ON A FLOURESCENT YELLOW GREEN BACKGROUND
G	WHITE LEGEND AND BORDER ON A BLUE AND RED BACKGROUND

NOTES:

1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. COLORS FOR DIRECTION PLAQUES, ADVANCE TURN ARROWS, AND DIRECTIONAL ARROWS SHALL MATCH THE ROUTE OR INTERSTATE SIGN THAT THEY SUPPLEMENT AS PER THE M.U.T.C.D.
4. MULTICOLORED SYMBOL IMPOSED ON SIGN WITH BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND.
5. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

NEW YORK STATE OF OPPORTUNITY. | Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL SIGN TABLE (SHEET 1 OF 3)

APPROVED DECEMBER 2, 2021
Robert Limoges
ROBERT LIMOGES, P.E.
DIRECTOR, OTSM

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WORK ZONE TRAFFIC CONTROL SIGN TABLE (sheet 1 of 3, repeated in full)

NOTES:

1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. COLORS FOR DIRECTION PLAQUES, ADVANCE TURN ARROWS, AND DIRECTIONAL ARROWS SHALL MATCH THE ROUTE OR INTERSTATE SIGN THAT THEY SUPPLEMENT AS PER THE M.U.T.C.D.
4. MULTICOLORED SYMBOL IMPOSED ON SIGN WITH BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND.
5. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

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U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL SIGN TABLE (SHEET 1 OF 3)

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ROBERT LIMOGES, P.E.
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CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

REVISIONS:

No.	Description	Date

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Maintnence & Protection of Traffic Plan

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

DRAWING NO.
M-103

Project No: 24-4106

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
	W24-1L W24-1R	A	36"X36"	48"X48"	48"X48"
	W24-1aL W24-1aR	A	36"X36"	48"X48"	48"X48"
	W24-1bL W24-1bR	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	NON-FREEWAY	EXPRESSWAY	FREEWAY
XX	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
55	NYR2-2	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
45	NYR2-3	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
35	NYR2-4	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
30	NYR2-5	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"
45	NYR2-6	B	24"X30" OR 30"X36" (SEE NOTE 3)	36"X48"	36"X48"

COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C	WHITE LEGEND AND BORDER ON A GREEN BACKGROUND
D	WHITE LEGEND AND BORDER ON A RED BACKGROUND
E	RED LEGEND AND BORDER ON A WHITE BACKGROUND
F	BLACK LEGEND AND BORDER ON A FLOURESCENT YELLOW GREEN BACKGROUND
G	WHITE LEGEND AND BORDER ON A BLUE AND RED BACKGROUND

NOTES:

1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
SIGN TABLE
(SHEET 3 OF 3)

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9105 Sheridan Drive
Clarence, New York

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REVISIONS:

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Drawn By: A. Pandolfe
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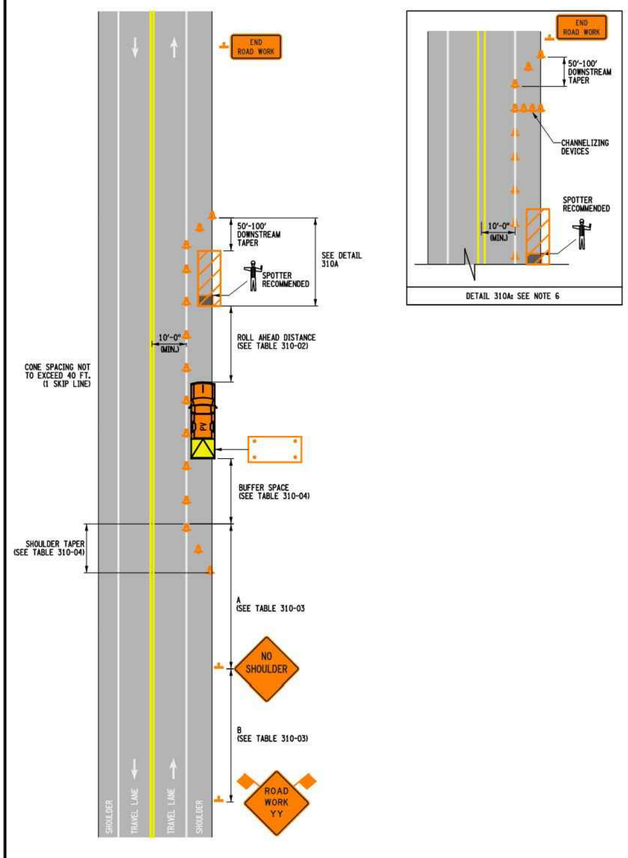
M-104

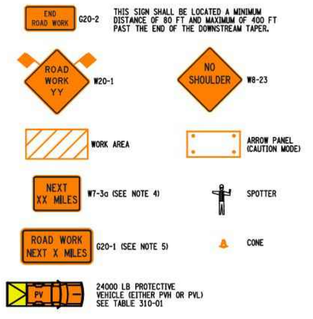
Project No: 24-4106



DETAIL 310A: SEE NOTE 6

NOTES:

1. SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.
2. THE PROTECTIVE VEHICLE(S) SHALL MAINTAIN THE APPROPRIATE ROLL AHEAD DISTANCE, BE AN UNOCCUPIED TRUCK POSITIONED PARALLEL TO TRAFFIC, PARKING BRAKE SET, PLACED IN 2ND GEAR (MANUAL TRANSMISSIONS /ENGINE OFF) OR PARK / NEUTRAL (AUTOMATIC TRANSMISSIONS) AND HAVE THE FRONT WHEELS ALIGNED WITH THE LANE STRIPING.
3. THERE SHALL BE NO WORKERS, EQUIPMENT OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AHEAD DISTANCE.
4. XX IS THE EXPECTED OVERALL LENGTH OF THE OPERATION TO BE COMPLETED WITHIN THE WORK DAY. A SUPPLEMENTAL DISTANCE PLAQUE W7-3a SHALL BE USED WITH SIGN W20-1 WHEN THE DISTANCE BETWEEN THE ADVANCE WARNING SIGNS AND WORK MAY BECOME GREATER THAN 2 MILES AS A RESULT OF THE FOLLOWING SITUATIONS:
   •MULTIPLE WORK LOCATIONS ARE ANTICIPATED WITHIN XX MILES FROM THE W20-1 SIGN
   •WORK AREA WILL BE RELOCATED DURING THE DURATION OF THE WORK WITHIN XX MILES FROM THE W20-1 SIGN.
   THE SUPPLEMENT SIGN W7-3a SHALL INDICATE THE MAXIMUM ANTICIPATED DISTANCE BETWEEN THE W20-1 SIGN AND THE FARTHEST WORK LOCATION.
5. WHEN MULTIPLE WORK LOCATIONS EXIST WITHIN XX MILES FROM THE W20-1 SIGN, A G20-1 SIGN SHALL BE PLACED EVERY TWO MILES INDICATING THE DISTANCE FROM THE SIGN TO THE FARTHEST WORK LOCATION.
6. CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.
7. IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.



REFER TO SHEET 2 OF 2 FOR ALL TABLES

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
NON-FREEWAY
SHOULDER CLOSURE
SHORT TERM OPERATION
(SHEET 1 OF 2)

ERRATA 2 EFF. 09/01/23 ISSUED WITH EB 23-016	APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
ERRATA 1 EFF. 01/01/23 ISSUED WITH EB 22-050	ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-310

USC September 01, 2024

FILE NAME = 619-310-1.dgn
DATE/TIME = 14-JUN-2023 14:33
USER = rfrank

TABLE 310-01: PROTECTIVE VEHICLE REQUIREMENTS

CLOSURE TYPE	ROAD TYPE & SPEED	NON-FREEWAY ≥ 45 MPH	NON-FREEWAY 35 - 40 MPH	NON-FREEWAY ≤ 30 MPH
	EXPOSURE CONDITIONS (SEE NOTE 1)			
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	PVL+TMA	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS)	PVH+TMA	PVL	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR WORK VEHICLE EXPOSED TO TRAFFIC	PVH+TMA	PVL	PVL
	-NO WORKERS ON FOOT -NO WORK VEHICLE EXPOSED TO TRAFFIC -OTHER HAZARDS EXPOSED (IE EQUIPMENT, MATERIALS, EXCAVATION)	PVH+TMA	PVL	SEE NOTE 2

LEGEND
PVL - PROTECTIVE VEHICLE LIGHT (MINIMUM GROSS WEIGHT 9,500 LBS. OR GREATER) (SEE NOTE 4)
PVH - PROTECTIVE VEHICLE HEAVY (MINIMUM GROSS WEIGHT 22,000 LBS. OR GREATER)
TMA - TRUCK/TRAILER MOUNTED IMPACT ATTENUATOR

NOTES
1. THE EXPOSURE CONDITIONS ASSUME THERE IS NO POSITIVE PROTECTION PRESENT.
2. EITHER A PROTECTIVE LIGHT (PVL) OR THE STANDARD BUFFER SPACE (SEE TABLE 011-03 SHALL BE PROVIDED.
3. TRUCK/TRAILER MOUNTED IMPACT ATTENUATORS (TMA) SHALL NOT BE MOUNTED/INSTALLED ON VEHICLES WITH A GROSS VEHICLE WEIGHT (GVW) LESS THAN WHAT IS NORMALLY REQUIRED BY THE MANUFACTURER OF THE TMA.
4. THE USE OF A PROTECTIVE VEHICLE LIGHT (PVL) AS A SHADOW VEHICLE IS LIMITED TO NON-FREEWAY ROADWAYS WHERE THE POSTED SPEED LIMITS IS ≤ 40 MPH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

TABLE 310-02: ROLL AHEAD DISTANCE FOR PROTECTIVE VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	ROLL AHEAD DISTANCE (FT.)/* OF SKIP LINES FOR VEHICLES — STATIONARY OPERATION: PROTECTIVE VEHICLES WEIGHING 9,500 TO 21,999 LBS. GVW	STATIONARY OPERATION: PROTECTIVE VEHICLES WEIGHING 22,000 LBS. OR GREATER GVW
≥ 60	200/5	160/4
45 - 55	160/4	120/3
≤ 40	120/3	80/2

TABLE 310-03: ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS A (FT.)	DISTANCE BETWEEN SIGNS B (FT.)	SIGN LEGEND XX	SIGN LEGEND YY
URBAN (≤ 30 MPH)*	100	100	AHEAD	AHEAD
URBAN (35-40 MPH)*	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH)*	350	350	1000 FT.	AHEAD
RURAL	500	500	1500 FT.	1000 FT.

* PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 310-04: LONGITUDINAL BUFFER SPACE AND TAPER LENGTHS

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE (FT.)/ * OF SKIP LINES	TAPER LENGTH (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — LATERAL SHIFT OF TRAFFIC FLOW PATH (FT.) 10	11	12	SHOULDER TAPER LENGTH (FT.)/ * OF SKIP LINES/ * OF CHANNELIZING DEVICES — FOR SHOULDER WIDTH ≤ 4 FT.	5 - 7 FT.	8 FT.	9 FT.	10 FT.	11 FT.	12 FT.
25	155 / 4	120/3/4	120/3/4	120/3/4	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2	40/1/2
30	200 / 5	160/4/5	160/4/5	200/5/6	40/1/2	40/1/2	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3
35	250 / 6	200/5/6	240/6/7	240/6/7	40/1/2	40/1/2	80/2/3	80/2/3	80/2/3	80/2/3	80/2/3
40	305 / 8	280/7/8	320/8/9	320/8/9	40/1/2	80/2/3	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4
45	360 / 9	440/11/12	520/13/14	560/14/15	80/2/3	80/2/3	120/3/4	120/3/4	120/3/4	120/3/4	160/4/5
50	425 / 11	520/13/14	560/14/15	600/15/16	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	160/4/5	160/4/5
55	495 / 13	560/14/15	600/15/16	680/17/18	80/2/3	120/3/4	160/4/5	160/4/5	160/4/5	200/5/6	200/5/6

TABLE 310-05: REQUIRED SIGN SIZES*

SIGN	NON-FREEWAY	FREEWAY
G20-1	36x18	48x24
G20-2	36x18	48x24
W7-3a	24x18	36x30
W8-23	36x36	48x48
W20-1	36x36	48x48
WARNING FLAG	18x18	18x18

*FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
NON-FREEWAY
SHOULDER CLOSURE
SHORT TERM OPERATION
(SHEET 2 OF 2)

APPROVED DECEMBER 2, 2021	ISSUED UNDER EI 21-028
ROBERT LIMOGES, P.E. DIRECTOR, OTSM	619-310

USC September 01, 2024

FILE NAME = 619-310-2.dgn
DATE/TIME = 14-JUN-2023 14:29
USER = rfrank

Project No: 24-4106

M-105

DRAWING NO.

DRAWING NAME: Maintenance & Protection of Traffic Plan

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

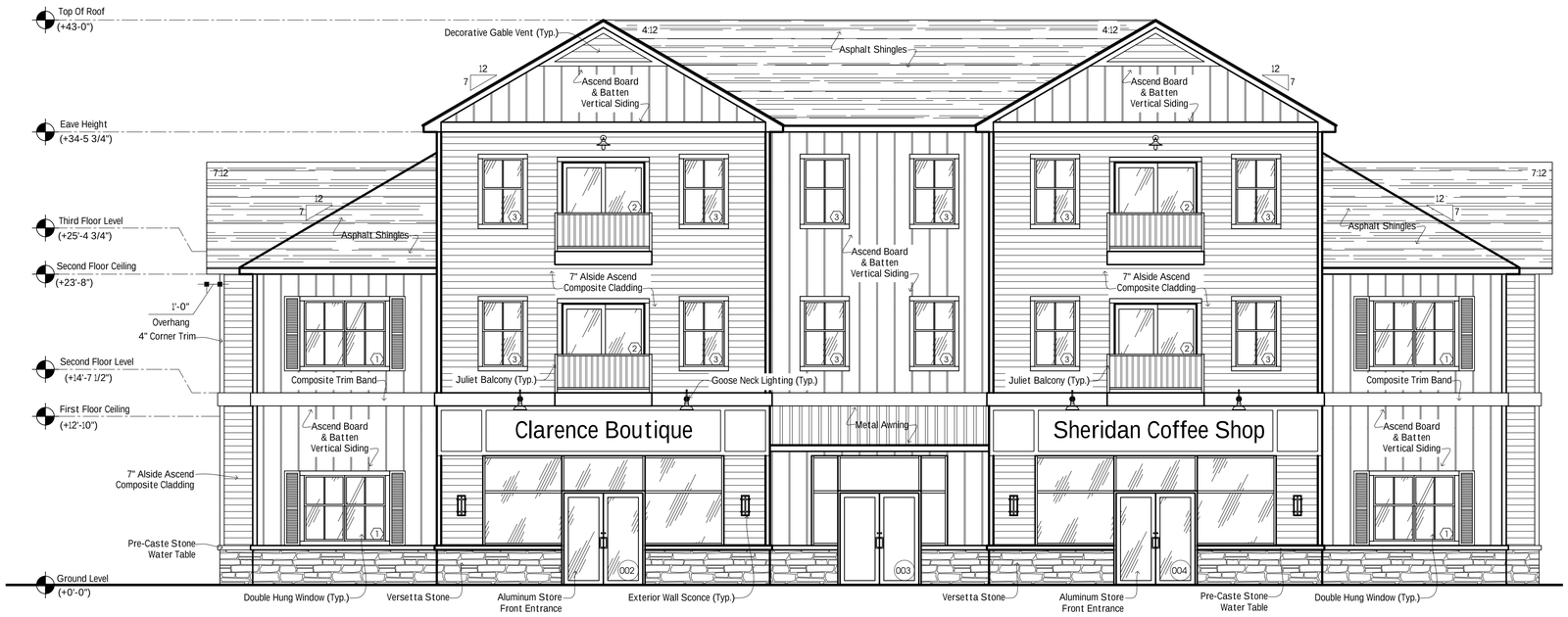
REVISIONS:

No.	Description	Date

Mixed Use Development

9105 Sheridan Drive
Clarence, New York

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro



A4.1 Front Elevation

3/16" = 1'-0"

A4.2 Rear Elevation

3/16" = 1'-0"

No.	Description	Date	By

WARNING:
It is a violation of Article 147, Section 7303 of the New York State Education Law for any person to alter an item, in any way, on this document, unless under the direction of a licensed Architect.

