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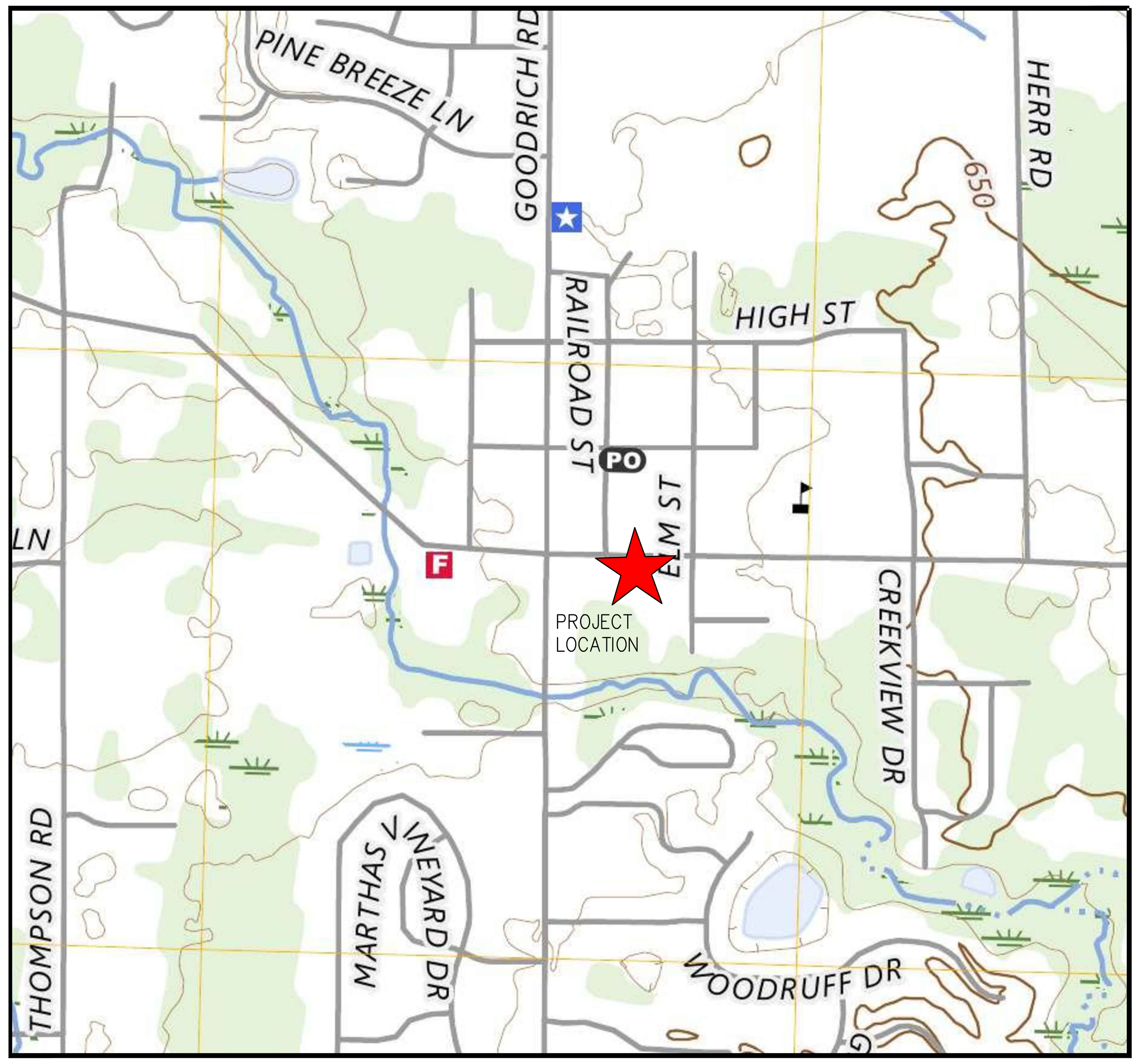
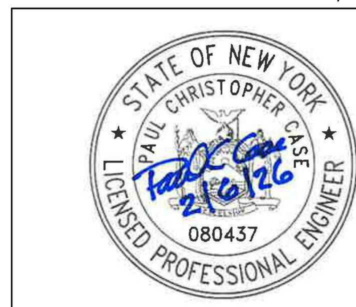


PROJECT LOCATION MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
00	Cover Sheet
A-1	Existing Conditions
01	Site Demolition Plan
02	Site Plan
03	Drainage Plan
04	Site Details
05	Grading Plan
06	Erosion and Sediment Control Plan
LA-01	Landscape Plan and Details
LI-01	Lighting Plan

PAUL C. CASE, P.E. DATE: February 6, 2026
REGISTERED THROUGH 09/30/2026



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Construction Management
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Buffalo, NY, 14225
NYS CERTIFICATE OF AUTHORIZATION #021533

PREPARED FOR

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WNY-202500015.00	August 2025

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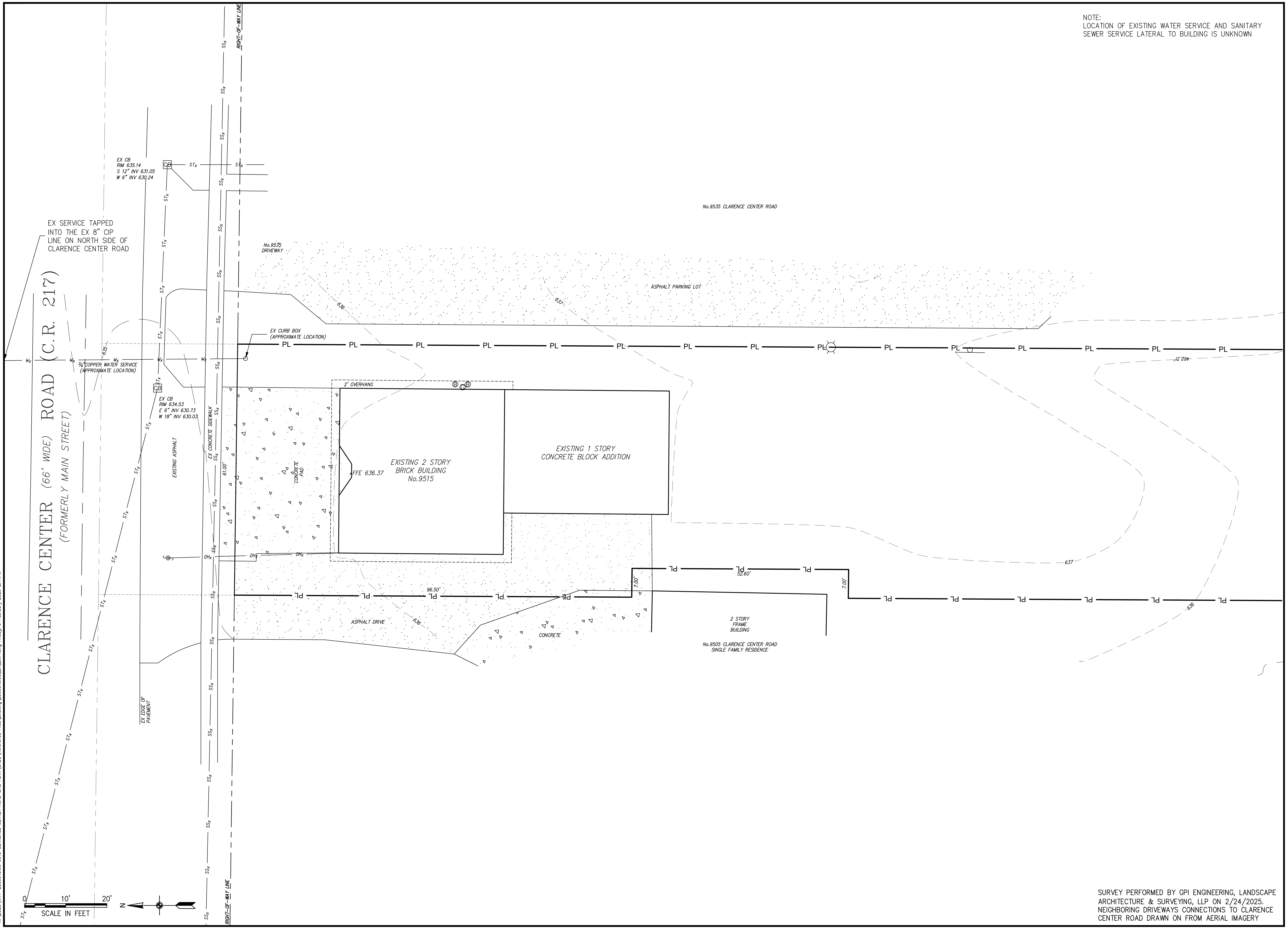
SHEET NO.
00



NOTE:
LOCATION OF EXISTING WATER SERVICE AND SANITARY SEWER SERVICE LATERAL TO BUILDING IS UNKNOWN

SURVEY PERFORMED BY GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP ON 2/24/2025. NEIGHBORING DRIVEWAYS CONNECTIONS TO CLARENCE CENTER ROAD DRAWN ON FROM AERIAL IMAGERY

N:\2025\WNY-2500015.00 9515 CLARENCE CENTER ROAD SITE PLAN\CAD\Reference Files\Existing\2500015.00_ER_BMP.dwg Friday, 6 February 2026 2:14PM

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Existing Conditions

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SCALE: 1" = 10'

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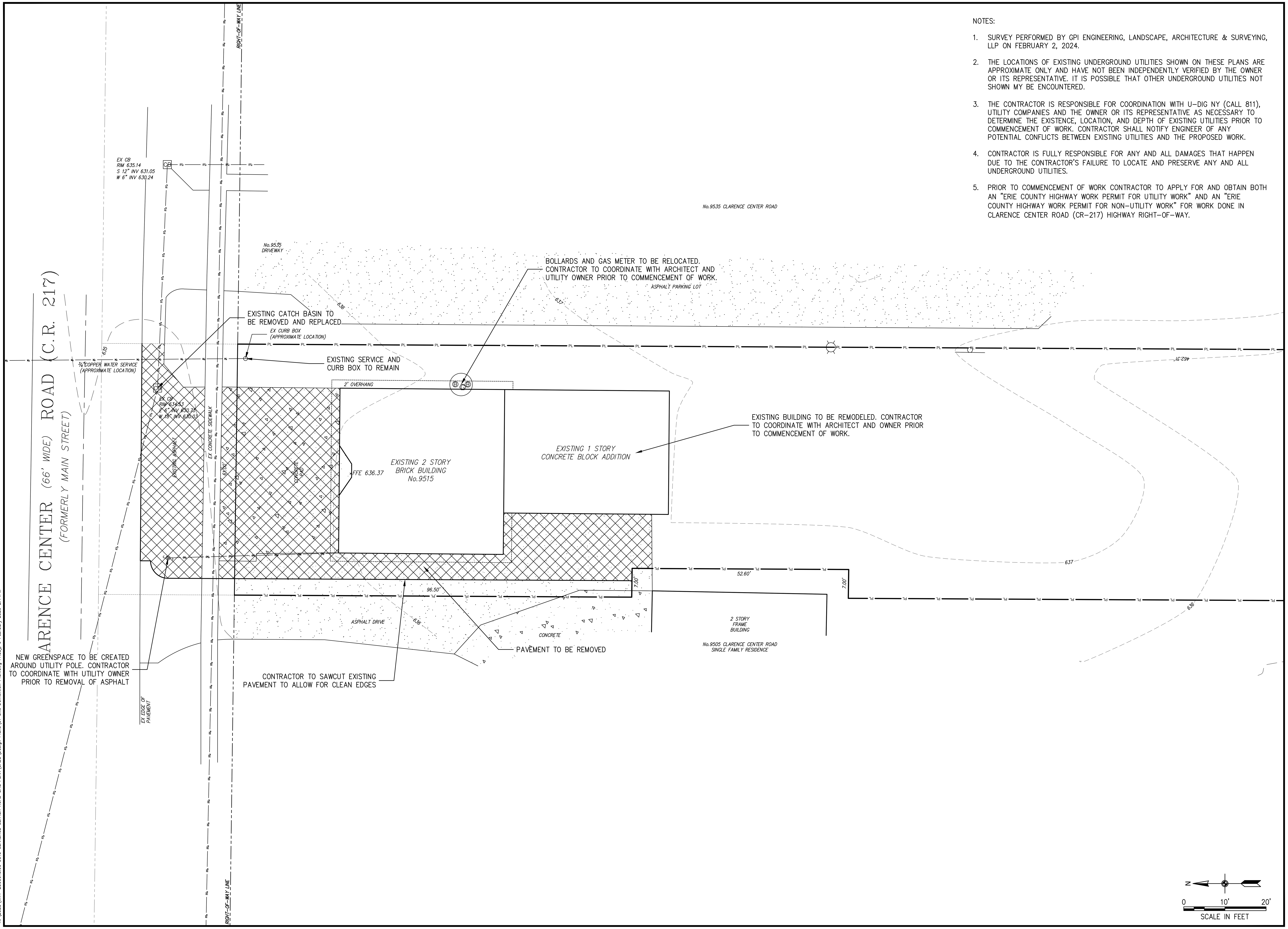
A-1