Proposed Mixed-Use
New Build For:

Edge Development

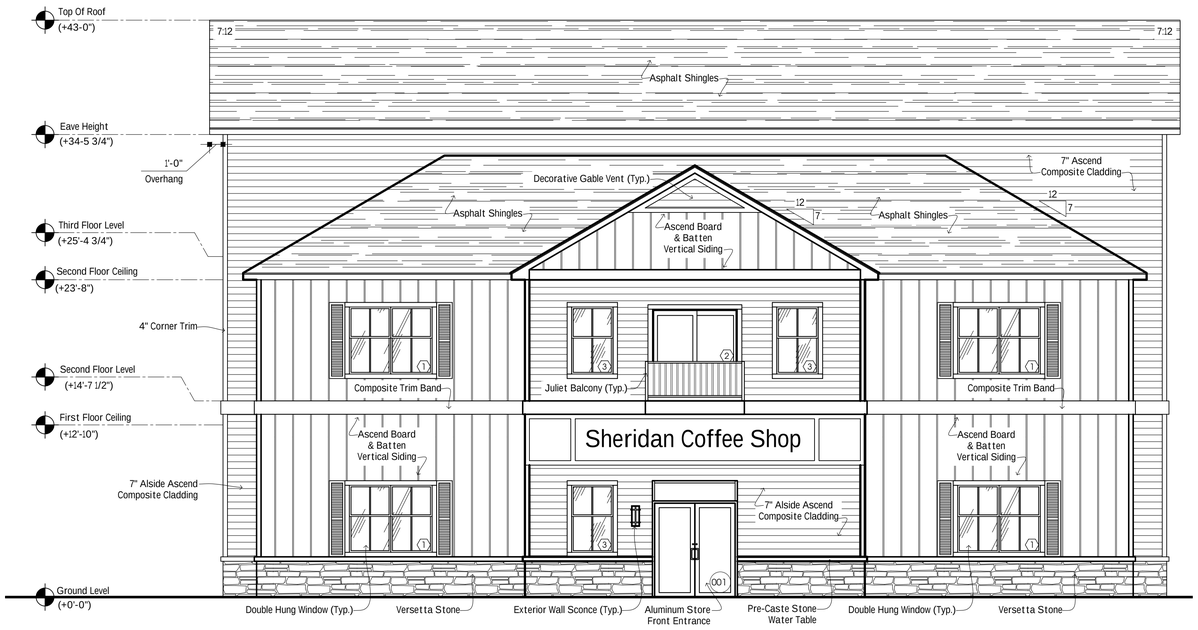
9105 Sheridan Drive
Clarence, NY

SUTTON architecture
"Design 2 Build"

Job Number: **24-311**

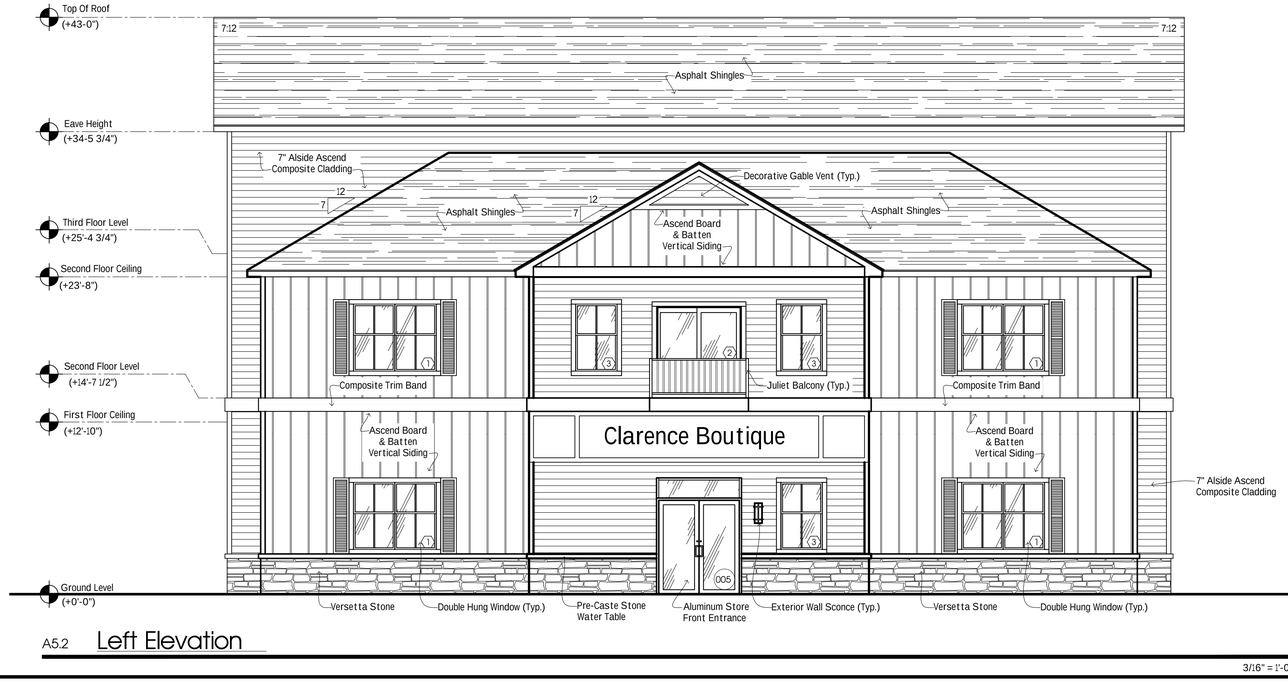
Title: Elevations

Drawn By: J. Privitera	Sheet No.: **A-4**
Date: 8-7-2025	
Checked By: D. Sutton	
Scale: As Shown	



A5.1 Right Elevation

3/16" = 1'-0"



A5.2 Left Elevation

3/16" = 1'-0"

No.	Description	Date	By

WARNING:
It is a violation of Article 147, Section 7303 of the New York State Education Law for any person to alter an item, in any way, on this document, unless under the direction of a licensed Architect.

Proposed Mixed-Use
New Build For:

Edge Development

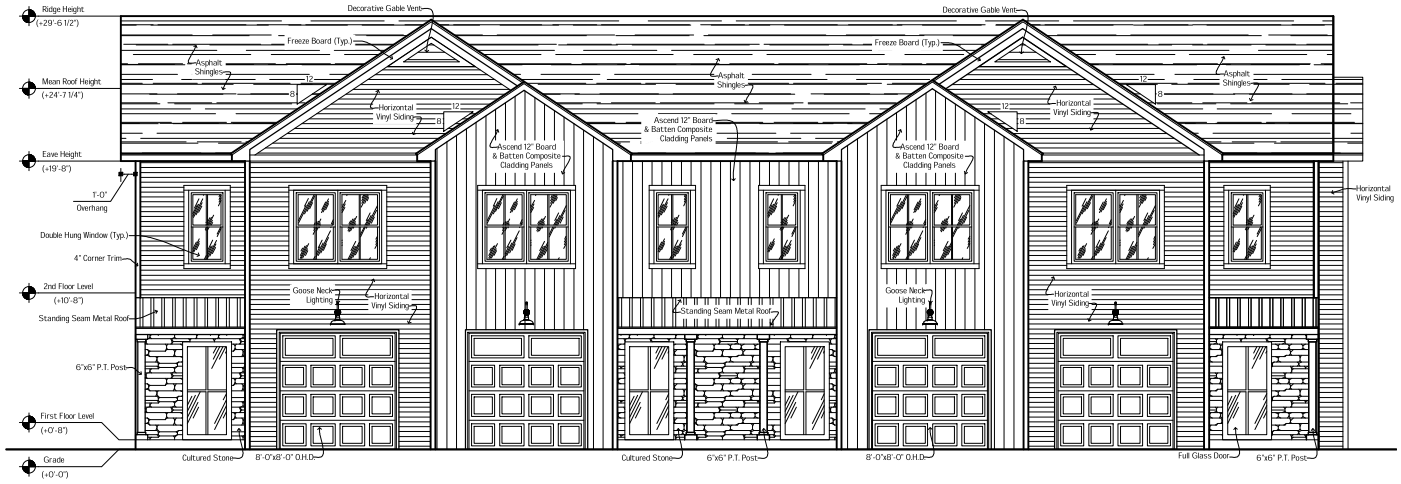
9105 Sheridan Drive
Clarence, NY

SUTTON architecture
"Design 2 Build"

Job Number: **24-311**

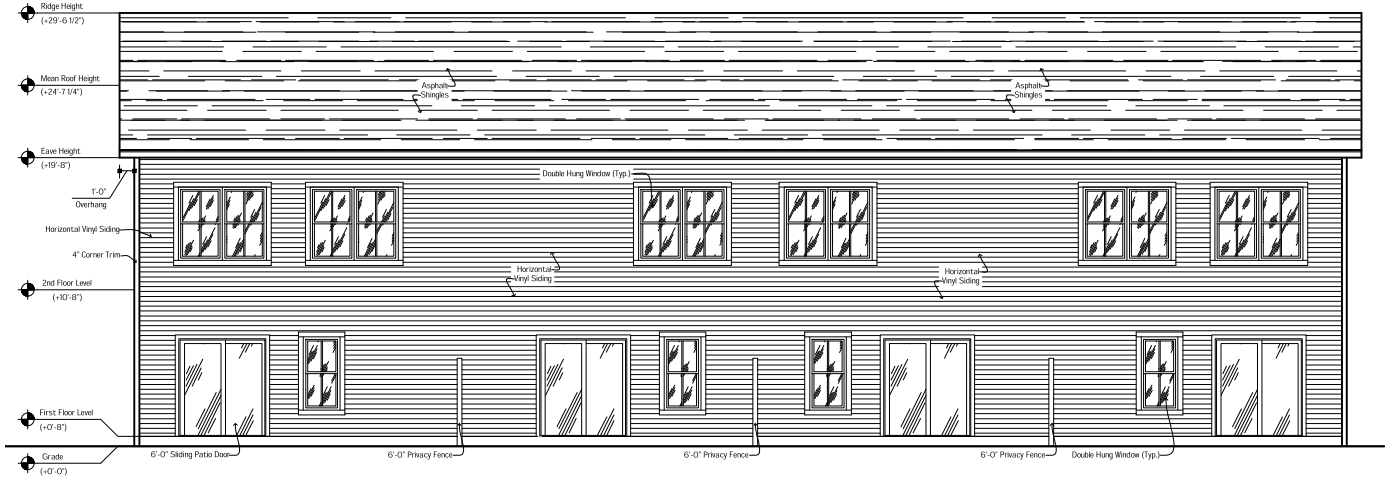
Title: Elevations

Drawn By: J. Privitera	Sheet No.: **A-5**
Date: 8-7-2025	
Checked By: D. Sutton	
Scale: As Shown	



Concept Front Elevation

1/4" = 1'-0"



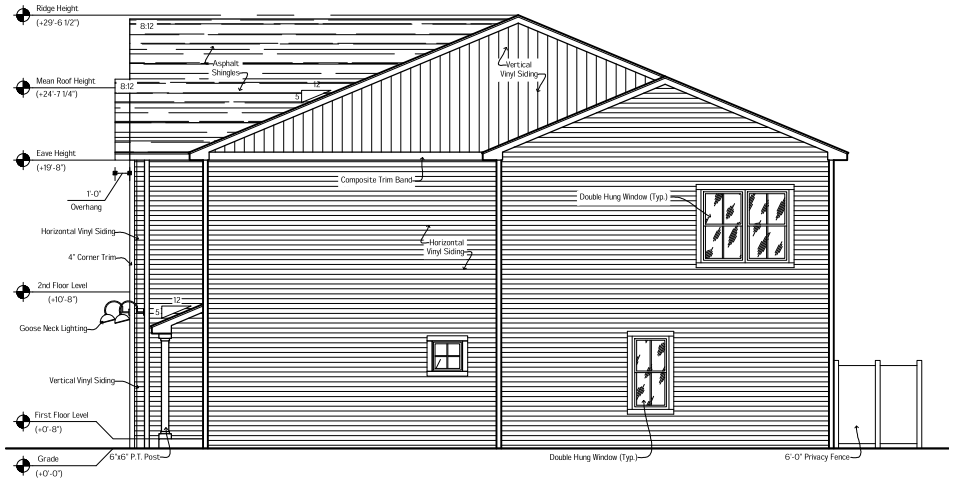
Concept Rear Elevation

1/4" = 1'-0"

Edge Development - Multi-Family Concept Elevations

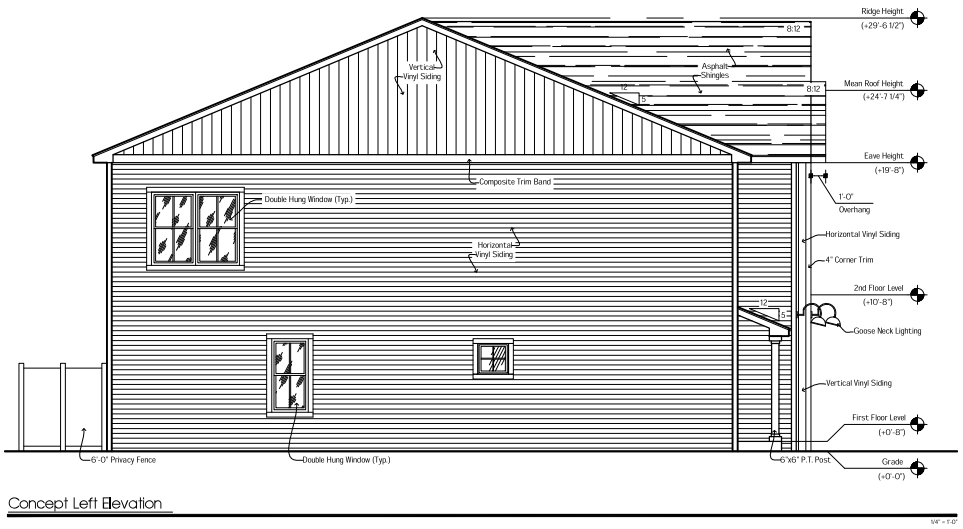
9105 Sheridan Drive
Clarence, NY
8/20/2025

SUTTON architecture
"Design 2 Build"



Concept Right Elevation

1/4" = 1'-0"



Concept Left Elevation

1/4" = 1'-0"

Edge Development - Multi-Family Concept Elevations

9105 Sheridan Drive
Clarence, NY
8/20/2025

SUTTON architecture
"Design 2 Build"


lumion


Sheridan Coffee Shop
lumion


Clarence Botique
dan Coffee Shop
lumion


Botique Store
lumion


Clarence Boticue
dan Coffee Shop
lumion

SITE DATA TABLE

AREA OF COMBINED PARCELS:	9.42 ACRES
AREA CURRENTLY ZONED TND:	7.99 ACRES
MINIMUM LOT WIDTH REQUIRED:	150.00' (W/O SEWERS)
LOT WIDTH PROVIDED:	423.23'
MINIMUM LOT DEPTH REQUIRED:	220.00' (W/O SEWERS)
LOT DEPTH PROVIDED:	946.90'
SETBACKS:	
FRONT ALLOWED	10.0'
FRONT EXISTING	104.6' (EXISTING)
SIDE ALLOWED	10.0'
SIDE PROPOSED	10.0' (ACCESSORY STRUCTURE)
REAR ALLOWED	25.0'
REAR PROPOSED	35.0'

BUILDING DATA TABLE

SAMUEL'S GRANDE MANOR BUILDING	
6 RESIDENTIAL UNITS =	10,000 SF
COMMERCIAL SPACE =	35,000 SF
PROPOSED RESTAURANT =	3,000 SF

PROPOSED PARKING ANALYSIS (FOR NEW DEVELOPMENTS):

TOTAL NEW RESIDENTIAL DWELLINGS:	50 UNITS
PARKING REQUIRED FOR DU:	2 SPACES / DU
TOTAL PARKING REQUIRED:	100 SPACES
TOTAL NEW SPACES PROVIDED:	**86 SPACES** (INCLUDING GARAGES)
RESTAURANT SQUARE FOOTAGE:	3,000 SF
NUMBER OF SEATS:	204±
PARKING REQUIRED PER SEAT:	1 SPACE / 3 SEATS
TOTAL PARKING REQUIRED:	68 SPACES
TOTAL PARKING PROVIDED / CONVERTED:	**72 SPACES**
EVENT CENTER PARKING EXISTING:	**208 SPACES**
TOTAL ON SITE PARKING:	**366 SPACES**

NOTES:
CONCEPT PLAN DEVELOPED FROM THE BOUNDARY SURVEY COMPLETED BY MILLARD, MACKAY & DELLES DATED MAY 31, 2018 AND THE TOPOGRAPHIC SURVEY COMPLETED BY NIAGARA BOUNDARY, LS DATED MARCH 9, 2022. THIS IS NOT A PROPERTY SURVEY

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	MJM
CAD FILE:	M-1736A

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

REVISION	DATE	BY/CK

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

TAVERN ON MAIN
8750 MAIN STREET
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

CONCEPT PLAN

SCALE:	1"=30'
DATE:	JANUARY 15, 2026
JOB NO:	M-1736
SHEET NO:	CP-1


LANDS NOW OR FORMERLY
L VISONE DEVELOPMENT, LLC
LIBER 11328, PAGE 6490
TAX PARCEL ID 70.20-4-4
946.90'
MAIN STREET
N
105.06' Ms.
PRIMARY APARTMENT
INGRESS & EGRESS
AND EVENT CENTER
INGRESS
Blacktop Driveway
Blacktop Parking
VALET DRIVE LANE
SAMUEL'S GRANDE MANOR
PATIOS & GARDENS
Fountain
Gazebo
Pavers
Concrete Patio
SAMUEL'S GRANDE MANOR
Overhang
3,000 SF
SINGLE
STORY
RESTAURANT
318.17'
EVENT CENTER &
RESTAURANT EGRESS
EVENT CENTER
SECONDARY DROPOFF
Cooler
Ex. Planter
Ex. Bollard
Existing
Blacktop Parking
PRIMARY EVENT CENTER
& RESTAURANT
INGRESS & EGRESS
996.70'
LANDS NOW OR FORMERLY
PAT CONSTRUCTION INC.
LIBER 9538, PAGE 83
TAX PARCEL ID 70.20-4-1
Edge of Blacktop
Utility Pole
Storm D.I.

NOTES:
CONCEPT PLAN DEVELOPED FROM THE BOUNDARY SURVEY COMPLETED BY MILLARD, MACKAY & DELLES DATED MAY 31, 2018 AND THE TOPOGRAPHIC SURVEY COMPLETED BY NIAGARA BOUNDARY, LS DATED MARCH 9, 2022. THIS IS NOT A PROPERTY SURVEY

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	MJM
CAD FILE:	M-1736

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

REVISION	DATE	BY/CK

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

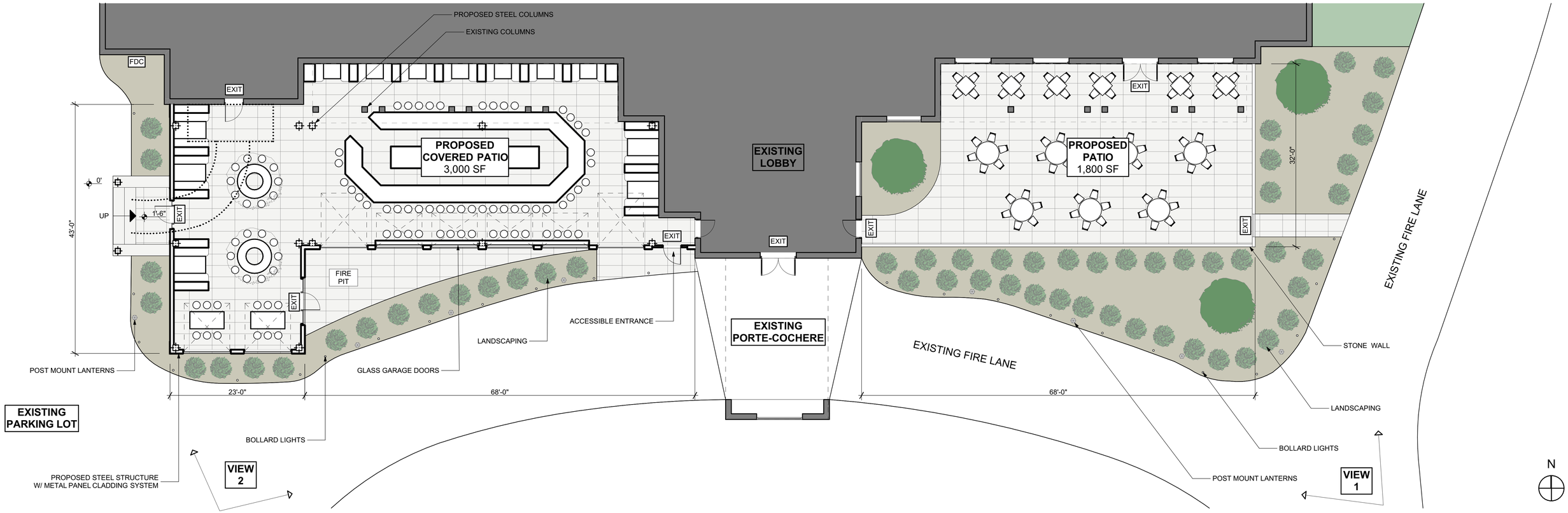
MIXED USE PROPERTY
8750 MAIN STREET
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

TRAFFIC FLOW & PARKING PLAN

SCALE:	1"=30'
DATE:	JANUARY 15, 2026
JOB NO:	M-1736
SHEET NO:	TF-1

VIEW 2

VIEW 1



LINE 42 ARCHITECTURE

TAVERN ON MAIN - PROPOSED PATIO

8750 MAIN STREET - WILLIAMSVILLE, NY

PROPOSED PATIO PLAN

SCALE: 1/8" = 1'-0"

A1

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:

Samuel's Grande Manor - Tavern on Main Patio Bar

Project Location (describe, and attach a location map):

8750 Main Street - SBL: 70.20-4-3.11

Brief Description of Proposed Action:

An approximately 5,000 sq.ft. patio bar addition to the front of the existing Samuel's Grande Manor. The patio bar would include seating areas, a bar area, fire pits, and associated landscaping.

Name of Applicant or Sponsor:	Telephone: 716-310-4707
Charles Pezzino - Samuel's Grande Manor	E-Mail: samuels8750@yahoo.com

Address:

8750 Main Street

City/PO:	State:	Zip Code:
Clarence	NY	14221

	NO	YES
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.	☑	☐
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 - Temporary Conditional Permit; Erie County Health Department - Septic	☐	☑

3. a. Total acreage of the site of the proposed action? +/- 6.6 acres
   b. Total acreage to be physically disturbed? +/- 0.11 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 9.5 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☑ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Charles Pezzino Date: 10/29/2025

Signature: ON FILE Title: Owner - Samuel's Grande Manor

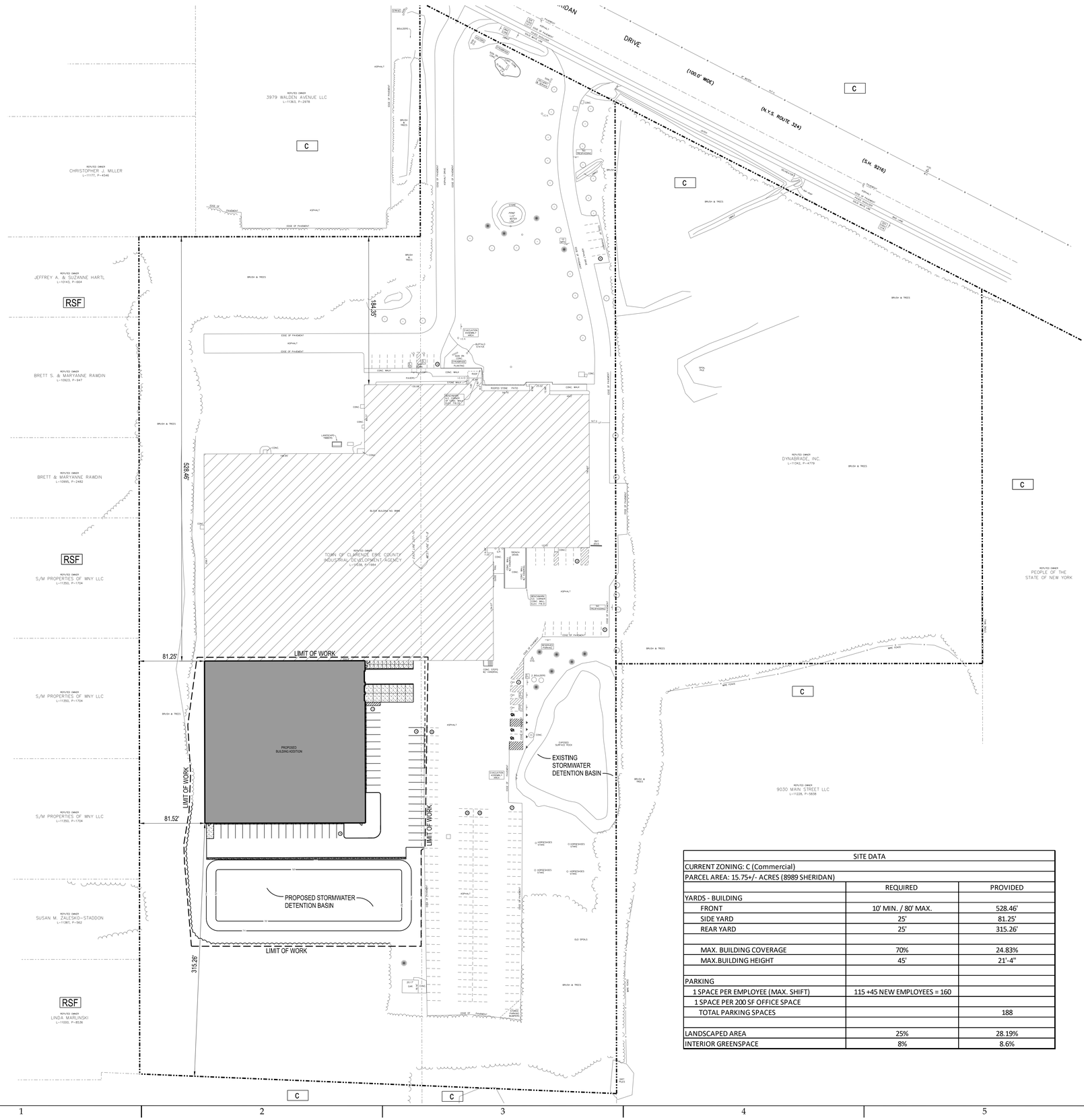
PRINT FORM

EAF Mapper Summary Report

Wednesday, October 29, 2025 10:13 AM

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.

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



SITE DATA		
CURRENT ZONING: C (Commercial)		
PARCEL AREA: 15.75+/- ACRES (8989 SHERIDAN)		
	REQUIRED	PROVIDED
YARDS - BUILDING		
FRONT	10' MIN. / 80' MAX.	528.46'
SIDE YARD	25'	81.25'
REAR YARD	25'	315.26'
MAX. BUILDING COVERAGE	70%	24.83%
MAX.BUILDING HEIGHT	45'	21'-4"
PARKING		
1 SPACE PER EMPLOYEE (MAX. SHIFT)	115 +45 NEW EMPLOYEES = 160	
1 SPACE PER 200 SF OFFICE SPACE		
TOTAL PARKING SPACES		188
LANDSCAPED AREA	25%	28.19%
INTERIOR GREENSPACE	8%	8.6%

NOTES:

1. SURVEY INFORMATION WAS PROVIDED BY McINTOSH & McINTOSH, P.C. DATED 11-01-2022. C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.

3. ALL DIMENSIONS FROM PROPERTY LINES ARE 90° FROM PROPERTY LINE UNLESS OTHERWISE NOTED.

4. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.

5. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT.