NOTES:

1. SURVEY PERFORMED BY GPI ENGINEERING, LANDSCAPE, ARCHITECTURE & SURVEYING, LLP ON FEBRUARY 2, 2024.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. IT IS POSSIBLE THAT OTHER UNDERGROUND UTILITIES NOT SHOWN MY BE ENCOUNTERED.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH U-DIG NY (CALL 811), UTILITY COMPANIES AND THE OWNER OR ITS REPRESENTATIVE AS NECESSARY TO DETERMINE THE EXISTENCE, LOCATION, AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED WORK.
4. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR TO APPLY FOR AND OBTAIN BOTH AN "ERIE COUNTY HIGHWAY WORK PERMIT FOR UTILITY WORK" AND AN "ERIE COUNTY HIGHWAY WORK PERMIT FOR NON-UTILITY WORK" FOR WORK DONE IN CLARENCE CENTER ROAD (CR-217) HIGHWAY RIGHT-OF-WAY.



N:\2025\WNY-2500015.00 9515 CLARENCE CENTER ROAD SITE PLAN\CADD\Design Plans\01 Site Demolition Plan.dwg Friday, 6 February 2026 2:14PM

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Site Demolition Plan

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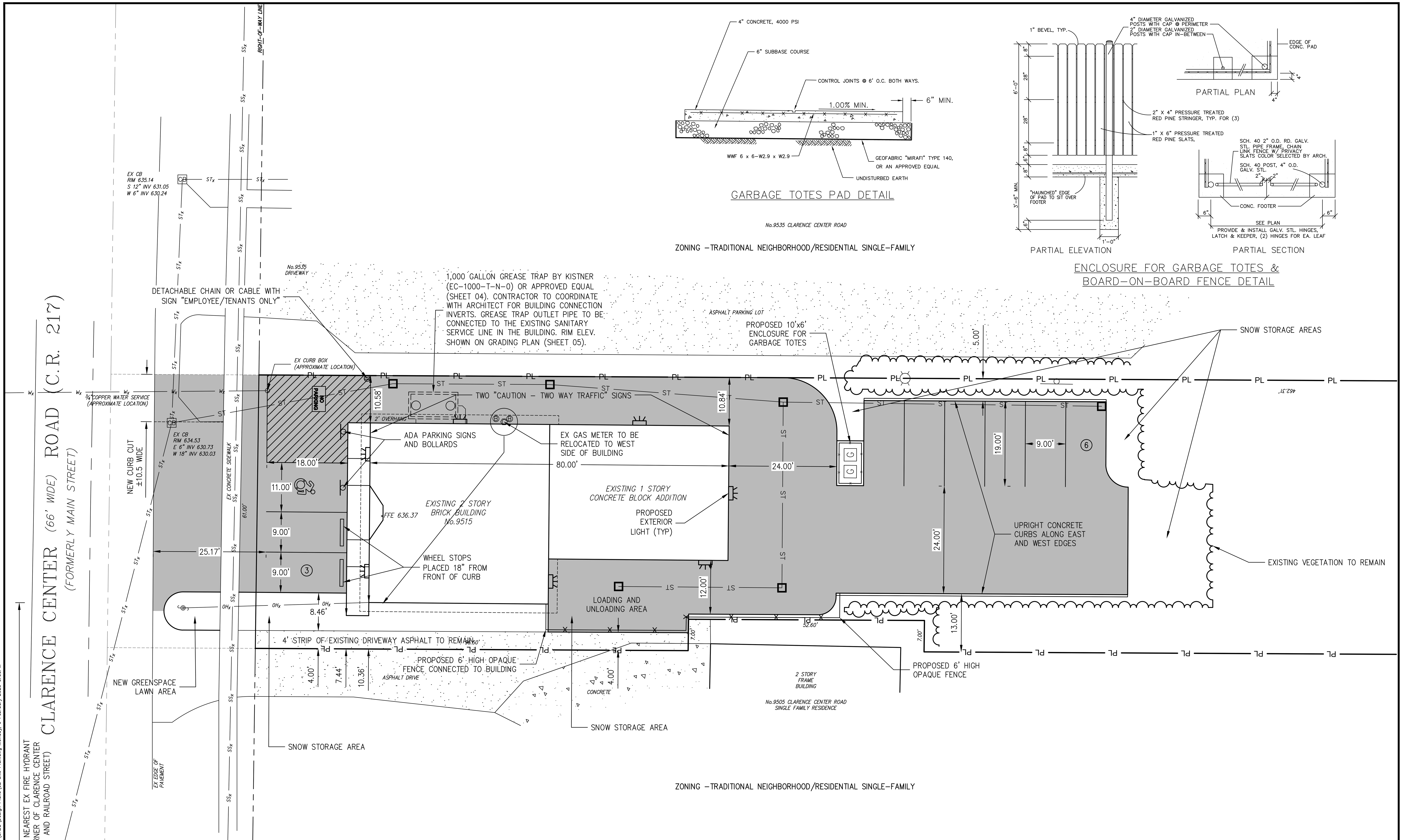
01



SITE DATA:

ZONING – TRADITIONAL NEIGHBORHOOD/RESIDENTIAL SINGLE–FAMILY
SITE AREA – 0.64 Ac

REQUIRED PARKING – *4 OR 5 SPACES (DEPENDENT OF CLASSIFICATION)
– *(THEATERS/RESTAURANTS – 1 PER 3 SEATS) – 6 SEATS/2 SPACES
– *(COMMERCIAL USES IN A TND – 1 PER 1,000 SQ FT) – 2,800 SQ FT/3 SPACES
– RESIDENTIAL – 2 PER UNIT – 1 UNIT/2 SPACES
PROPOSED PARKING – 9 TOTAL (1 HC – VAN ACCESSIBLE)

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2	Added Grease Interceptor	2/6/26
1	Rev per Town Comments 12/8/25	12/12/25

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Site Plan

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SCALE: 1" = 10'

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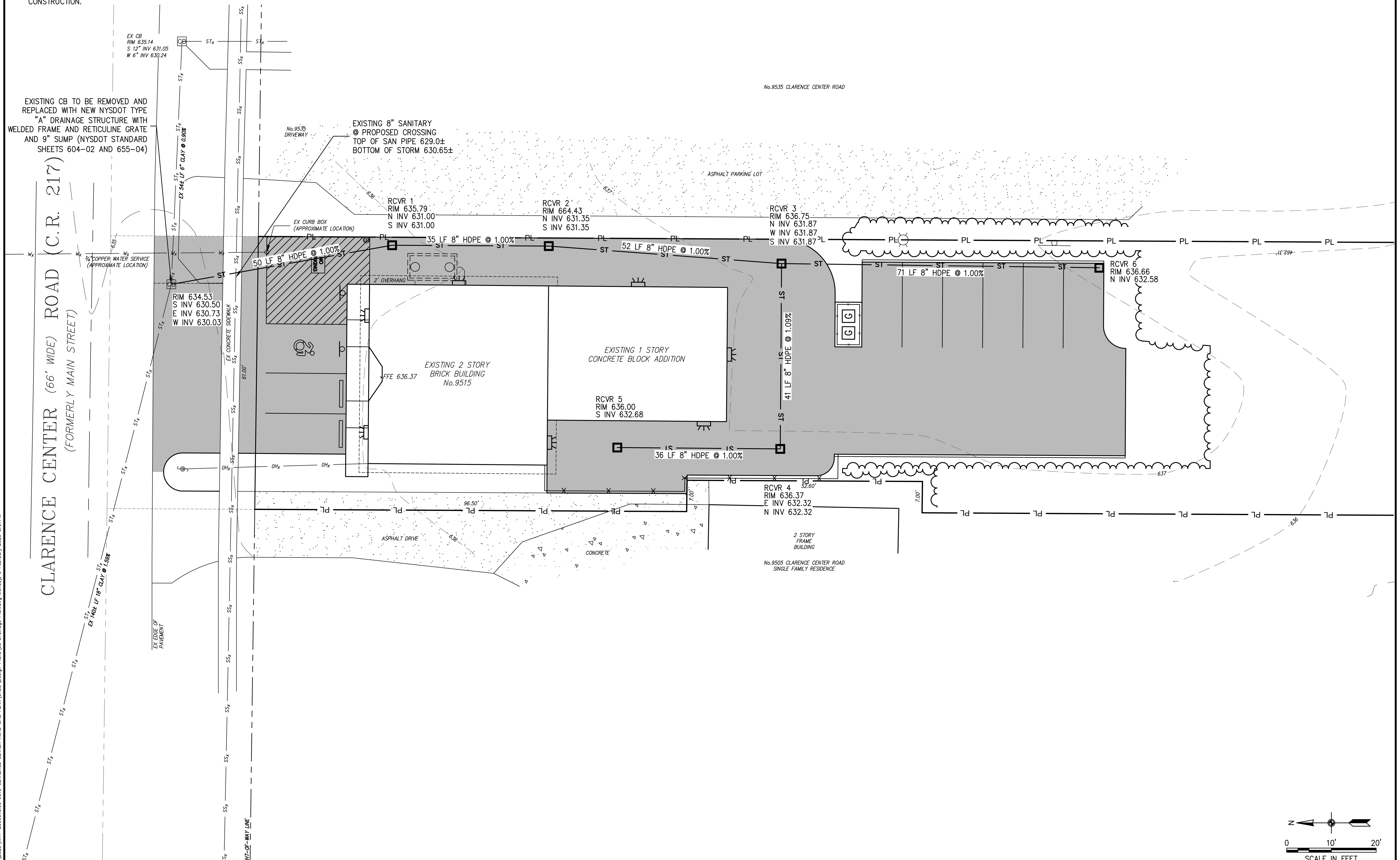
NOTES:

1. ALL ON SITE CONSTRUCTION SHALL CONFORM TO TOWN OF CLARENCE CONSTRUCTION SPECIFICATIONS AND DETAILS. ALL CONSTRUCTION WITHIN THE CLARENCE CENTER ROAD (CR-217) RIGHT-OF-WAY SHALL CONFORM TO THE ERIE COUNTY CONSTRUCTION SPECIFICATIONS AND HIGHWAY WORK PERMIT REQUIREMENTS.
2. BACKFILL TRENCHES WITH MECHANICALLY TAMPED SELECT GRANULAR FILL MATERIAL IN MAX. SIX INCH LIFTS.
3. HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SHALL BE ADS PIPE N-12 MEETING AASHTO M-294 SPECIFICATIONS.
4. CONTRACTOR TO VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.