SITE PLAN PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED SIGN
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED CURB
- (S) NUMBER OF PARKING SPACES
- DOOR LOCATION
- E.P. EDGE OF PAVEMENT
- LIGHTING FIXTURES
- SAW CUT LINE
- RETAINING WALL
- C ZONING CLASSIFICATION

PLAN NORTH

60 0 60 120 Ft.
60'

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Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com

NEW 40,000 SF ADDITION FOR: DYNABRADE

8989 SHERIDAN DRIVE
CLARENCE, NY

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER M.Velocci
JOB CAPT. M.Velocci INTERIORS S. Shank

SEAL:

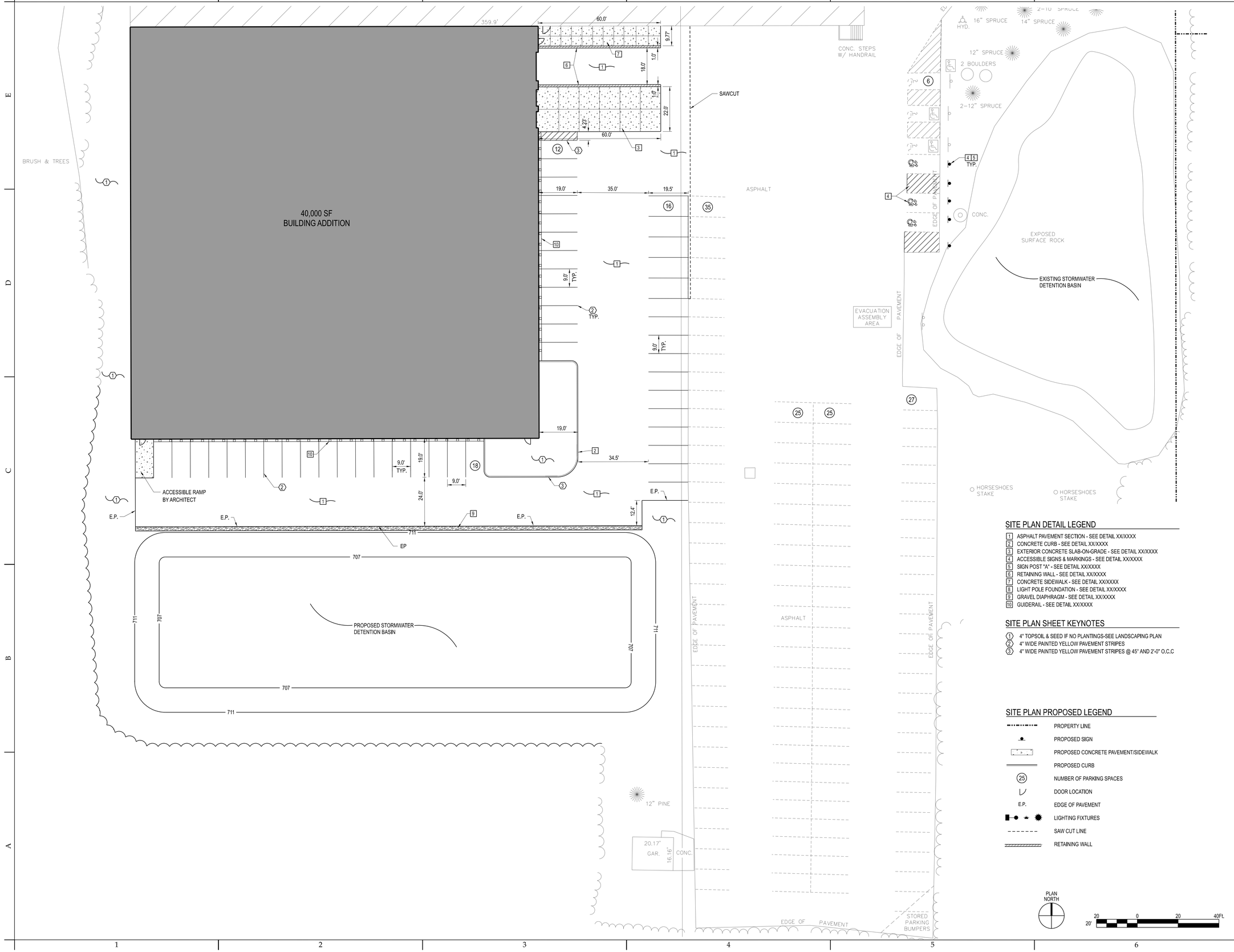
TITLE:

OVERALL SITE PLAN

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

SA JOB #: 22102.09
DATE: 10/01/2025

DRAWING #: C-100



SITE PLAN DETAIL LEGEND

1. ASPHALT PAVEMENT SECTION - SEE DETAIL XX/XXXX
2. CONCRETE CURB - SEE DETAIL XX/XXXX
3. EXTERIOR CONCRETE SLAB-ON-GRADE - SEE DETAIL XX/XXXX
4. ACCESSIBLE SIGNS & MARKINGS - SEE DETAIL XX/XXXX
5. SIGN POST "A" - SEE DETAIL XX/XXXX
6. RETAINING WALL - SEE DETAIL XX/XXXX
7. CONCRETE SIDEWALK - SEE DETAIL XX/XXXX
8. LIGHT POLE FOUNDATION - SEE DETAIL XX/XXXX
9. GRAVEL DIAPHRAGM - SEE DETAIL XX/XXXX
10. GUIDERAIL - SEE DETAIL XX/XXXX

SITE PLAN SHEET KEYNOTES

1. 4" TOPSOIL & SEED IF NO PLANTINGS-SEE LANDSCAPING PLAN
2. 4" WIDE PAINTED YELLOW PAVEMENT STRIPES
3. 4" WIDE PAINTED YELLOW PAVEMENT STRIPES @ 45° AND 2'-0" O.C.C

SITE PLAN PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED SIGN
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED CURB
- (25) NUMBER OF PARKING SPACES
- DOOR LOCATION
- E.P. EDGE OF PAVEMENT
- LIGHTING FIXTURES
- SAW CUT LINE
- RETAINING WALL

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NEW 40,000 SF ADDITION FOR: DYNABRADE

8989 SHERIDAN DRIVE
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ISSUE:

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PRINCIPAL P.Silvestri
DRAFTER M.Velocci
INTERIORS S. Shank

SEAL:

TITLE:

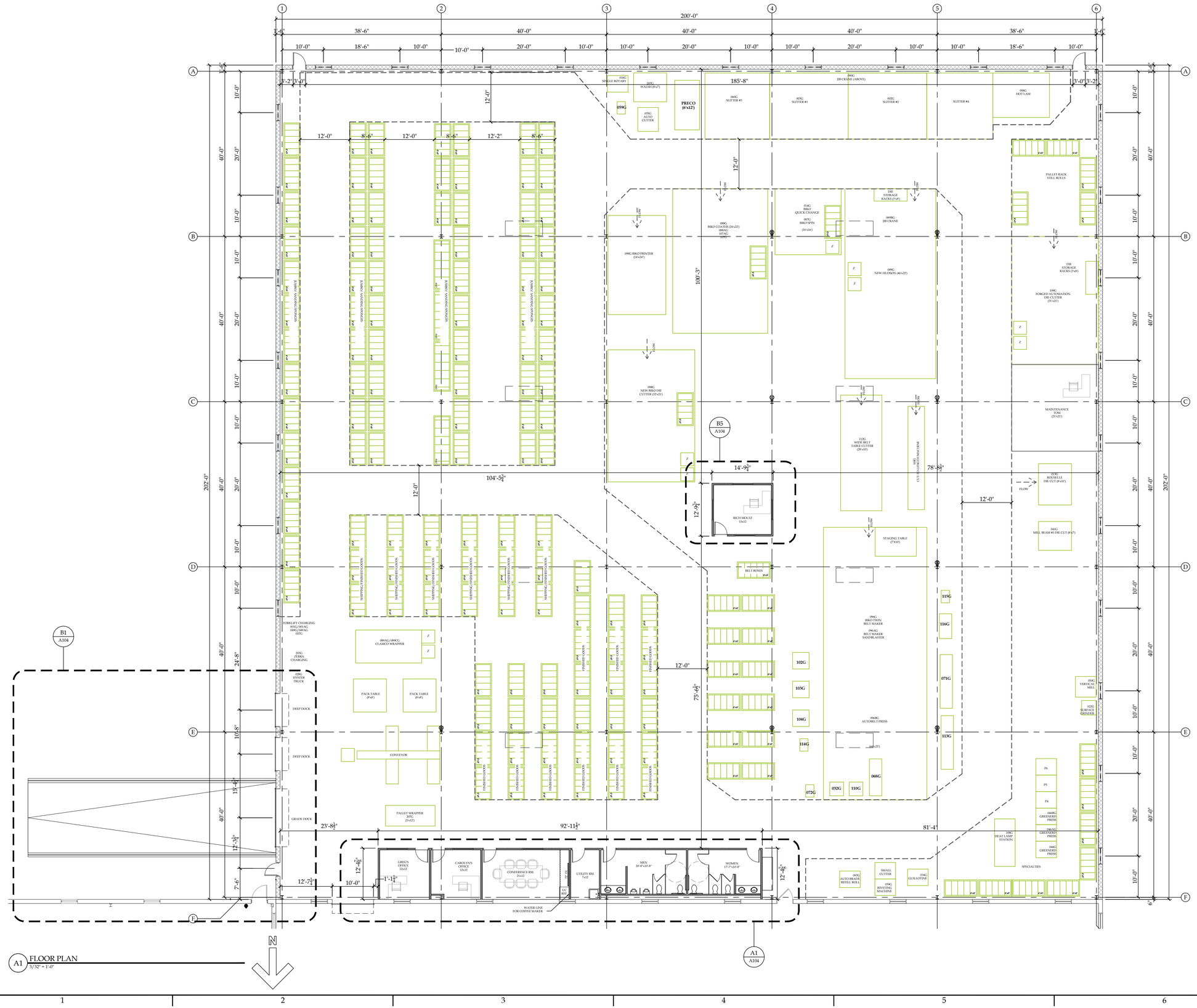
SITE PLAN

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

SA JOB #: 22102.09

DATE: 10/01/2025

DRAWING #: C-101



A1 FLOOR PLAN
3/32" = 1'-0"

DYNABRADE

GLOBAL ABRASIVE PRODUCTS

MANTH MFG

NEW 40,000 SF ADDITOIN FOR: DYNABRADE

8989 SHERIDAN DRIVE
CLARENCE, NY

ISSUE:
09.30.25 - TOWN BOARD APPLICATION

SA PROJECT TEAM:
PROJ. ARCH. _____
JOB CAPT. M.Velocci
PRINCIPAL P.Silvestri
DRAFTER M.Velocci
INTERIORS S.Shank

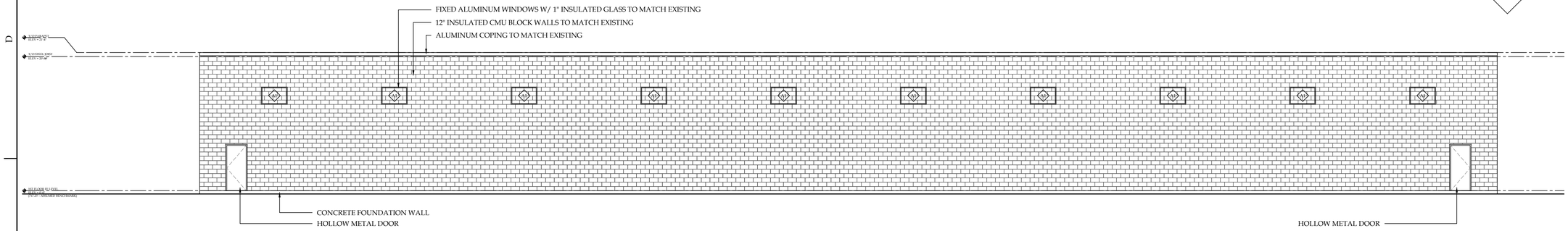
SEAL:

TITLE:
FLOOR PLAN

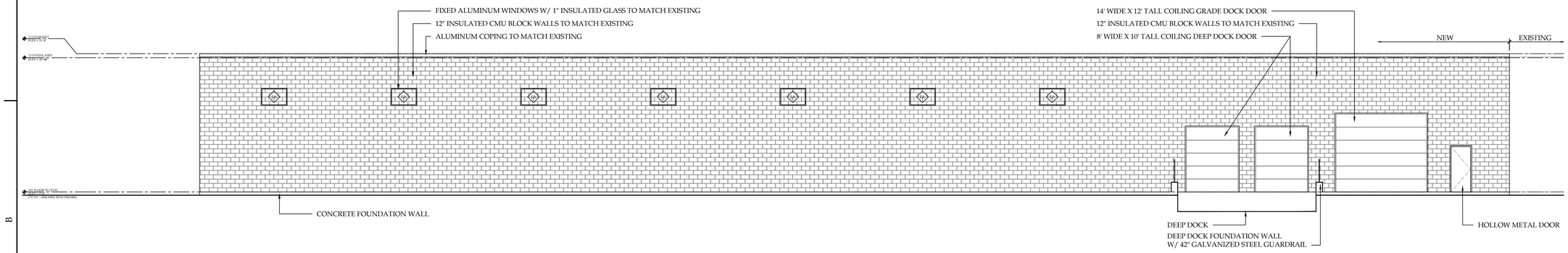
SILVESTRI ARCHITECTS · PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 22102.09
DATE: 09/30/25

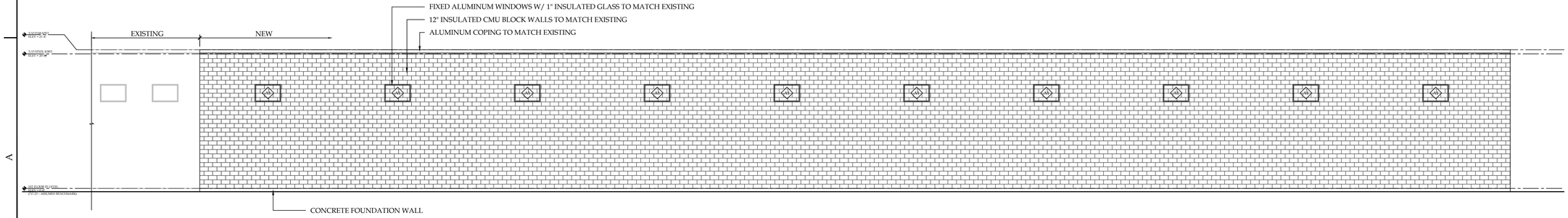
DRAWING #: A-101



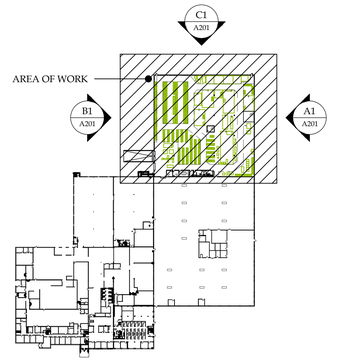
C1 WEST ELEVATION
1/8" = 1'-0"



B1 WEST ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"



D6 KEY PLAN
NTS

DYNABRADE

GLOBAL ABRASIVE PRODUCTS

MANTH MFG

NEW 40,000 SF ADDITOIN FOR: DYNABRADE

8989 SHERIDAN DRIVE
CLARENCE, NY

ISSUE:

09.30.25 - TOWN BOARD APPLICATION

SA PROJECT TEAM:

PROJ. ARCH.		PRINCIPAL	P.Silvestri
JOB CAPT.	M.Velocci	DRAFTER	M.Velocci
		INTERIORS	S.Shank

SEAL:

TITLE:

EXTERIOR ELEVATIONS

SILVESTRI
ARCHITECTS • PC

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AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 22102.09

DATE: 09/30/25

DRAWING #: A-201

FFE 716.46

BRUSH & TREES

12" YARD DRAIN
RIM 708.25
E. 12" C.P.P. 706.16

C.B.
RIM 713.31
N. 15" C.M.P. 705.13
S. 15" C.M.P. 705.21
W. 12" C.P.P. 705.16

ENT. ELEV. 716.46

359.9'

716.46
716.31
713.96
713.81
713.88
713.73
712.38
712.23
712.15
712.50

SAWCUT

ASPHALT

MATCH EXISTING 711.42

MATCH EXISTING 711.39

MATCH EXISTING 711.35

MATCH EXISTING 711.6±

12" C.P.P.
INV. 709.01

12" C.P.P.
INV. 709.00

CB #1
RIM 711.90

TC 712.50
BC 712.50

TC 712.65
BC 712.12

TC 712.65
BC 712.15

TC 712.50
BC 712.50

713.15

712.50

712.12

711.70

2.0%

ECOSTREAM FILTER
RIM 711.00

LIGHT STONE FILL RIP-RAP STONE

CREST ELEVATION 710.00

21.0'

32.0'

10.0'

LIGHT STONE FILL
RIP RAP STONE ON
GEOTEXTILE SEPARATION
FABRIC

STORMWATER INJECTION WELL #1
RIM 707.50

STORMWATER INJECTION WELL #2
RIM 707.50

STORMWATER INJECTION WELL #3
RIM 707.50

EDGE OF PAVEMENT

C.B. IN CONC.
RIM 711.08
N. 6" PVC 710.00

ENT. ELEV. 716.46

CONC. STEPS W/ HANDRAIL

EDGE OF PAVEMENT

8" PVC RISER (FLUSH)

RESERVED PARKING

HYD.

16" SPRUCE

14" SPRUCE

2-10" SPRUCE

12" SPRUCE

2 BOULDERS

2-12" SPRUCE

12" PVC
INV. 708.90

12" PVC
INV. 709.33

CONC.

L.P.

EXPOSED SURFACE ROCK

C.B.
RIM 710.44
E. 6" C.M.P. 709.44

EVACUATION ASSEMBLY AREA

6" C.P.P.
INV. 708.53

12" R.C.P.
INV. 708.29

12" C.M.P.
INV. 709.12

6" C.R.P.
INV. 709.49

C.B.
RIM 710.55
E. 6" PVC 709.69

HORSESHOES STAKE

HORSESHOES STAKE

HORSESHOES STAKE

HORSESHOES STAKE

L.P.

12" PINE

20.17'
GAR.
16.16'
CONC.

GRADING PLAN LEGEND

- PROPERTY LINE
- PROPOSED CURB
- 711.83 EXISTING POINT ELEVATION
- 712.00 PROPOSED POINT ELEVATION
- 710 EXISTING CONTOUR
- 710 PROPOSED CONTOUR
- TC TOP OF CURB
- BC BOTTOM OF CURB
- HP HIGH POINT
- FLOW DIRECTION

PLAN NORTH

20 0 20 40FT

NOTICE

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Fax: 716-847-1454
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NEW 40,000 SF ADDITION FOR: DYNABRADE

8989 SHERIDAN DRIVE
CLARENCE, NY

ISSUE:

SA PROJECT TEAM:
PROJ. ARCH. _____
JOB CAPT. M.Velocci
PRINCIPAL P.Silvestri
DRAFTER M.Velocci
INTERIORS S. Shank

SEAL:

STATE OF NEW YORK · JASON P. UTZIG · LICENSED PROFESSIONAL ENGINEER · 089686

TITLE:

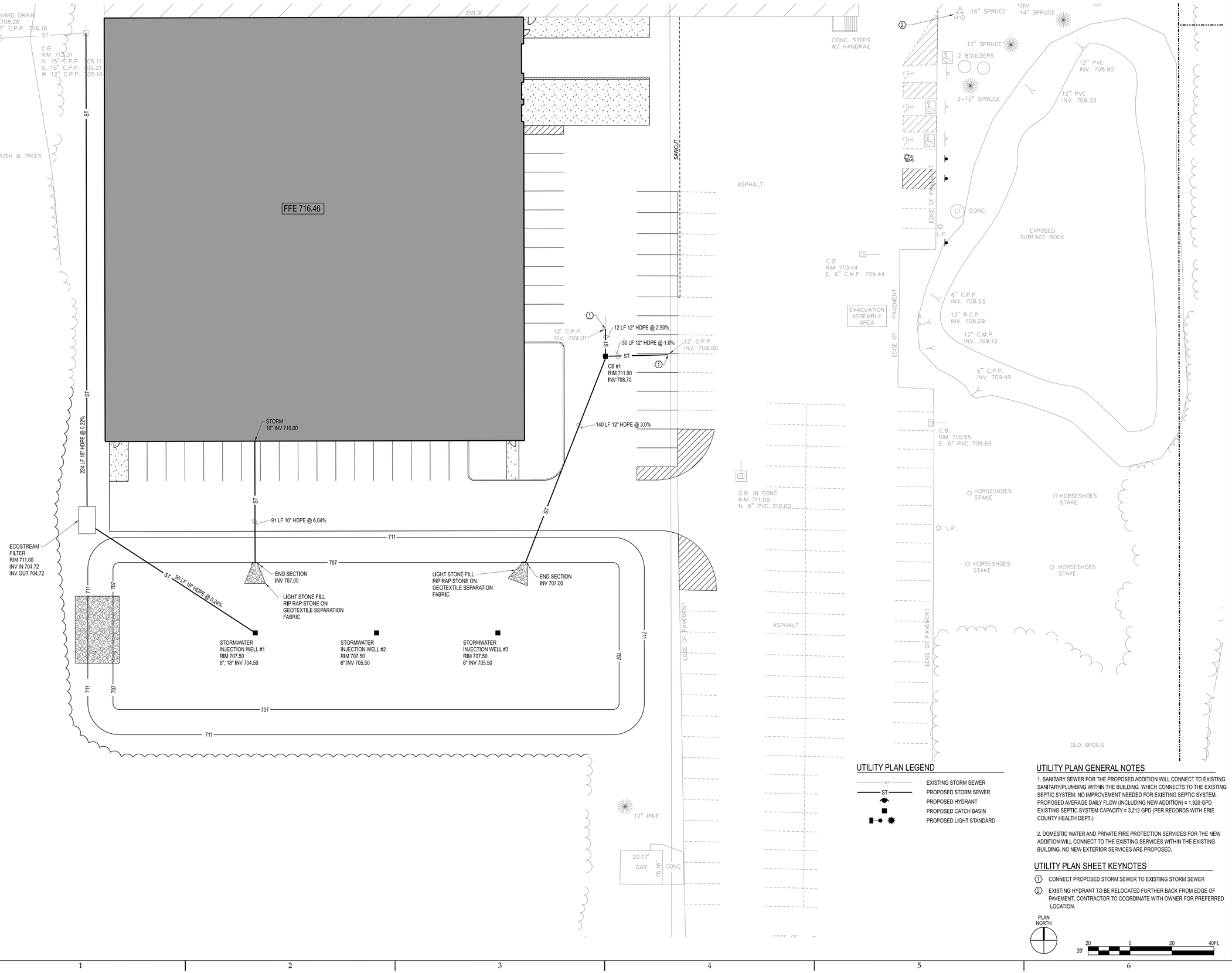
GRADING PLAN

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

SA JOB #: 22102.09

DATE: 10/01/2025

DRAWING #: C-103



UTILITY PLAN LEGEND

- ST — EXISTING STORM SEWER
- ST — PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED CATCH BASIN
- PROPOSED LIGHT STANDARD

UTILITY PLAN GENERAL NOTES

1. SANITARY SEWER FOR THE PROPOSED ADDITION WILL CONNECT TO EXISTING SANITARY/PLUMBING WITHIN THE BUILDING, WHICH CONNECTS TO THE EXISTING SEPTIC SYSTEM. NO IMPROVEMENT NEEDED FOR EXISTING SEPTIC SYSTEM. PROPOSED AVERAGE DAILY FLOW (INCLUDING NEW ADDITION) = 1,920 GPD EXISTING SEPTIC SYSTEM CAPACITY = 3,212 GPD (PER RECORDS WITH ERIE COUNTY HEALTH DEPT.)

2. DOMESTIC WATER AND PRIVATE FIRE PROTECTION SERVICES FOR THE NEW ADDITION WILL CONNECT TO THE EXISTING SERVICES WITHIN THE EXISTING BUILDING. NO NEW EXTERIOR SERVICES ARE PROPOSED.

UTILITY PLAN SHEET KEYNOTES

1. CONNECT PROPOSED STORM SEWER TO EXISTING STORM SEWER
2. EXISTING HYDRANT TO BE RELOCATED FURTHER BACK FROM EDGE OF PAVEMENT. CONTRACTOR TO COORDINATE WITH OWNER FOR PREFERRED LOCATION.

PLAN NORTH

20 0 20 40Ft.
20'

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NEW 40,000 SF ADDITION FOR: DYNABRADE

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DRAFTER M.Velocci
INTERIORS S.Shank

SEAL:

TITLE:

UTILITY PLAN

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

SA JOB #: 22102.09
DATE: 10/01/2025

DRAWING #: C-104

January 6, 2026

Mr. Jonathan Bleuer
Director of Community Development
Town of Clarence Planning & Zoning Department
One Town Place
Clarence, NY 14031

Re: Dynabrade – New 40,000 SF Addition for Dynabrade
8989 Sheridan Drive, Clarence, NY

File: D51.117.004

Dear Mr. Bleuer:

This letter and enclosed documentation are being submitted on behalf of Dynabrade., Inc. ("Project Sponsor") for the purpose of responding to the comments received from the various agency review comments regarding SEQR coordination with respect to review of the pending request for approval of the Concept Plan for the proposed Dynabrade – New 40,000 sf Addition for Dynabrade project. For the purposes of convenience, each of the comments from the agency comment letters are listed below in *italics* followed by a response to each comment.

I. COMMENTS FROM THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION, DATED NOVEMBER 14, 2025:

Comment #1: *In the second paragraph of the letter, "Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.*

Response to Comment #1: This comment is acknowledged.

II. COMMENTS FROM THE ERIE COUNTY WATER AUTHORITY, DATED DECEMBER 7, 2025:

Comment #1: In the first paragraph of the letter, "*The Erie County Water Authority and Legal Departments have reviewed the documents forwarded to us and have no objection to the Town of Clarence being designated as Lead Agency pursuant to a State of New York SEQR review.*

Response to Comment #1: This comment is acknowledged. Furthermore, the design of and approval of the new water service and backflow prevention approval will be coordinated with the Erie County Water Authority, prior to receiving Design Development approval.

Comment #2: In the second paragraph of the letter, "*The project will require Erie County Water Authority review for any new service or modifications to the existing water service.*"

Response to Comment #2: This comment is acknowledged. No new water services are being proposed, and additionally, no modifications to the existing service(s) are being proposed.

III. COMMENTS FROM THE NYSDEC, DATED DECEMBER 12, 2025:

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

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 DEC. Information on regulated activities within freshwater wetlands and adjacent areas is available on DEC's website (see Regulated Activities), which contains examples of regulated activities and those exempt from wetland permits.

To determine whether the property contains regulated freshwater wetlands, the project sponsor must submit a request for a Parcel Jurisdictional Determination (Parcel JD). A Parcel JD is a determination made by DEC whether a property contains regulated freshwater wetlands or adjacent areas within the parcel boundary. Please use the attached link to request a Parcel JD for the project site: https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-wetlands-program/freshwater-wetland-jurisdictional-determination. If you have any problems submitting the Parcel JD request, please email: fwwjurisdiction@dec.ny.gov.

Please note, there is an option for people who have hired consultants, and for other environmental professionals with wetland expertise, to bypass the Albany Parcel Jurisdictional Determination (JD) and follow the Parcel JD-Consultant Option. Guidance on that process is online (via the above referenced link). Please note that Region 9 has some information that is required in addition to the statewide requirements for the Consultant Option (attached). The project sponsor should utilize the attached Region 9 List of Requirements for their submission. The project sponsor must submit these requirements to the Region 9 Bureau of Ecosystem Health email address (R9BEH@dec.ny.gov) with a request to utilize the Consultant Option, and a request to schedule a boundary verification. ***Please be aware that this option is only to be used to positively confirm wetland presence on the property. A delineation showing no wetlands would not be acceptable and would require the standard Jurisdictional Determination Request Form NYS Freshwater Wetlands Jurisdictional Determination Request Form.***

If the property contains regulated freshwater wetlands or adjacent areas, further delineation of the wetland boundaries and a Project Jurisdictional Determination (Project JD) may be required. A Project JD is a determination made by the regional DEC office about whether a proposed activity within a parcel containing regulated freshwater wetlands or adjacent areas requires an Article 24 Freshwater Wetlands permit. Project JD requests should be sent to the Region 9 Bureau of Ecosystem Health (BEH) at R9BEH@dec.ny.gov.

If regulated freshwater wetlands or adjacent areas are present, all efforts must be made to first avoid disturbing the wetland and adjacent area. If disturbance to the wetland and/or adjacent area cannot be avoided, the project sponsor must submit a Freshwater Wetland permit application and obtain a permit to conduct a regulated activity. In accordance with DEC's Freshwater Wetlands Permit Requirements Regulations (6 NYCRR Part 663), the applicant would need to justify the disturbance, discuss alternatives and minimize impacts as part of the Freshwater Wetlands permit application. More information on application procedures and permit issuance standards is available on DEC's website at: https://dec.ny.gov/regulatory/permits- licenses/waterways-coastlines-wetlands/freshwater-wetlands#Determine .

Response to Comment #1: Enclosed with this letter please find one (1) copy of the Wetland Delineation Report, prepared by SJL Wetlands, Inc., dated August 31, 2025. Please note that on page 10, Section VI: Recommendations, item (3), SJL Wetlands Inc. states the following, "It is our understanding that the proposed expansion project will be located to the south of the existing facility and will have no impact on any federal or state regulated wetland. Therefore, it is our professional opinion that the project may move forward without the need for a Section 404 permit from USACE or an Article 24 permit from NYSDEC.

Comment #2: *The project area may include federally regulated wetlands based on a review of the National Wetlands Inventory wetland mapping. The project sponsor should consult with the United States Army Corps of Engineers (USACE), telephone: 716/879-4330, concerning USACE regulatory jurisdiction to determine if the project will impact federally regulated wetlands or require any other approval from that agency. If federal wetlands are involved, USACE may require the project sponsor to obtain a Section 401 Water Quality Certification (WQC) from NYSDEC. More information related to this requirement can be found on NYSDEC's website at https://dec.ny.gov/regulatory/permits- licenses/waterways-coastlines-wetlands/protection-of-waters- program#Water_Quality_Certification.*

Response to Comment #2: Enclosed with this letter please find one (1) copy of the Wetland Delineation Report, prepared by SJL Wetlands, Inc., dated August 31, 2025. Please note that on page 10, Section VI: Recommendations, item (3), SJL Wetlands Inc. states the following, "It is our understanding that the proposed expansion project will be located to the south of the existing facility and will have no impact on any federal or state regulated wetland. Therefore, it is our professional opinion that the project may move forward without the need for a Section 404 permit from USACE or an Article 24 permit from NYSDEC.

Comment #3: *If project activities will involve land disturbance of 1 acre or more, the project sponsor, owner or operator is required to obtain a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001). This General Permit requires the project sponsor, owner or operator to control stormwater runoff according to a Stormwater Pollution Prevention Plan (SWPPP), which is to be prepared prior to filing a Notice of Intent (NOI) and prior to commencement of the project. More information on General Permit GP-0-25-001, as well as information on how to electronically submit the eNOI form, is available on the NYSDEC's website at www.dec.ny.gov/chemical/43133.html. Information on permitting*

requirements and preparation of a necessary Stormwater Pollution Prevention Plan (SWPPP) is available on the NYSDEC's website at www.dec.ny.gov/chemical/8468.html.

The Town of Clarence is designated as an MS4 community. The project sponsor, owner or operator of a construction activity that is subject to the requirements of regulated, traditional land use control MS4 shall have their SWPPP reviewed and accepted by the MS4 community. The "MS4 SWPPP Acceptance" form must be signed by the principal executive officer or ranking elected official from the MS4 community, or by a duly authorized representative of that person, and submitted along with the eNOI to receive NYSDEC approval before construction commences.

Response to Comment #3: This comment is acknowledged. A Stormwater Pollution Prevention Plan (SWPPP) and the corresponding electronic Notice of Intent and MS4 SWPPP Acceptance Form will be completed and filed as part of the Design Development review.

Comment #4: *The project site was noted to be located in an archaeologically sensitive area based on information obtained through the Cultural Resource Information System (CRIS) on the New York State Office of Parks, Recreation and Historic Preservation's (OPRHP) website at https://cris.parks.ny.gov/. As part of the SEQR process, this concern should be evaluated, unless it can be verified by appropriate documentation that the site has been significantly disturbed in a way that would destroy potential artifacts. Please recognize that normal agricultural activities, such as plowing, would not constitute such land disturbance. If there are any questions regarding this, contact OPRHP (telephone: 518/237-8643).*

Response to Comment #4: Please refer to Item I above, correspondence letter from NYSOPRHP, which provides documentation from NYSOPRHP that "it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

IV. COMMENTS FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) EMAIL, DATED DECEMBER 10, 2025:

Comment #1: *NYSDOT concurs with the Town of Clarence for it to act as the Lead Agency.*

Response to Comment #1: This comment is acknowledged.