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1	Added Additional RCVR	2/6/26

August 2025

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Drainage Plan

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SCALE: 1" = 10'

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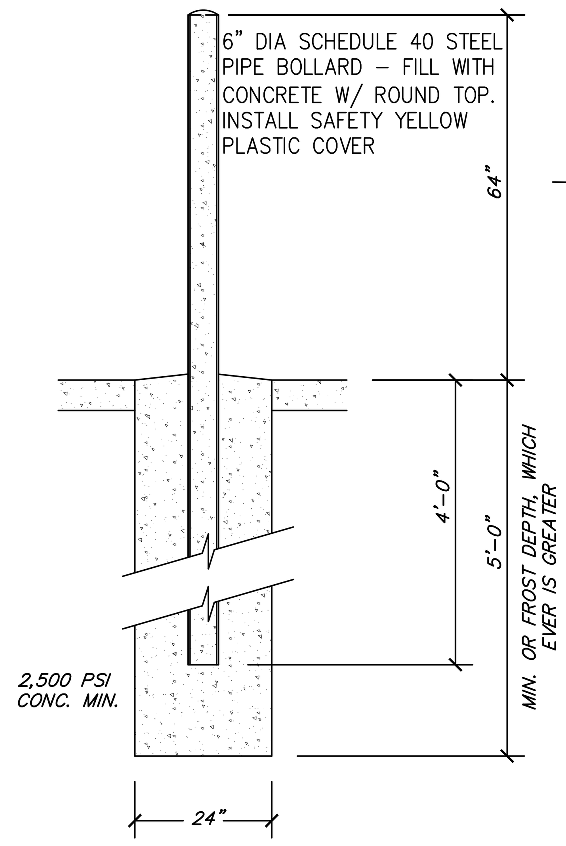
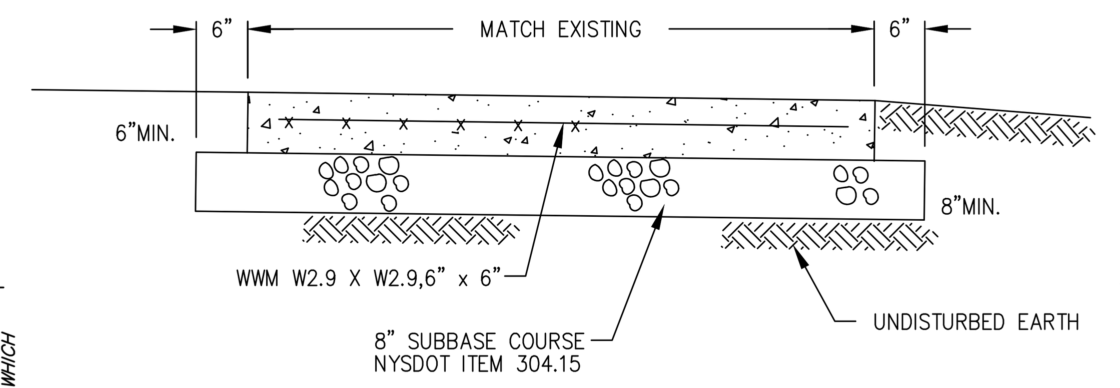
03

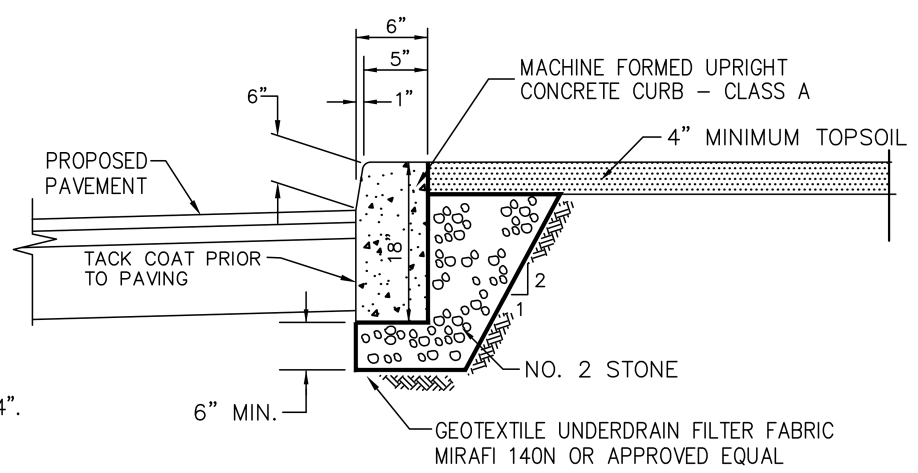


BOLLARD DETAIL
N.T.S.

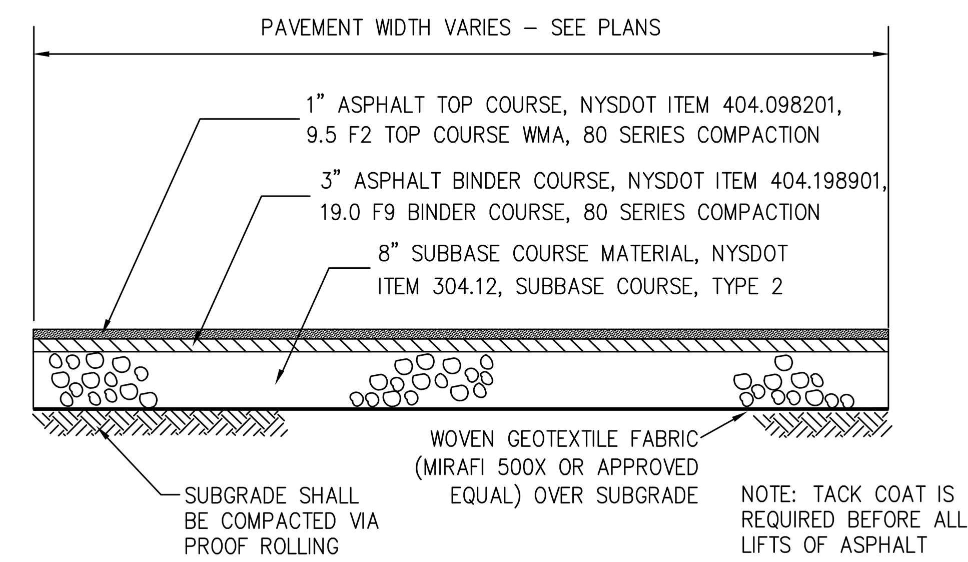


NOTES:
1. CONCRETE SHALL BE NYSDOT CLASS A 4,000 PSI, AIR ENTRAINED, MAX. SLUMP 4".
2. WELDED WIRE MESH (WMM) SHALL BE W2.9xW2.9, 6"x6"
3. INSTALL TOOLED CONTROL JOINTS @ 5' MIN.
4. INSTALL CONSTRUCTION JOINTS @ 20' SPACING MINIMUM.
5. PROVIDE LIGHT BROOM FINISH WITH ¼" R. TOOLED EDGES.
6. ALL CONCRETE SHALL BE SEALED AS SOON AS POSSIBLE AFTER INSTALLATION.

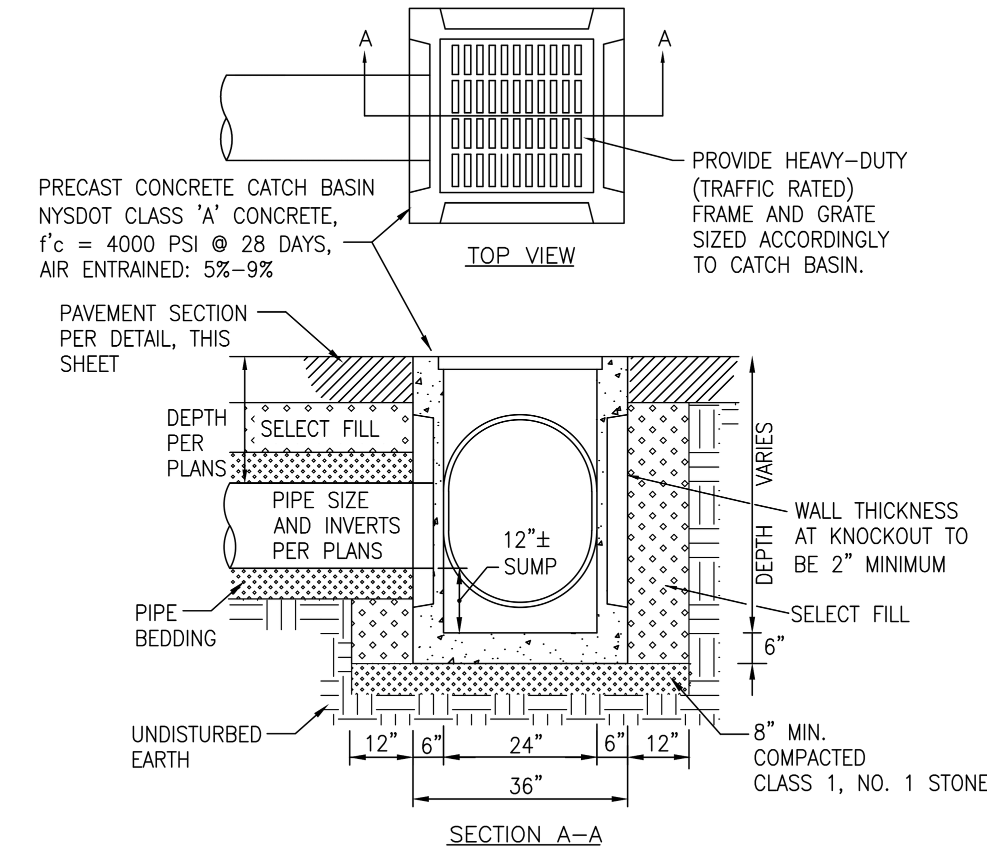
CONCRETE SIDEWALK IN RIGHT-OF-WAY
N.T.S.



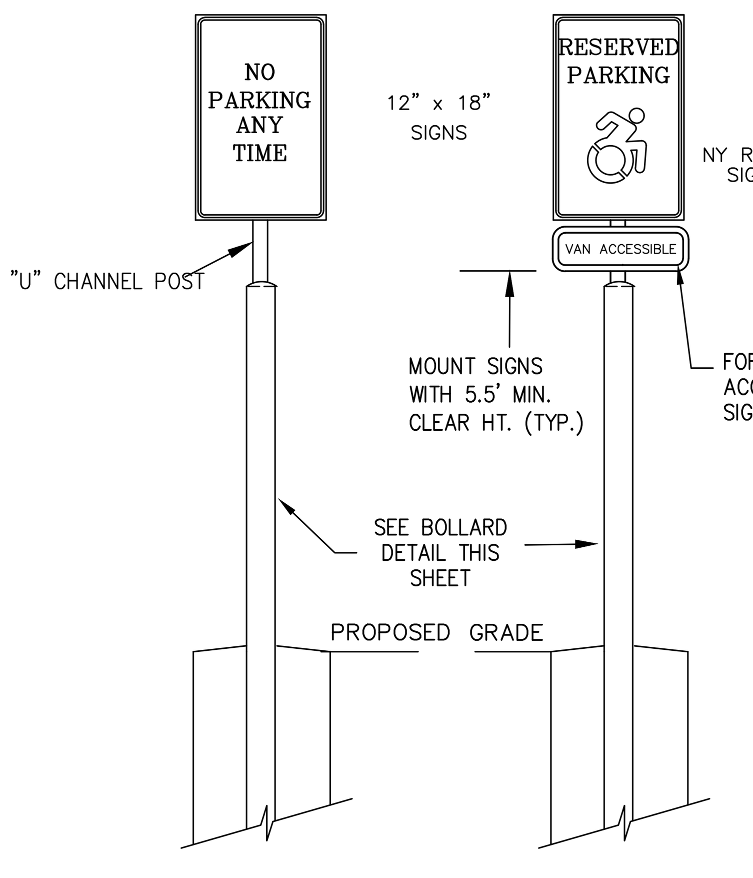
MACHINE FORMED UPRIGHT CONCRETE CURB DETAIL
N.T.S.