Comment #2: Based upon the information provided, the proposed project does not appear to have a significant impact to traffic on the State Highway System.

Response to Comment #2: This comment is acknowledged.

Comment #3: Based upon the information provided, a NYSDOT Highway Work Permit is not needed at this time. If any changes are made to the site plan and work would be needed in the State right of way, a highway work permit would be required.

Response to Comment #3: This comment is acknowledged.

V. COMMENTS OF THE ERIE COUNTY DIVISION OF PLANNING, DATED November 14, 2025:

Comment #1: *No recommendation; proposed action has been reviewed and determined to be of local concern.*

Response to Comment #1: This comment is acknowledged.

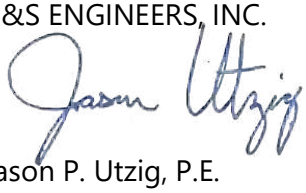
Enclosed with this letter please find the following document:

- One (1) copy of the Wetland Delineation Report, prepared by SJL Wetlands, Inc., dated August 31, 2025

Should you have any additional questions, please feel free to contact me by phone at 716-955-3013, or by email at jutzig@cscos.com.

Sincerely,

C&S ENGINEERS, INC.



Jason P. Utzig, P.E.
Senior Project Engineer

Wetland Delineation Report

for

DYNABRADE

Town of Clarence

Erie County, New York

for

Colin F. Brogan

SJL Wetlands, LLC
P.O. Box 47
Warsaw, NY 14569
716-912-7965

August 31, 2025
Project Code: **25-065**

Wetland Delineation Report

DYNABRADE

Prepared for Submission to:

U.S. ARMY CORPS OF ENGINEERS
478 MAIN STREET
BUFFALO, NEW YORK 14202

AND

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
700 DELAWARE AVENUE
BUFFALO, NEW YORK 14209

Prepared By:

SJL WETLANDS, LLC
PO BOX 47
WARSAW, NEW YORK 14569

Prepared For:

COLIN F. BROGAN
DYNABRADE
8989 SHERIDAN DRIVE
CLARENCE, NY 14031
COLIN.BROGAN@DYNABRADE.COM
716-713-1777

REPORT DATE: August 31, 2025

PROJECT CODE: 25-065

PROJECT INFORMATION

Project Name	Dynabrade
Street Address	8989 Sheridan Drive
SBL Number	71.13-2-1.11
Town	Clarence
County	Erie
State	New York
Latitude/Longitude (NAD83)	42.97134°N, -78.65724°W
Investigation Area	15.75± Acres
USGS 7.5 Minute Topographical Map	Lancaster Quadrangle
Waterway	N/A
Hydrologic Unit Code	04120104
Date of Delineation	August 13 2025
Point of Contact	Scott Livingstone (716) 912-7965 Scott@SJLWetlandsLLC.com
Engineer	McIntosh & McIntosh P.C.
Property Owner	Dynabrade Inc.
Authority	Section 404, Article 24
Permit/Letter Being Requested	Jurisdictional Determination

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Dynabrade has proposed the expansion of their existing facility within a 15.75± acre investigation area located to the south of Sheridan Drive in the Town of Clarence, County of Erie, State of New York. Dynabrade has retained SJL Wetlands, LLC (SJL) to complete a wetland delineation report that would allow the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYSDEC) to determine their jurisdictional authority over the investigation area under Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

A preliminary review of available information pertaining to vegetation, soils, and hydrology in the project area was implemented prior to conducting a field investigation at the site. Sources of information included the United States Geological Survey Topography, Natural Resources Conservation Service Web Soil Survey, U.S. Fish and Wildlife Service National Wetland Inventory, NYSDEC Environmental Resource Mapper, USGS Streamstats and FEMA floodplain maps.

SJL applied methodology specified by the Corps of Engineers Wetlands Delineation Manual (January 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region Version 2.0 (January 2012) and NYSDEC Freshwater Wetlands Delineation Manual (July 1995) to perform a delineation of Federal and State jurisdictional wetlands within the site. SJL identified one (1) wetland area totaling 0.28± acre and one (1) NYSDEC SPDES stormwater pond totaling 0.43± acre within the investigation area. The identification number of the wetland, acreage and boundary flags are as follows:

TABLE 1: WETLAND SUMMARY

Wetland Identification #	Geographic Center (WGS84)		Boundary Flag #	Total Acreage On-site	Wetland Type (Cowardin)	Wetland Type (Reschke)
	Latitude	Longitude				
Wetland 1	42.97255	-78.65743	W1-1 through W1-11	0.28±	PSS1A	Shrub Swamp
Total Wetland Acreage:				0.28±		

TABLE 2: WATERBODY SUMMARY

Identification #	Flag #	Geographic Center (WGS84)		Acreage On-site	Classification (Cowardin)	Type (Reschke)
		Latitude	Longitude			
Pond 1	n/a	42.97085	-78.65644	0.43±	PUBHx	Detention pond

SECTION I: INTRODUCTION

Dynabrade has proposed an expansion of Dynabrade Headquarters within a 15.75± acre investigation area located to the south of Sheridan Drive in the Town of Clarence, County of Erie, State of New York. The project has been given the name Dynabrade and is located on USGS 7.5 minute quadrangle map indexed as Lancaster (Figure 1). The field work was completed on August 13, 2025. The wetland flags placed by SJL were field located by McIntosh & McIntosh P.C.

Dynabrade has retained SJL to complete a wetland delineation study at this site. The investigation is intended to define the extent of USACE and NYSDEC jurisdiction over the project area pursuant to Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

SJL has performed a wetland delineation study at the site under guidelines specified by the *Corps of Engineers Wetlands Delineation Manual*, dated January 1987 and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region version 2.0* (January 2012) as well as the NYSDEC Freshwater Wetlands Delineation Manual (July 1995).

This report considers the 6 NYCRR Part 664 regulations that went into effect on January 1, 2025. The current Part 664 regulations encompass regulation over all wetlands greater than 12.4 acres (until January 1, 2028 when the minimum size threshold is reduced to 7.4 acres) as well as wetlands of any size that fall into any of eleven (11) categories of "Wetlands of Unusual Importance" as defined in Part 664.6 of the code.

SECTION II: SITE DESCRIPTION

The Dynabrade investigation area is comprised of a 15.75± acre irregular shaped investigation area located to the south of Sheridan Drive which is outlined on Figure 1 and depicted on the Wetland Delineation Map included in Appendix A (Figure 6).

The natural topography of the Dynabrade is flat to gently sloping. A significant portion of the site is comprised of an existing manufacturing facility. The undeveloped upland within the investigation area consisted of mowed lawn and successional shrubland communities. The wetland area was found to consist of a shrub swamp community. The vegetative communities of the investigation area are described according to *Ecological Communities of New York State* (Edinger et al. 2014).

SECTION III: RESOURCE MAPS

A. SUMMARY OF FINDINGS

Various resource maps were reviewed to facilitate the completion of a wetland delineation study. The results of the review are summarized as follows:

1. USGS 7.5 Minute Topographical Map

The USGS quadrangle map (Figure 1) depicts the investigation area on the Lancaster Quadrangle map. The figure depicts the flat to gently sloping topography of the site.

2. USFWS National Wetlands Inventory Map

The National Wetlands Inventory (NWI) map (Figure 2) obtained from the USFWS Wetland Mapper fwsprimary.wim.usgs.gov/wetlands/apps/wetlandsmapper does not display any wetlands or streams located within the investigation area. A detention pond is shown on the southeastern portion of the site.

3. Natural Resources Conservation Service Soils Map

The NRCS Soil Map (Figure 3) depicts the investigation area obtained from the Web Soil Survey. As shown on that figure, the site has the following soil types:

Soil Conservation Service Legend

Map Unit Symbol	Map Unit Name	Hydric Rating
BfA	Benson very channery loam, 0 to 3 percent slopes	0
Ne	Newstead loam	5
WaA	Wassaic silt loam, 0 to 3 percent slopes	0

4. NYSDEC Freshwater Wetlands Map

The NYSDEC Freshwater Wetlands map (Figure 4) obtained from the online NYSDEC Environmental Resource Mapper displays an area of wetland within the investigation area. However, this mapping layer is not reliably accurate.

5. USGS StreamStats Drainage Map

The USGS StreamStats map (Figure 7) indicates two (2) waterways that flow through of the investigation area, although no streams were identified during the site investigation.

6. FEMA Flood Map

The Federal Emergency Management Agency (FEMA) flood map (Figure 8) obtained from the National Flood Hazard Layer on-line map indicates that there is no active floodplain present on this site.

SECTION IV: FIELD INVESTIGATION PROCEDURES

SJL applied methodology specified by the Corps of Engineers Wetlands Delineation Manual (January 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region Version 2.0 (January 2012) and NYSDEC Freshwater Wetlands Delineation Manual (July 1995) to perform a delineation of Federal and State jurisdictional wetlands within the site.

SECTION V: RESULTS AND CONCLUSIONS

SJL has completed a wetland delineation study at Dynabrade located at 8989 Sheridan Drive in the Town of Clarence, Erie County, New York. The wetland delineation study identified one (1) wetland area totaling 0.28± acre present within the site.

As depicted on Figure 5, the upland portions of the site were dominated by mowed lawn and successional shrubland communities. The wetland area was identified as a shrub swamp community. The vegetative communities of the investigation area are described according to Ecological Communities of New York State (Edinger et al. 2014).

The mowed lawn community was dominated by Kentucky bluegrass (*Poa pratensis*).

The successional shrubland community was dominated by common crabapple (*Malus sylvestris*), Tartarian honeysuckle (*Lonicera tatarica*), common buckthorn (*Rhamnus cathartica*), eastern white pine (*Pinus strobus*), perennial pea (*Lathyrus latifolius*), Canada goldenrod (*Solidago canadensis*), black walnut (*Juglans nigra*), garlic mustard (*Alliaria petiolata*), and summer grape (*Vitis aestivalis*).

Wetland W1 is a 0.28± acre shrub swamp community dominated by common buckthorn (*Rhamnus cathartica*) and moneywort (*Lysimachia nummularia*).

SECTION VI: RECOMMENDATIONS

One (1) wetland and (1) stormwater pond were identified based on the Army Corps of Engineers Wetlands Delineation Manual (January 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region Version 2.0 (January 2012) and NYSDEC Freshwater Wetlands Delineation Manual (July 1995). Based on the current Waters of the United States (WOTUS) guidance and 6 NYCRR Part 664 (Freshwater Wetlands Jurisdiction and Classification) regulations in effect as of the date of this report, the following is recommended:

(1) Since the wetland is not connected to or directly abutting a Relatively Permanent Water (RPW), it would not be regulated by USACE under Section 404 of the Clean Water Act and therefore would not require a Section 404 permit to be impacted. However, the identified wetland is within an urban area as defined by the U.S. Census Bureau. This falls within one of the eleven (11) categories of "Wetlands of Unusual Importance" based on the Part 664 regulations that went into effect on January 1, 2025. Therefore, the wetland would be subject to Article 24 regulation by NYSDEC and has a 100-foot regulated upland adjacent area. However, it is our understanding that the proposed expansion project will have no impact on the wetland or its 100-foot upland adjacent area.

(2) The stormwater pond is an engineered feature constructed in compliance with NYSDEC Stormwater requirements and is, therefore, not regulated as a wetland by USACE or NYSDEC.

(3) It is our understanding that the proposed expansion project will be located to the south of the existing facility and will have no impact on any federal or state regulated wetland. Therefore, it is our professional opinion that the project may move forward without the need for a Section 404 permit from USACE or an Article 24 permit from NYSDEC.

DYNABRADE

APPENDIX A – FIGURES

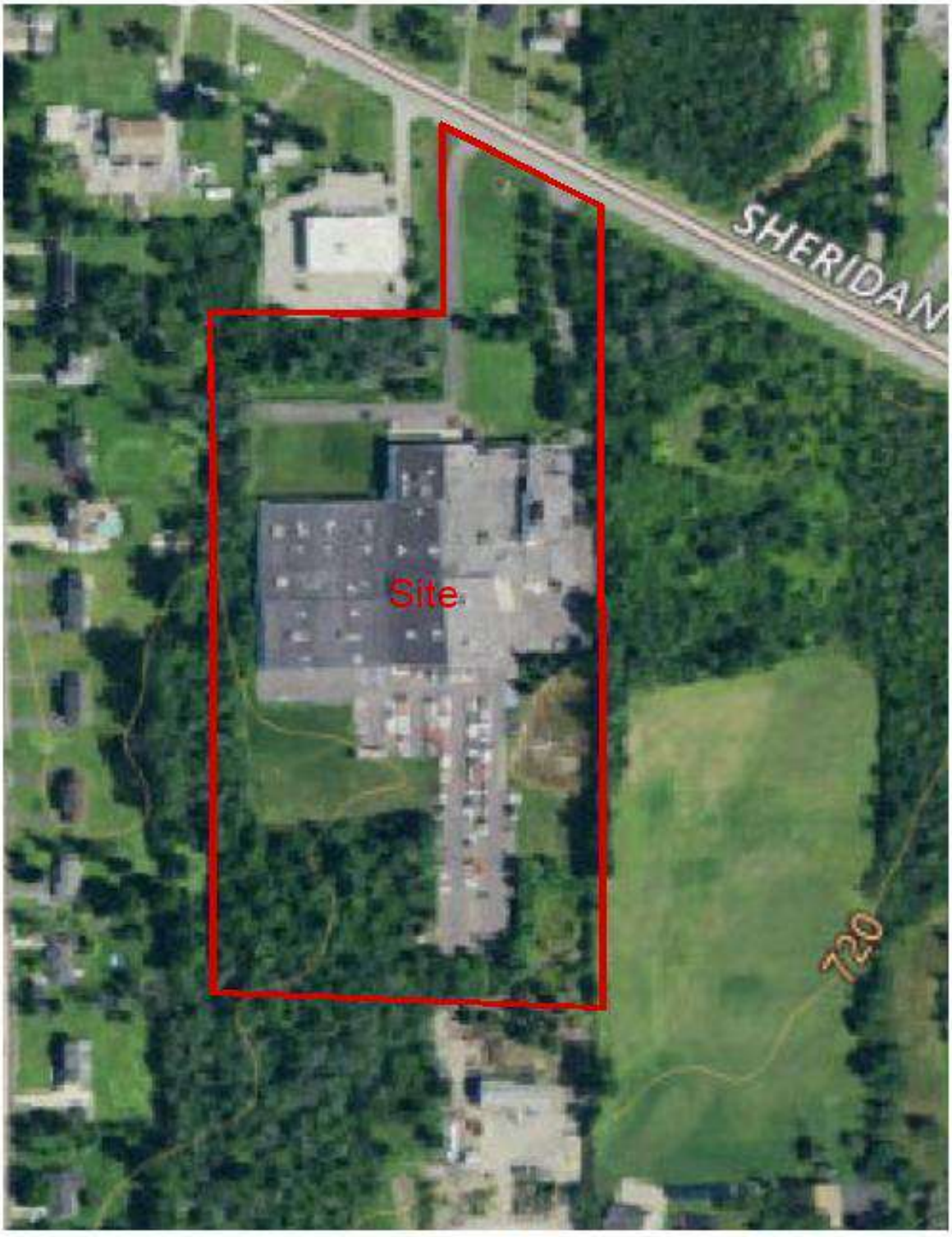


Figure 1: USGS Topographical Map
Source: apps.nationalmap.gov/viewer

N

PROJECT CODE 25-065
Map Date: 08/18/2025

Dynabrade

TOWN OF CLARENCE ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

Figure 2: National Wetlands Inventory Map

Source: [illegible]

N

PROJECT CODE:25-065

Map Date: 08/18/2025

Dynabrade

TOWN OF CLARENCE ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

Figure 3: Web Soil Survey Map

Source: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

N

PROJECT CODE 25-065

Map Date: 08/18/2025

Dynabrade

TOWN OF CLARENCE ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

Figure 4: NYSDEC Environmental Resource Mapper
Source: https://gisservices.dec.ny.gov/gis/erm/

N

PROJECT CODE:25-065
Map Date: 09/18/2025

Dynabrade

TOWN OF CLARENCE ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

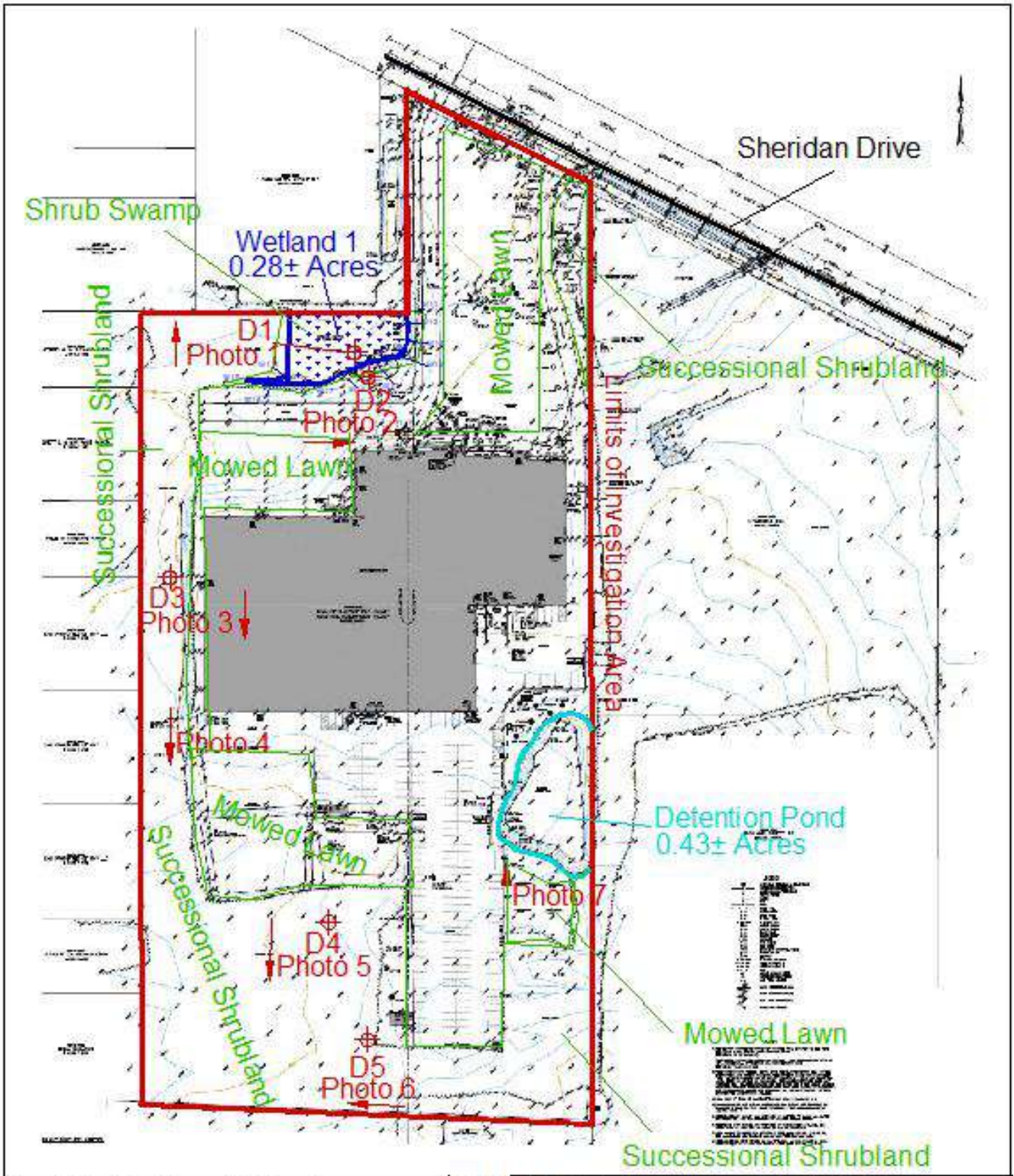


Figure 5: Ecological Communities Map

PROJECT CODE: 25-065

Map Date: 08/18/2025

Dynabrade

TOWN OF CLARENCE ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

LEGEND:

WETLAND AREA

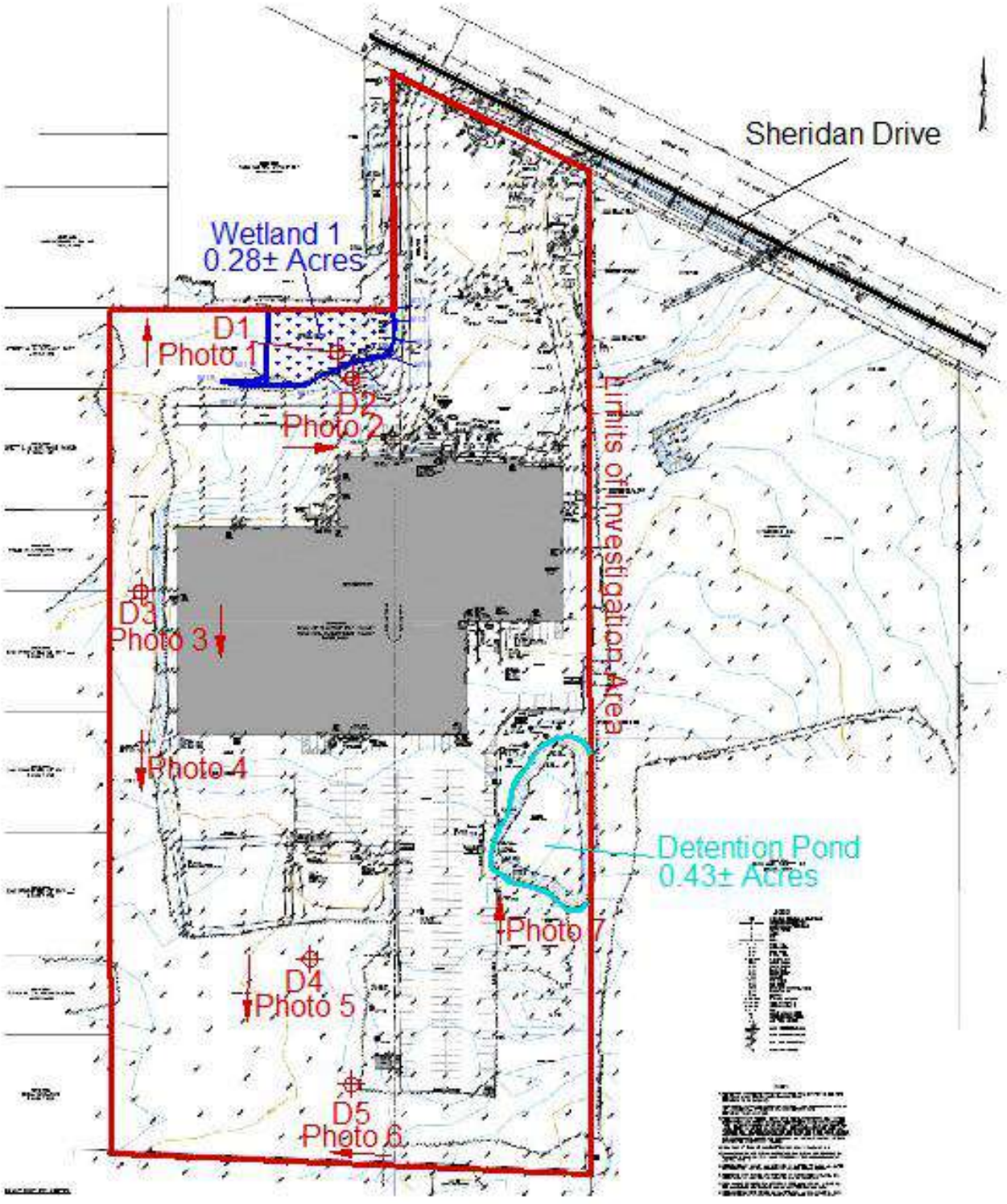


Figure 6: Wetland Delineation Map
Source: McIntosh & McIntosh, P.C.

PROJECT CODE: 25-065
Map Date: 08/18/2025

Dynabrade
TOWN OF CLARENCE
ERIE COUNTY, NY
SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

LEGEND:
WETLAND AREA

Figure 7: USGS Stream Stats
Source: streamstats.usgs.gov/ss/

N

PROJECT CODE 25-065
Map Date: 08/18/2025

Dynabrade

TOWN OF CLARENCE ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

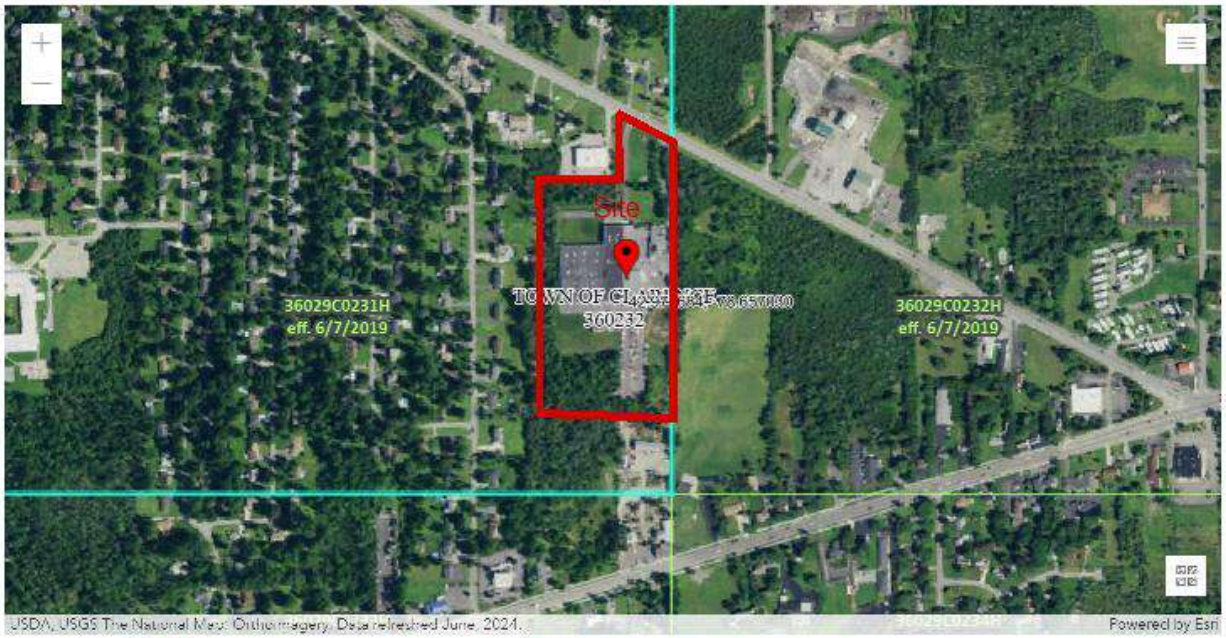


Figure 8: FEMA Floodplain Map
Source: msc.fema.gov/portal/search

N

PROJECT CODE: 25-065

Map Date: Revised: 08/18/2025

Source of Baseline Map:

File Name:

Dynabrade

TOWN OF CLARENCE ERIE COUNTY, NY

SJL Wetlands, LLC
PO Box 47
Warsaw, NY 14569

LEGEND:

WETLAND AREA

DYNABRADE

APPENDIX B – DATA SHEETS

Project Code: 25-065

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Dynabrade – 8989 Sheridan Drive Town/County: Clarence/Erie County Sampling Date: August 13, 2025

Applicant/Owner: Dynabrade State: New York Sampling Point: D1

Investigator(s): Scott Livingstone Section, Township, Range: 71.13-2-1.11

Landform (hillslope, terrace, etc.): DEPRESSION Local relief (concave, convex, none): CONCAVE Slope (%): 0

Subregion (LRR or MLRA) LRRL Lat: 42.97233 Long: -78.65756 Datum: NAD83

Soil Map Unit Name: WASSAIC SILT LOAM, 0-3% SLOPES NWI classification: PSS

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No _____	**Is the Sampled Area within a Wetland?**	Yes X No _____
Hydric Soil Present?	Yes X No _____		
Wetland Hydrology Present?	Yes X No _____	If yes, optional Wetland Site ID:	W1

Remarks: (Explain alternative procedures here or in a separate report.)

• W1-1 → W1-11

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season W ater Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project Code: 25-065

Sampling Point: D1

VEGETATION : Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. RHAMNUS CATHARTICA	90	Y	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	90 = Total Cover		
Herb Stratum (Plot size: 5')			
1. LYSIMACHIA NUMMULARIA	40	Y	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40 = Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	40	x 2 =	80
FAC species	90	x 3 =	270
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	130 (A)		350 (B)

Prevalence Index = B/A = 2.69

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is < 3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SHRUB SWAMP

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # PHOTO 1 **Direction of Photo** NORTH

Project Code: 25-065

SOIL

Sampling Point: D1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR3/1	95	10YR5/8	5	C	M	grsl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR R, MLRA 149B)**
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ Coast Prairie Redox (A16) **(LRR K, L, R)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Dark Surface (S7) **(LRR K, L, M)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Mesic Spodic (TA6) **(MLRA 144A, 145, 149B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: BEDROCK?

Depth (inches): 7"

Hydric Soil Present? Yes X No ___

Remarks:

Project Code: 25-065

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Dynabrade – 8989 Sheridan Drive Town/County: Clarence/Erie County Sampling Date: August 13, 2025

Applicant/Owner: Dynabrade State: New York Sampling Point: DZ

Investigator(s): Scott Livingstone Section, Township, Range: 71.13-2-1.11

Landform (hillslope, terrace, etc.): Fill PAD Local relief (concave, convex, none): NONE Slope (%): 1

Subregion (LRR or MLRA) LRRL Lat: 42.97230 Long: -78.65754 Datum: NAD83

Soil Map Unit Name: WASSAIC SILT LOAM, 0-3% slopes NW I classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	If yes, optional Wetland Site ID: N/A

Remarks: (Explain alternative procedures here or in a separate report.)