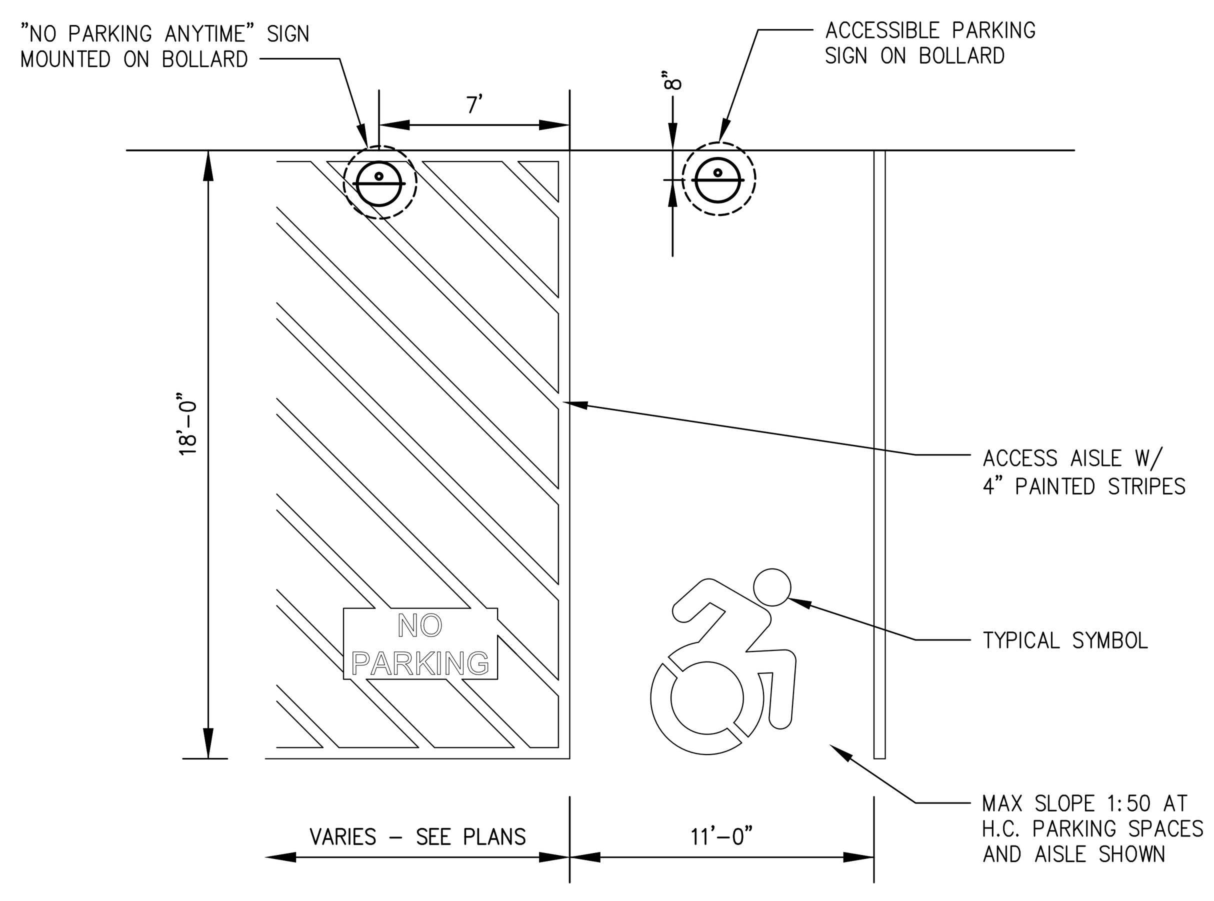
ASPHALT PAVEMENT SECTION
N.T.S.



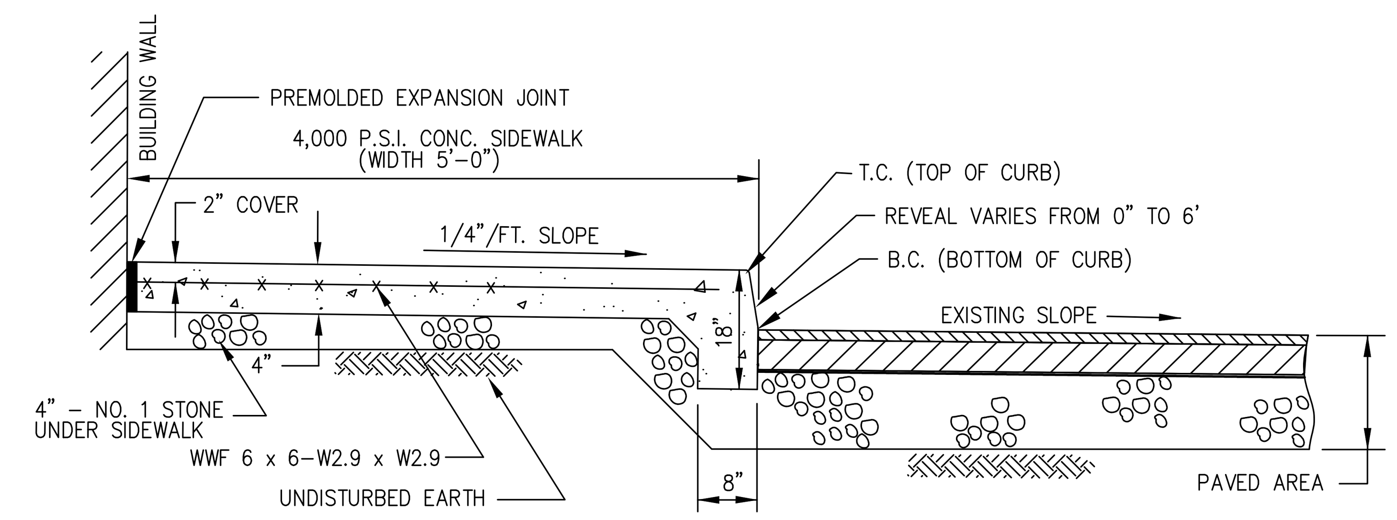
PRECAST CONCRETE CATCH BASIN (RCVR 1-5)
N.T.S.



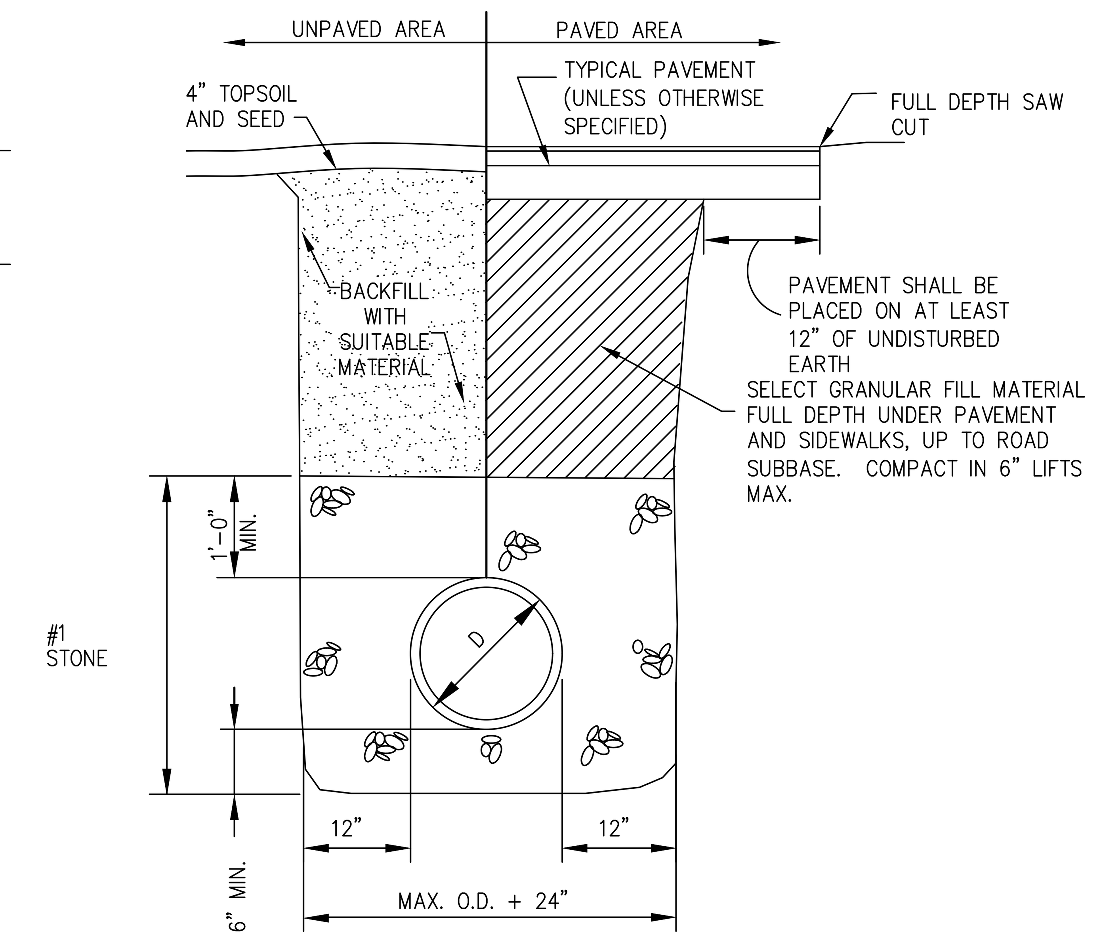
ADA PARKING SIGNS
N.T.S.



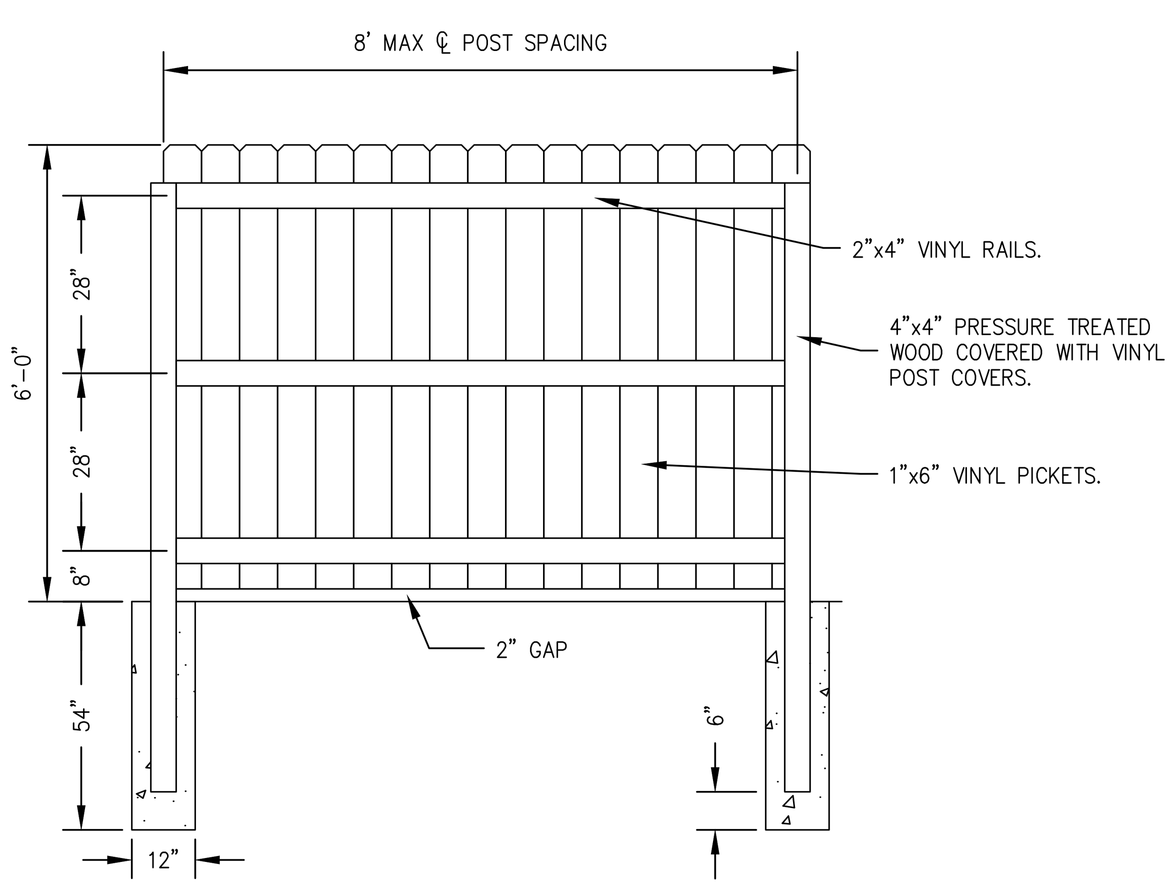
HANDICAPPED PARKING
N.T.S.