MAINTAINED LAWN

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season W ater Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project Code: 25-065

Sampling Point: D2

VEGETATION : Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		

Herb Stratum (Plot size: 5')			
1. POA PRATENSIS	100	Y	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	100	x 4 =	400
UPL species	0	x 5 =	0
Column Totals:	100 (A)		400 (B)

Prevalence Index = B/A = 4.0

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is < 3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: MOWED LAWN

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # PHOTO 2 **Direction of Photo** EAST

Project Code: 25-065

SOIL

Sampling Point: DZ

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR 4/2	100					grl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR R, MLRA 149B)**
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ Coast Prairie Redox (A16) **(LRR K, L, R)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Dark Surface (S7) **(LRR K, L, M)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Mesic Spodic (TA6) **(MLRA 144A, 145, 149B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes _____ No X

Remarks:

Project Code: 25-065

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Dynabrade – 8989 Sheridan Drive Town/County: Clarence/Erie County Sampling Date: August 13, 2025

Applicant/Owner: Dynabrade State: New York Sampling Point: D3

Investigator(s): Scott Livingstone Section, Township, Range: 71.13-2-1.11

Landform (hillslope, terrace, etc.): Till Plain Local relief (concave, convex, none): NONE Slope (%): 2

Subregion (LRR or MLRA) LRRL Lat: 42.97166 Long: -78.65835 Datum: NAD83

Soil Map Unit Name: WASSAIC SILT LOAM, 0-3% SLOPES NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: N/A

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND SHRUB/SCRUB COMMUNITY - OLD FILL AREA

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season W ater Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): N/A
Water Table Present?	Yes ____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project Code: 25-065

Sampling Point: D3

VEGETATION : Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. MALUS SYLVESTRIS	25	Y	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	25 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15')			
1. LONICERA TATARICA	20	Y	FACU
2. RHAMNUS CATHARTICA	15	N	FAC
3.			
4.			
5.			
6.			
7.			
	35 = Total Cover		

Herb Stratum (Plot size: 5')			
1. RHAMNUS CATHARTICA	20	Y	FAC
2. GLECHOMA HEDERACEA	10	N	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30 = Total Cover		

Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	35	x 3 =	105
FACU species	55	x 4 =	220
UPL species	0	x 5 =	0
Column Totals:	90 (A)		325 (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is < 3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SUCCESSIONAL SHRUBLAND

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # PHOTO 3 **Direction of Photo** SOUTH

Project Code: 25-065

SOIL

Sampling Point: D3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR5/3	100					L	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR R, MLRA 149B)**
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ Coast Prairie Redox (A16) **(LRR K, L, R)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Dark Surface (S7) **(LRR K, L, M)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Mesic Spodic (TA6) **(MLRA 144A, 145, 149B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: BEDROCK?

Depth (inches): 5"

Hydric Soil Present? Yes _____ No X

Remarks:

Project Code: 25-065

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Dynabrade – 8989 Sheridan Drive Town/County: Clarence/Erie County Sampling Date: August 13, 2025

Applicant/Owner: Dynabrade State: New York Sampling Point: D4

Investigator(s): Scott Livingstone Section, Township, Range: 71.13-2-1.11

Landform (hillslope, terrace, etc.): Till Plain Local relief (concave, convex, none): NONE Slope (%): 1

Subregion (LRR or MLRA) LRRL Lat: 42.97044 Long: -78.65758 Datum: NAD83

Soil Map Unit Name: WASSAIC SILT LOAM, 0-3% SLOPES NW I classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	If yes, optional Wetland Site ID: N/A

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND SCRUB/SHRUB COMMUNITY

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season W ater Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project Code: 25-065

Sampling Point: D4

VEGETATION : Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. PINUS STROBUS	20	Y	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	20 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15')			
1. LONICERA TATARICA	45	Y	FACU
2. RHAMNUS CATHARTICA	15	N	FAC
3. JUGLANS NIGRA	10	N	FACU
4.			
5.			
6.			
7.			
	70 = Total Cover		

Herb Stratum (Plot size: 5')			
1. LATHYRUS LATIFOLIUS	20	Y	UPL
2. SOLIDAGO CANADENSIS	25	Y	FACU
3. RUBUS IDAEUS	7	N	FACU
4. FRAGARIA VIRGINIANA	10	N	FACU
5. CENTAUREA STOEBE	5	N	FACU
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	67 = Total Cover		

Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	15	x 3 =	45
FACU species	122	x 4 =	488
UPL species	20	x 5 =	100
Column Totals:	157 (A)		633 (B)

Prevalence Index = B/A = 4.03

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is < 3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SUCCESSIONAL SHRUBLAND

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # PHOTO 5 **Direction of Photo** SOUTH

Project Code: 25-065

SOIL

Sampling Point: D4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR4/2	100					l	
8-10	10YR5/4	100					lvfs	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR R, MLRA 149B)**
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ Coast Prairie Redox (A16) **(LRR K, L, R)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Dark Surface (S7) **(LRR K, L, M)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Mesic Spodic (TA6) **(MLRA 144A, 145, 149B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: BEDROCK?

Depth (inches): 10"

Hydric Soil Present? Yes _____ No X

Remarks:

Project Code: 25-065

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Dynabrade – 8989 Sheridan Drive Town/County: Clarence/Erie County Sampling Date: August 13, 2025

Applicant/Owner: Dynabrade State: New York Sampling Point: D5

Investigator(s): Scott Livingstone Section, Township, Range: 71.13-2-1.11

Landform (hillslope, terrace, etc.): Till Plain Local relief (concave, convex, none): NONE Slope (%): 2

Subregion (LRR or MLRA) LRRL Lat: 42.96994 Long: -78.65735 Datum: NAD83

Soil Map Unit Name: WASSAIC SILT LOAM, 0-3% SLOPES NW I classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	If yes, optional Wetland Site ID: N/A
Wetland Hydrology Present?	Yes _____	No X	

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND SCRUB/SHRUB Community

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season W ater Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project Code: 25-065

Sampling Point: D5

VEGETATION : Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. JUGLANS NIGRA	20	Y	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	20 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15')			
1. LONICERA TATARICA	60	Y	FACU
2. RHAMNUS CATHARTICA	15	N	FAC
3. RUBUS IDAEUS	8	N	FACU
4.			
5.			
6.			
7.			
	83 = Total Cover		

Herb Stratum (Plot size: 5')			
1. ALLARIA PETIOLATA	45	Y	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	45 = Total Cover		

Woody Vine Stratum (Plot size: 30')			
1. VITIS AESTIVALIS	30	Y	FACU
2.			
3.			
4.			
	30 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	15	x 3 =	45
FACU species	158	x 4 =	632
UPL species	0	x 5 =	0
Column Totals:	173 (A)		677 (B)

Prevalence Index = B/A = 3.91

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is < 3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SUCCESSIONAL SHRUBLAND

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # PHOTO 6 **Direction of Photo** WEST

Project Code: 25-065

SOIL

Sampling Point: D5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR4/2	100					l	
7-14	10YR4/4	100					fsl	
14-20	10YR5/4	100					vfsl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR R, MLRA 149B)**
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ Coast Prairie Redox (A16) **(LRR K, L, R)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Dark Surface (S7) **(LRR K, L, M)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Mesic Spodic (TA6) **(MLRA 144A, 145, 149B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes _____ No X

Remarks:

DYNABRADE

APPENDIX C - SITE PHOTOGRAPHS

Photo 1: Facing north toward D1. 8.13.2025

Photo 2: Facing east from D2. 8.13.2025

Photo 3: Facing south from D3. 8.13.2025

Photo 4: Facing south from SW corner of facility. 8.13.2025

Photo 5: Facing south from D4. 8.13.25

Photo 6: Facing west from D5. 8.13.2025

Photo 7: Facing north toward stormwater pond. 8.13.2025

6221 Goodrich Road
Clarence Center, New York 14032
Phone: (716) 741-8952
Fax: (716) 407-8915

Town of Clarence
Engineering Department

Memo

To: Jonathan Bleuer, Director of Community Development

From: Joseph Lancellotti, Asst. Municipal Engineer JL

CC: Jason Utzig, P.E., C&S Engineers, Inc, 141 Elm St, Suite 100, Buffalo, NY 14203

Silvestri Architects PC, 1321 Millersport Hwy, Suite 100, Amherst, NY 14221

Dynabrade, 8989 Sheridan Drive, Clarence, NY 14031

Timothy Lavocat, P.E., Town Engineer

File

Date: December 11, 2025

Re: 8989 Sheridan Drive – Dynabrade 40K Addition - Preliminary Grading and Drainage Plan Review

---

The Engineering Department has reviewed the Preliminary Grading and Drainage Plan dated October 1, 2025 and received by this department November 26, 2025. The reviewed plans provide sufficient information for concept level review. This concept level review is not an all-inclusive project review and additional comments may be warranted and provided at any time throughout the formal project review process. The below comments are to be addressed during Development Plan review:

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

2. A hydrogeologic/geotechnical evaluation is required for deep excavations. Please provide a soil bore to refusal and associated hydrogeologic/geotechnical evaluation report for the deep stormwater basin and sanitary sewer pump station excavations. Soil bores are to be within excavation footprint. The report is to include, but not be limited to analysis of the deep soils, soil stability, proximity to existing structures, basin constructability, groundwater, dewatering operations, ability to hold water, etc. The engineer's report is to be stamped and signed by a hydrogeologic or geotechnical engineer licensed by the State of New York.

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Dynabrade - New 40,000 sq. ft. Addition		
Project Location (describe, and attach a general location map): 8989 Sheridan Drive, Clarence, NY 14031		
Brief Description of Proposed Action (include purpose or need): The applicant is proposing to construct a 40,000 square foot, single-story addition for manufacturing and office space, along the back of their existing building. Associated site improvements will include an asphalt paved parking lot expansion for XX vehicles, including 3 new ADA accessible spaces, two (2) deep docks, one (1) at-grade loading dock and site utilities. Site utilities include a new stormwater dry-detention basin, three (3) new stormwater recharge wells and an Ecostream biofilter unit.		
Name of Applicant/Sponsor: Dynabrade, Inc. (contact: Colin Brogan)	Telephone: 716-631-0100 ext. 109 E-Mail: colin.brogan@dynabrade.com	
Address: 8989 Sheridan Drive		
City/PO: Clarence	State: NY	Zip Code: 14031
Project Contact (if not same as sponsor; give name and title/role): C&S Engineers, Inc. (contact: Jason Utzig, P.E.)	Telephone: 716-955-3013 E-Mail: jutzig@cscos.com	
Address: 141 Elm Street, Suite 100		
City/PO: Buffalo	State: NY	Zip Code: 14203
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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, or Village Board of Trustees ☑Yes ☐No	Site Plan Approval	October 2025
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan Approval	October 2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Erie County Health Dept. - Septic System Review	November 2025
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES Construction General Permit	November 2025
h. Federal agencies ☐Yes ☑No		

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?
Commercial

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? _____

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
New York State Police and Erie County Sheriff

c. Which fire protection and emergency medical services serve the project site?
Harris Hill Fire Company

d. What parks serve the project site?
Thompson Road Park, Town Place Park, Harris Hill Park

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)? Commerical, Warehouse, Office

b. a. Total acreage of the site of the proposed action? 15.75 acres
b. Total acreage to be physically disturbed? 2.23 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 21.83 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)? % 30 Units: square feet

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 1

ii. Dimensions (in feet) of largest proposed structure: 21'-4" height; 200' width; and 200' length

iii. Approximate extent of building space to be heated or cooled: 40,000 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:

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres

v. Dimensions of the proposed dam or impounding structure: height; length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

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):

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:

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 675 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 (ECWA)
- 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: 675 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 wastewater

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? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

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):

The existing facility is current served by a private onsite wastewater treatment system. The existing septic system has capacity for the proposed sewer flows.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

N/A

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 0.939 acres (impervious surface)

_____ Square feet or 15.75 acres (parcel size)

ii. Describe types of new point sources. stormwater runoff

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)?

stormwater runoff will be captured in a proposed stormwater dry-detention basin and will be discharged through three (3) new stormwater injection wells.

- If to surface waters, identify receiving water bodies or wetlands: Stormwater will be discharged through three (3) new stormwater injection wells.
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☑No

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) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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: _____
Unknown

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
NYSEG

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.

i. During Construction:

- Monday - Friday: 7am - 5pm
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 7am - 11pm
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

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:

The use of construction equipment and construction activies during the construction of this project will result in unavoidable noise impacts during daytime hours.

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:

New exterior lighting (including dark-sky friendly fixtures) to comply with the Town of Clarence Town Code.

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 _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

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: to be determined tons per _____ (unit of time)
- Operation : to be determined 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: Recycling of salvageable construction items.
- Operation: Recycling programs by use.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Via agreement with waste disposal company.
- Operation: Via agreement with waste disposal company.

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): Institutional (Sheridan Hill Elementary), Sheridan Driving Range

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5.97	6.91	+0.94
• Forested	4.32	3.54	-0.78
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	0.28	0.28	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: lawn & landscaping	5.18	5.02	-0.16

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Sheridan Hill Elementary School

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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? 2 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:

Newstead loam	26.6 %
Wassaic silt loam	73.4 %
	%

d. What is the average depth to the water table on the project site? Average: 2 feet (perched seasonal water table)

e. Drainage status of project site soils:
☑ Well Drained: 73.4 % of site
☐ Moderately Well Drained: _____ % of site
☑ Poorly Drained 26.6 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % 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* or *ii*, 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:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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:

White tailed deer	raccoon	squirrel
eastern chipmunk	skunk	woodchuck
field mice	common garter snake	red fox

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): Oak Openings

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: 70.0 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):

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:

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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☑ Archaeological Site ☐ Historic Building or District

ii. Name: Phase 1 Archeological Investigation Report, 18PR07070, Multi-Use Building Construction Project (located south of the project site)

iii. Brief description of attributes on which listing is based:

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? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

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.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

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

F. Additional Information

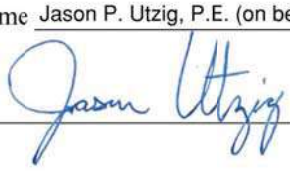
Attach any additional information which may be needed to clarify your project.

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 Jason P. Utzig, P.E. (on behalf of owner) Date September 29, 2025

Signature  Title Senior Project Engineer

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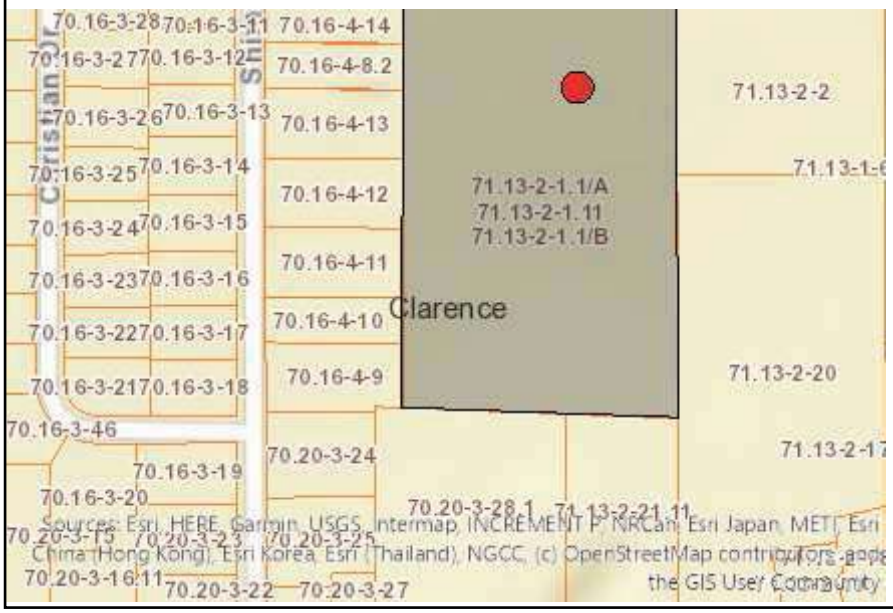
EAF Mapper Summary Report

Monday, September 29, 2025 10:34 AM



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]	No
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]	Yes
E.2.n.i [Natural Communities - Name]	Oak Openings
E.2.n.i [Natural Communities - Acres]	70.0
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No