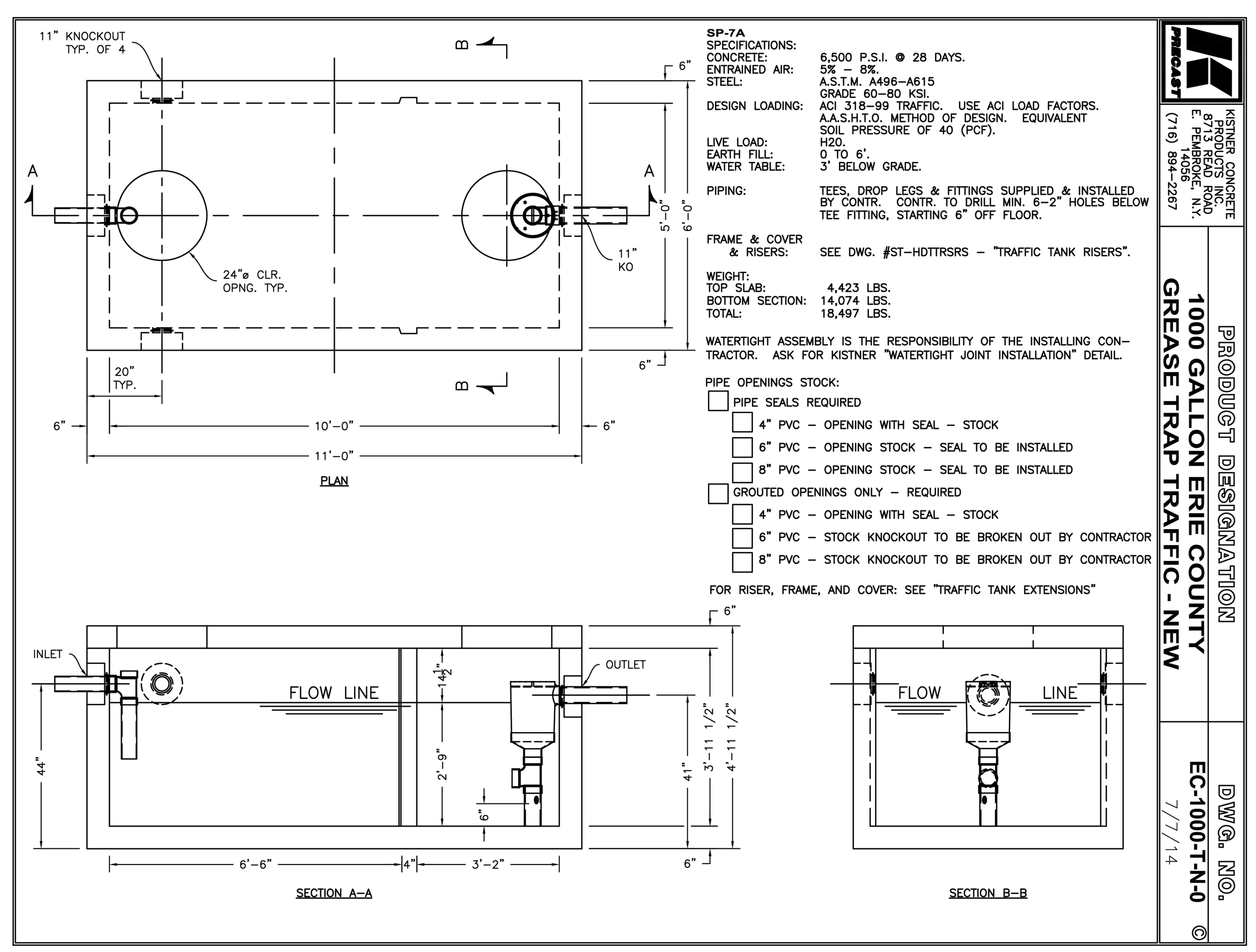
SIDEWALK TO PAVEMENT DETAIL
N.T.S.



TYPICAL TRENCH DETAIL
N.T.S.



6' TALL OPAQUE VINYL FENCE DETAIL
(OR APPROVED EQUAL)
N.T.S.



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1	ADDED GREASE TRAP DETAIL	2/6/26

August 2025

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Site Details

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SCALE:
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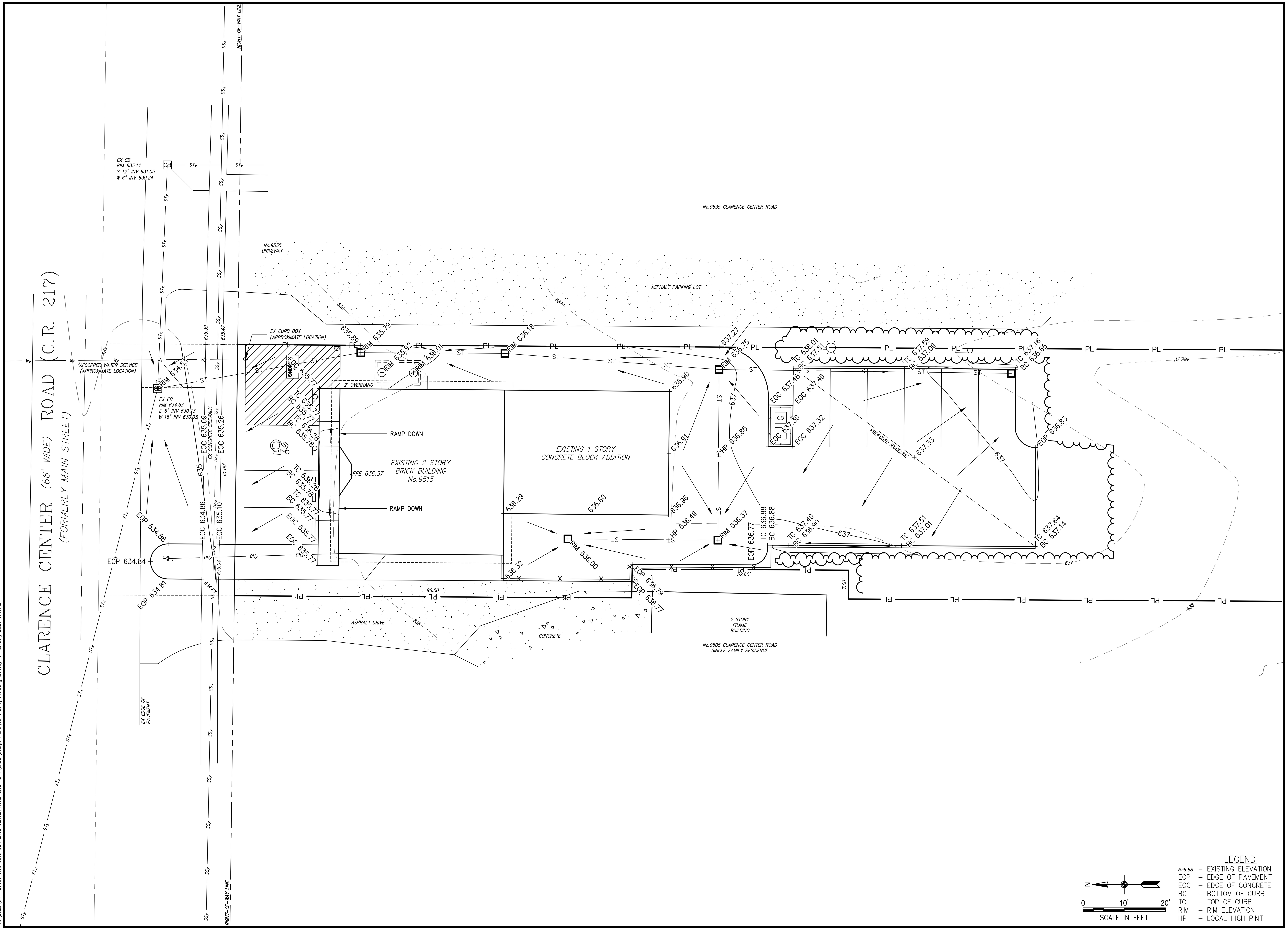
04

N:\2025\WNY-2500015.00 9515 CLARENCE CENTER ROAD SITE PLAN\CADD\Design Plans\04 Site Details.dwg Monday, 9 February 2026 3:59PM



LEGEND

636.88 – EXISTING ELEVATION
EOP – EDGE OF PAVEMENT
EOC – EDGE OF CONCRETE
BC – BOTTOM OF CURB
TC – TOP OF CURB
RIM – RIM ELEVATION
HP – LOCAL HIGH PINT

N:\2025\WNY-2500015.00 9515 CLARENCE CENTER ROAD SITE PLAN\CADD\Design Plans\05 Grading Plan.dwg Monday, 9 February 2026 3:47PM

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2	Rev per Town Comments 12/8/25	12/12/25
1	Rev per Town Comments	10/14/25

August 2025

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Grading Plan

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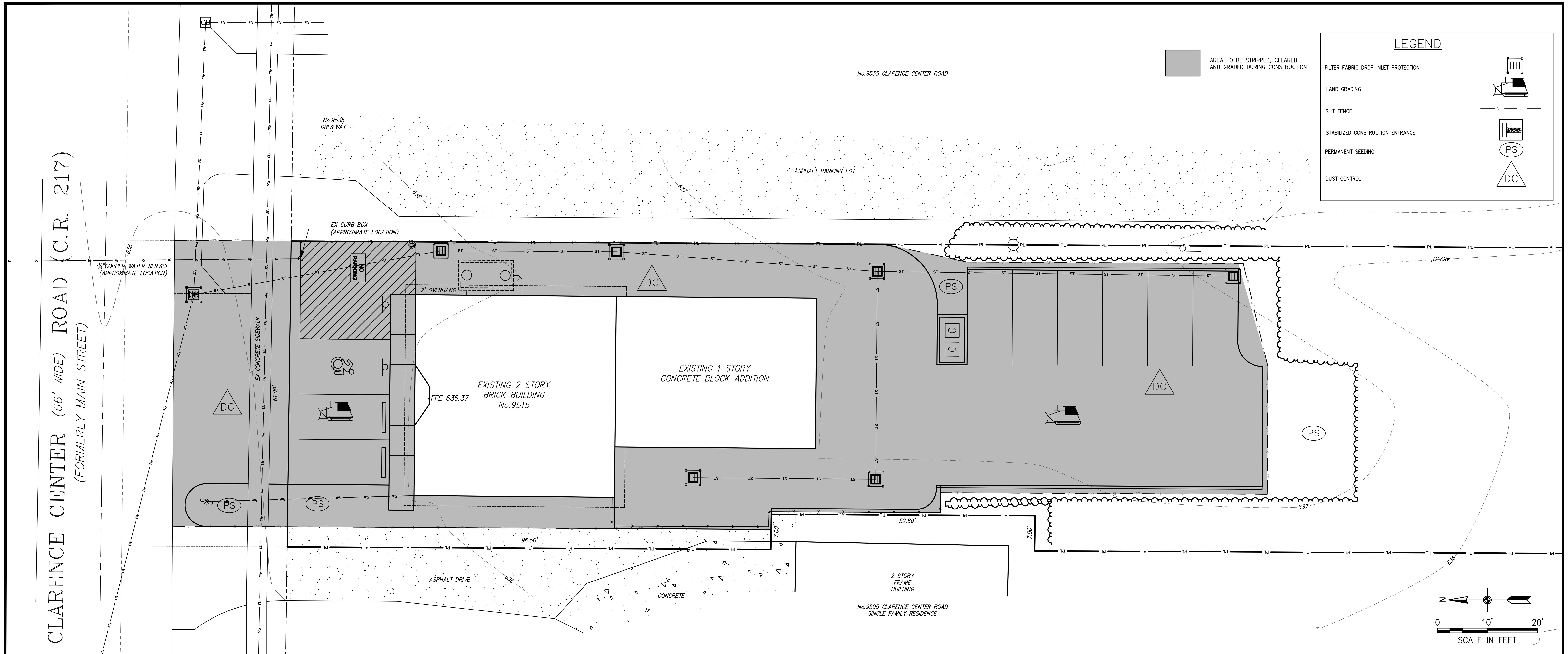
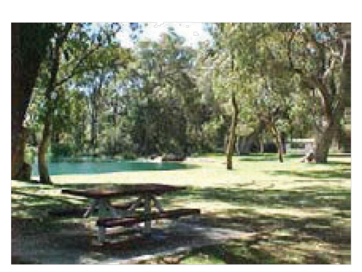


STANDARD AND SPECIFICATIONS FOR RECREATION AREA SEEDING



Definition & Scope

Establishing **permanent** grasses, legumes, vines, shrubs, trees, or other plants, or selectively reducing stand density and trimming woody plants, to improve an area for recreation. To increase the attractiveness and usefulness of recreation areas and to protect the soil and plant resources.

Conditions Where Practice Applies

On any area planned for recreation use, lawns, and areas that will be maintained in a closely mowed condition.

Specifications

ESTABLISHING GRASSES (Turfgrass)

The following applies for playgrounds, parks, athletic fields, camping areas, picnic areas, passive recreation areas such as lawns, and similar areas.

1. Time of Planting

Fall planting is preferred. Seed after August 15. In the spring, plant until May 15.

If seeding is done between May 15 and August 15, irrigation may be necessary to ensure a successful seeding.

2. Site Preparation

   A. Install needed water and erosion control measures and bring area to be seeded to desired grades. A minimum of 4 in. topsoil is required.

   B. Prepare seedbed by loosening soil to a depth of 4-6 inches and decompacting required areas per Soil Restoration Standard.

   C. See Standard and Specification of Topsoiling.

   D. Lime to a pH of 6.5. See Lime Application Standard.

   E. **Fertilize as per soil test** or, if soil must be fertilized before results of a soil test can be obtained to determine fertilizer needs, apply commercial fertilizer at 850 pounds of 5-5-10 or equivalent per acre (20 lbs/1,000 sq. ft.). See Fertilizer Application Standard.

   F. Incorporate lime and fertilizer in top 2-4 inches of topsoil.

   G. Smooth. Remove sticks, foreign matter, and stones over 1 inch in diameter, from the surface. Firm the seedbed.

3. Planting

Use a cultipacker type seeder if possible. Seed to a depth of 1/8 to 1/4 inch. If seed is to be broadcast, cultipack or roll after seeding. If hyroseeded, lime and fertilizer may be applied through the seeder, and rolling is not practical.

4. Mulching

Mulch all seedings in accordance with Standard and Specifications for Mulching. Small grain straw is the best material.

5. Seed Mixtures

Select seed mixture for site conditions and intended use from Table 4.5.

6. Contact Cornell Cooperative Extension Turf Specialist for suitable varieties.

Turf-type tall fescues have replaced the old KY31 tall fescues. New varieties have finer leaves and are the most resistant grass to foot traffic. Do not mix it with fine textured grasses such as bluegrass and red fescue.

Common ryegrass and redtop, which are relatively short lived species, provide quick green cover. Improved lawn cultivars of perennial ryegrass provide excellent quality turf, but continue to lack winter hardiness.

Common white clover can be added to mixtures at the rate of 1-2 lbs/acre to help maintain green color during the dry summer period; however, they will not withstand heavy traffic. Avoid using around swimming areas as flowers attract bees which can be easily stepped on.

7. Fertilizing—First Year

Apply fertilizer as indicated by the soil test three to four weeks after germination (spring seedlings). If test results have not been obtained, apply 1 pound nitrogen/1,000 square feet using a complete fertilizer with a 2-1-1 or 4-1-3 ratio. Summer and early fall seedings, apply as above unless air temperatures are above 85ºF for an extended period. Wait for cooler temperatures to fertilize. Late fall/winter seedings, fertilize in spring.

8. Restrict Use

New seedlings should be protected from use for one full year or a spring and fall growth cycle where possible to allow development of a dense sod with good root structure.

MAINTAINING GRASSES

1. Maintain a pH of 6.0 - 7.0.
2. Fertilize in late May to early June as follows with 5-5-10 analysis fertilizer at the rate of 5 lbs./1,000 sq. ft. and repeat in late August if sod density is not adequate. Avoid fertilizing when heat is greater than 85ºF. Top dress weak sod annually in the spring, but at least once every 2 to 3 years. **Fertilize in accordance with soil test analysis**, after determining adequate topsoil depth exists.
3. Aerate compacted or heavily used areas, like athletic fields, annually as soon as soil moisture conditions permit. Aerate area six to eight times using a spoon or hollow tine type aerator. Do not use solid spike equipment.
4. Reseed bare and thin areas annually with original seed mix.

STANDARD AND SPECIFICATIONS FOR COMPOST FILTER SOCK

Definition & Scope

A **temporary** sediment control practice composed of a degradable geotextile mesh tube filled with compost filter media to filter sediment and other pollutants associated with construction activity to prevent their migration offsite.

Condition Where Practice Applies

Compost filter socks can be used in many construction site applications where erosion will occur in the form of sheet erosion and there is no concentration of water flowing to the sock. In areas with steep slopes and/or rocky terrain, soil conditions must be such that good continuous contact between the sock and the soil is maintained throughout its length. For use on impervious surfaces such as road pavement or parking areas, proper anchorage must be provided to prevent shifting of the sock or separation of the contact between the sock and the pavement. Compost filter socks are utilized both at the site perimeter as well as within the construction areas. These socks may be filled after placement by blowing compost into the tube pneumatically, or filled at a staging location and moved into its designed location.

Design Criteria

1. Compost filter socks will be placed on the contour with both terminal ends of the sock extended 8 feet upslope at a 45 degree angle to prevent bypass flow.
2. Diameters designed for use shall be 12" – 32" except that 8" diameter socks may be used for residential lots to control areas less than 0.25 acres.
3. The flat dimension of the sock shall be at least 1.5 times the nominal diameter.
4. The **Maximum Slope Length** (in feet) above a compost filter sock shall not exceed the following limits:

Dia. (in.)	Slope %						
	2	5	10	20	25	33	50
8	225*	200	100	50	20	—	—
12	250	225	125	65	50	40	25
18	275	250	150	70	55	45	30
24	350	275	200	130	100	60	35
32	450	325	275	150	120	75	50

* Length in feet

5. The compost infill shall be well decomposed (matured at least 3 months), weed-free, organic matter. It shall be aerobically composted, possess no objectionable odors, and contain less than 1%, by dry weight, of man-made foreign matter. The physical parameters of the compost shall meet the standards listed in Table 5.2 - Compost Standards Table. **Note: All biosolids compost produced in New York State (or approved for importation) must meet NYS DEC's 6 NYCRR Part 360 (Solid Waste Management Facilities) requirements. The Part 360 requirements are equal to or more stringent than 40 CFR Part 503 which ensure safe standards for pathogen reduction and heavy metals content. When using compost filter socks adjacent to surface water, the compost should have a low nutrient value.**
6. The compost filter sock fabric material shall meet the minimum specifications outlined in Table 5.1.
7. Compost filter socks shall be anchored in earth with 2" x 2" wooden stakes driven 12" into the soil on 10 foot centers on the centerline of the sock. On uneven terrain, effective ground contact can be enhanced by the placement of a fillet of filter media on the disturbed area side of the compost sock.
8. All specific construction details and material specifications shall appear on the erosion and sediment control constructions drawings when compost filter socks are included in the plan.

Maintenance

1. Traffic shall not be permitted to cross filter socks.
2. Accumulated sediment shall be removed when it reaches half the above ground height of the sock and disposed of in accordance with the plan.
3. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired in the manner required by the manufacturer or replaced within 24 hours of inspection notification.
4. Biodegradable filter socks shall be replaced after 6 months; photodegradable filter socks after 1 year. Polypropylene socks shall be replaced according to the manufacturer's recommendations.
5. Upon stabilization of the area contributory to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed in accordance with the stabilization plan. For removal the mesh can be cut and the compost spread as an additional mulch to act as a soil supplement.

Table 5.1 - Compost Sock Fabric Minimum Specifications Table

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photodegradable	Photodegradable	Biodegradable	Photodegradable	Photodegradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Table 5.2 - Compost Standards Table

Organic matter content	25% - 100% (dry weight)
Organic portion	Fibrous and elongated
pH	6.0 - 8.0
Moisture content	30% - 60%
Particle size	100% passing a 1" screen and 10 - 50% passing a 3/8" screen
Soluble salt concentration	5.0 dS/m (mmhos/cm) maximum

REGULAR FLOW DANDY SACK™ (BLACK)

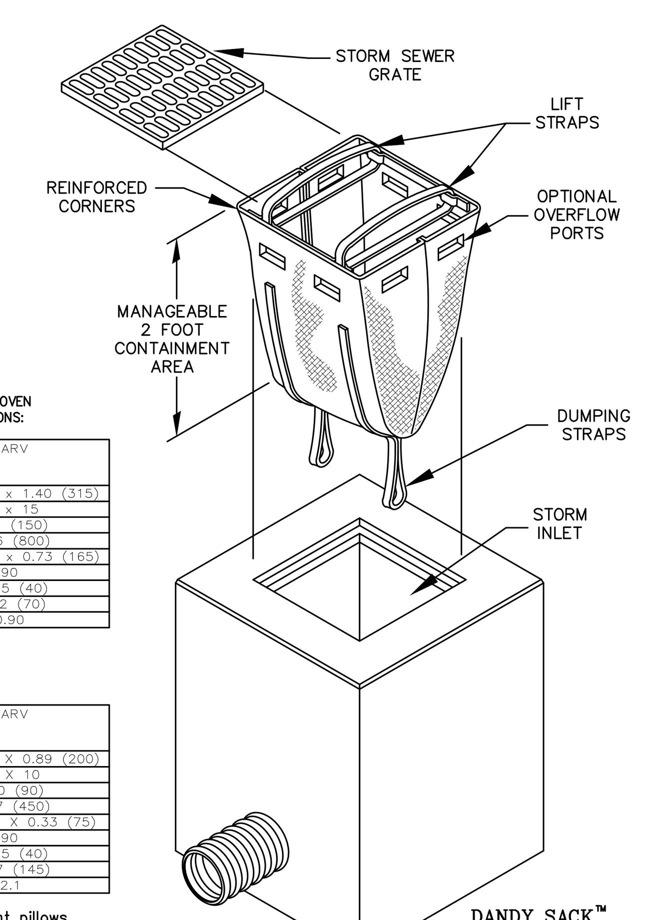
NOTE: THE DANDY SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5506 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	2852 (70)
Permittivity	ASTM D 4491	Sec⁻¹	0.90

HI-FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 x 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows



FILTER BAG INLET PROTECTION DETAIL

NOTE:
ALL TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CURRENT NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

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

PREPARED FOR
North Nova, LLC
8677 Millcreek Drive
East Amherst, NY 14051

9515 Clarence Center Road

9515 Clarence Center Road
Clarence, NY

STATE OF NEW YORK · PAUL CHRISTOPHER CASE · LICENSED PROFESSIONAL ENGINEER · 080437 · 2/6/26

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

REVISIONS

NO.	REVISION	DATE
1	Added Grease Interceptor	2/6/26

August 2025

DRAWN/DESIGN BY	CHECKED BY
THM	JB

Erosion and Sediment Control Plan

REVIEW SET – NOT ISSUED FOR CONSTRUCTION

SCALE: 1" = 10'

WNY-202500015.00

06

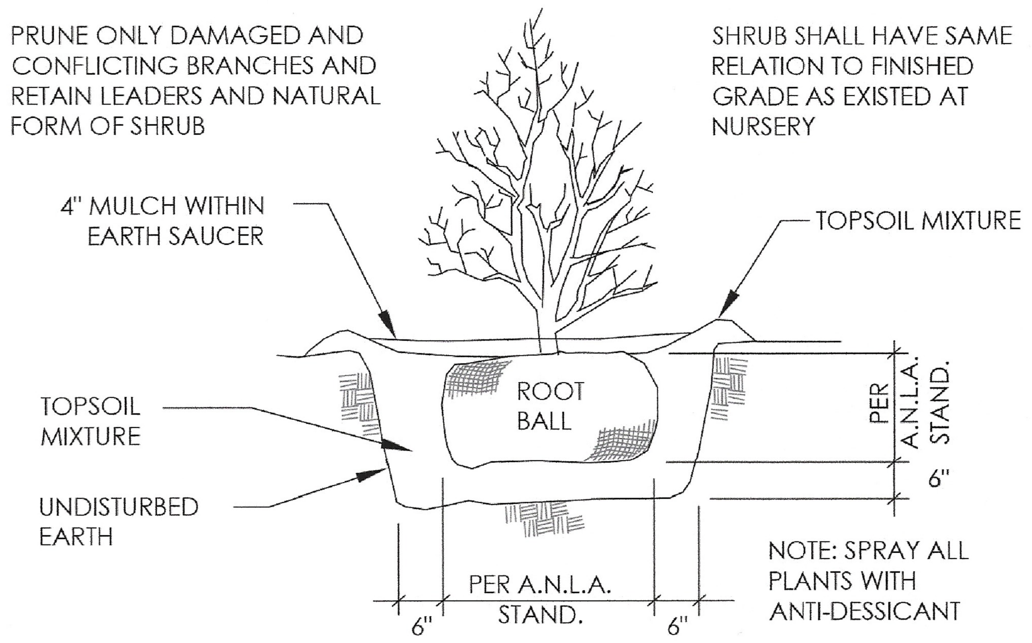
N:\2025\WNY-2500015.00 9515 CLARENCE CENTER ROAD SITE PLAN\CADD\Design Plans\06 Erosion and Sediment Control Plan.dwg Monday, 9 February 2026 3:47PM

LANDSCAPE/PLANTING NOTES:

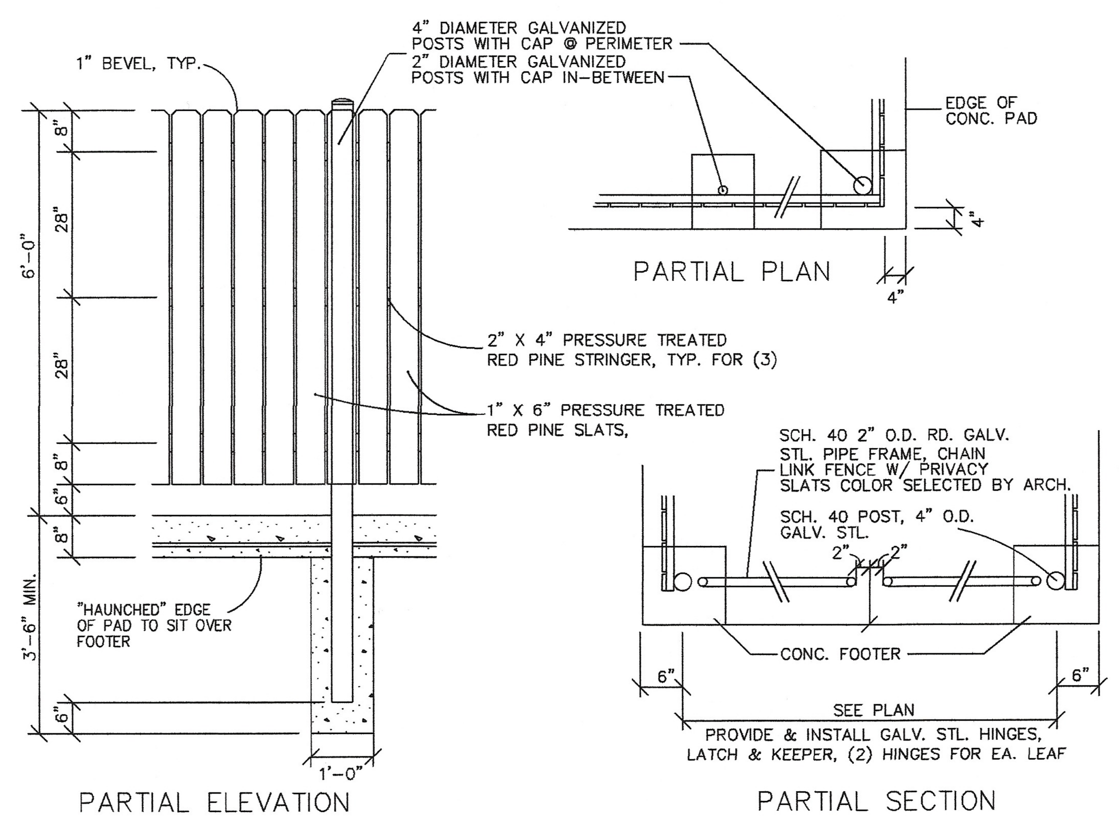
1. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID MOBILIZATION, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
2. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
3. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
4. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
5. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
6. ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
7. ALL TREES MUST BE STRAIGHT–TRUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI–STEM, HEAVY BRANCHED, ETC.).
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS.
9. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE).
10. ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO INSTALLATION.
11. THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
12. PLANTING BACKFILL MIXTURE: 20 PARTS ON–SITE SOIL, 10 PARTS SCREENED TOPSOIL, 5 PARTS PEAT MOSS, 5 PARTS ALL GROW, 2.5 PARTS WELL ROTTED MANURE & 10 LBS. 5–10–5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
13. MULCH ALL PLANT BEDS ADJACENT TO DRIVE THRU AND BUILDING WITH RIVER ROCK MULCH (SIZE TO MATCH EXISTING) AND INDIVIDUAL TREES IN LAWN ARES WITH SHREDDED HARD WOOD MULCH (TO MATCH EXISTING) TO A DEPTH OF THREE (3") INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS. MULCH SAMPLE TO BE SUBMITTED TO THE OWNER OR THE OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
15. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI–DESICANT, AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
16. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
17. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY. NO VEHICILAR TRAFFIC SHALL OCCUR WITHIN THE LIMITS OF THE DRIP–LINE.

9515 Clarence Center Road - Plant List - December 2025

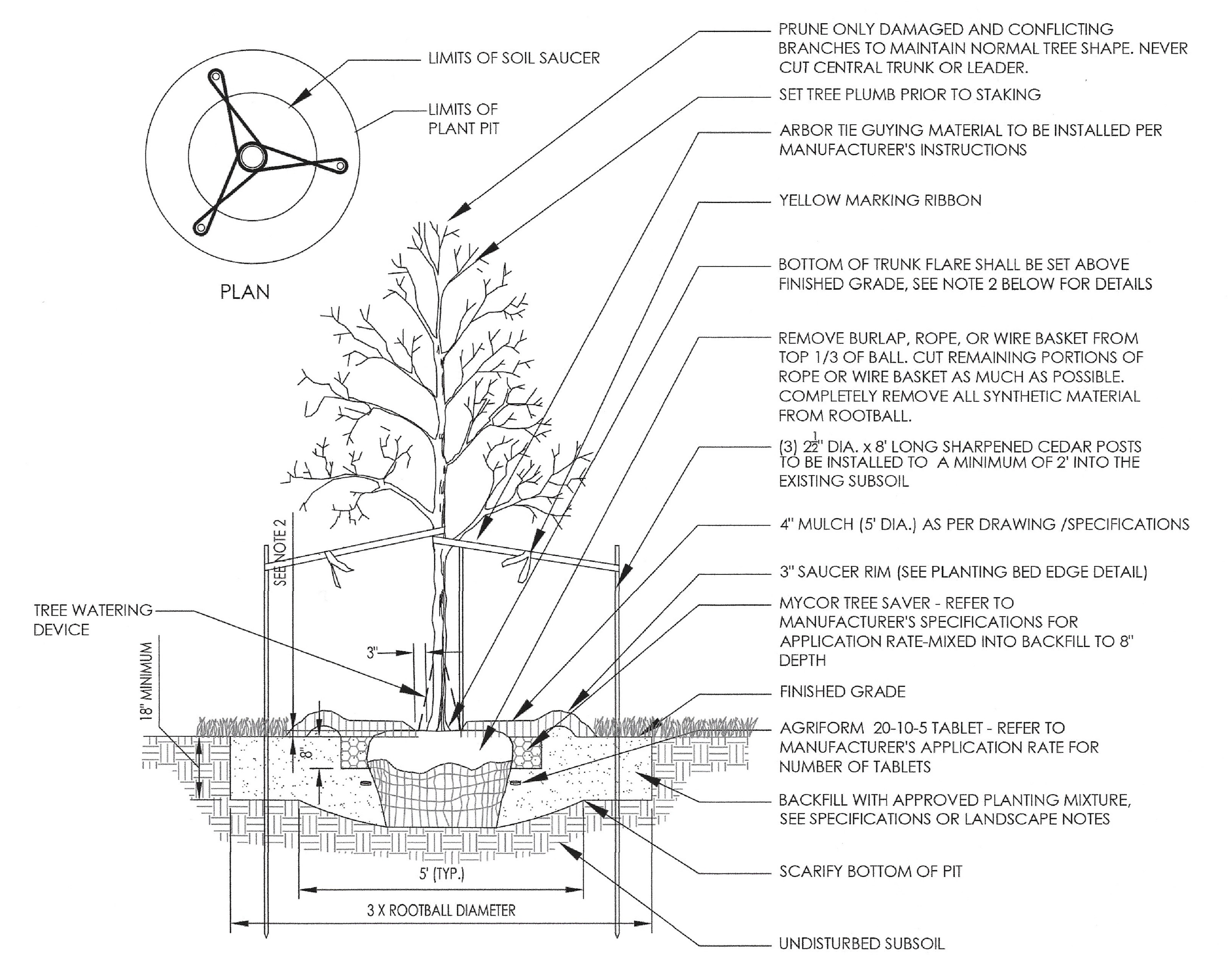
Key	No.	Botanical Name	Common Name	Min. Size	Remarks
TREES					
AR	1	Acer rubrum 'Bowhall'	Bowhall Red Maple	2 1/2" cal.	B&B
SHRUBS					
JC	8	Juniperus chinensis 'Hetzii Columnaris'	Hetz Juniper	5' ht.	B&B; 5' o.c.
TP	17	Thuja (standish x plicata) 'Green Giant'	Green Giant Arborvitae	5' ht.	B&B; 6' o.c.



SHRUB PLANTING DETAIL



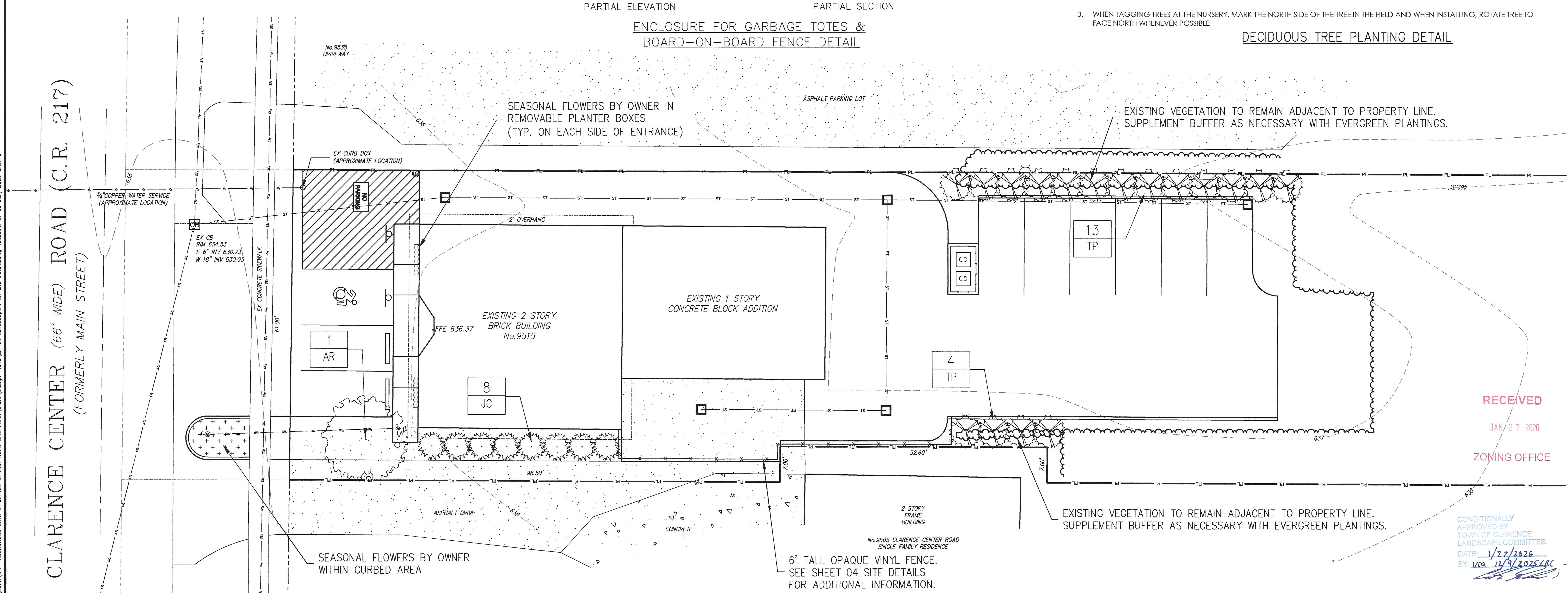
ENCLOSURE FOR GARBAGE TOTES & BOARD–ON–BOARD FENCE DETAIL



NOTES:

1. MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   2.1. FOR SANDY OR LOAMY SOILS: 1"
   2.2. FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE

DECIDUOUS TREE PLANTING DETAIL



N:\2025\WNY-2025000015.00 9515 CLARENCE CENTER ROAD SITE PLAN\CAD\Design Plans\LA-01 Landscape Plan and Details.dwg Tuesday, 27 January 2026 3:07PM

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

PREPARED FOR
North Nova, LLC
8677 Millcreek Drive
East Amherst, NY 14051

9515 Clarence Center Road

9515 Clarence Center Road
Clarence, NY

REGISTERED LANDSCAPE ARCHITECT ROBERT J. BLOOD No. 001544 STATE OF NEW YORK

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REVISIONS

NO.	REVISION	DATE
1	Per LRC Comments	1/27/26

August 2025

DRAWN/DESIGN BY	CHECKED BY
THM	JB

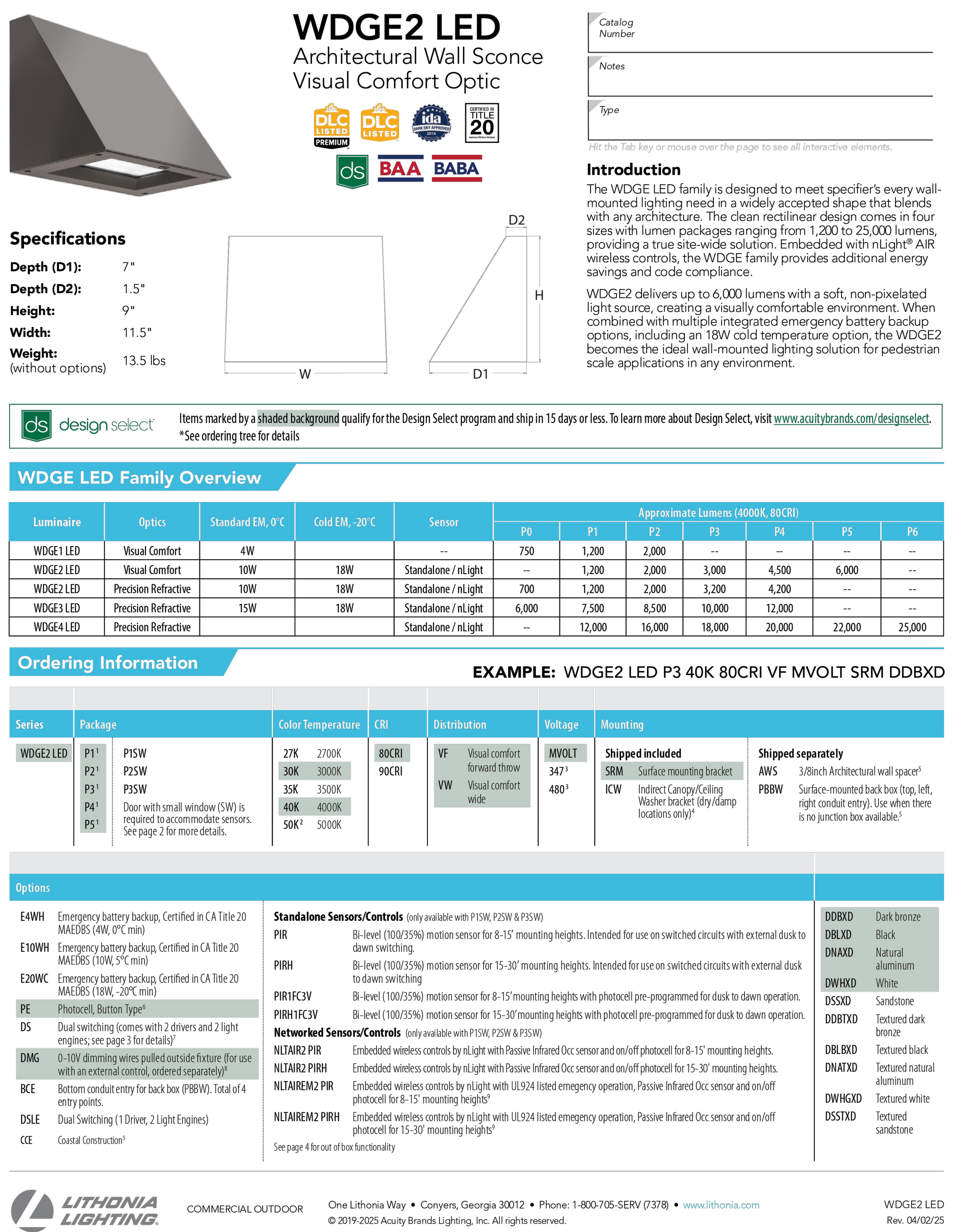
Landscape Plan and Details

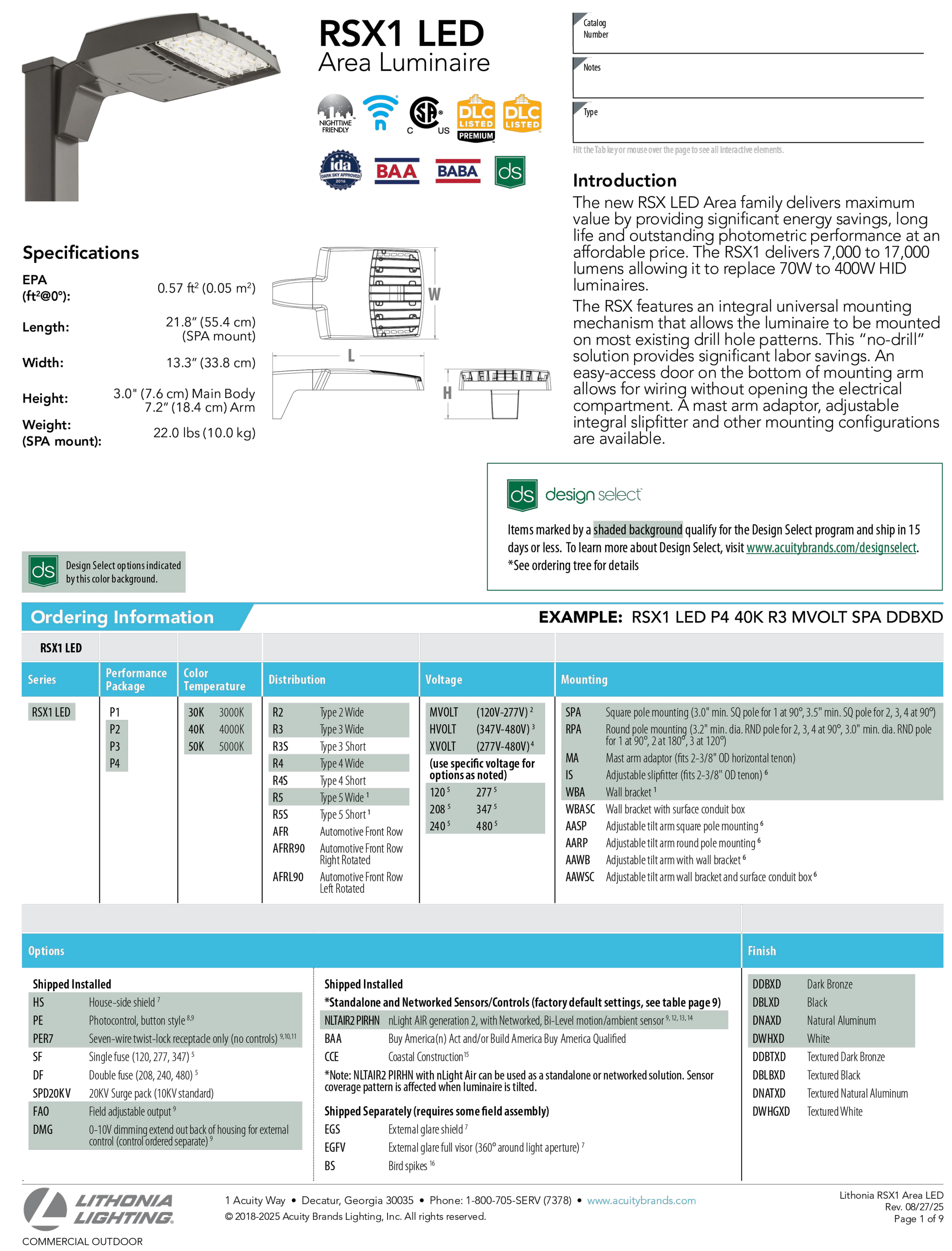
REVIEW SET – NOT ISSUED FOR CONSTRUCTION

SCALE: 1" = 10'

WNY-202500015.00

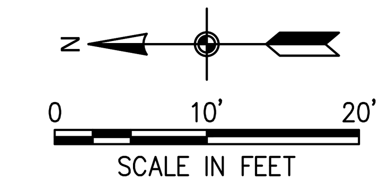
LA-01

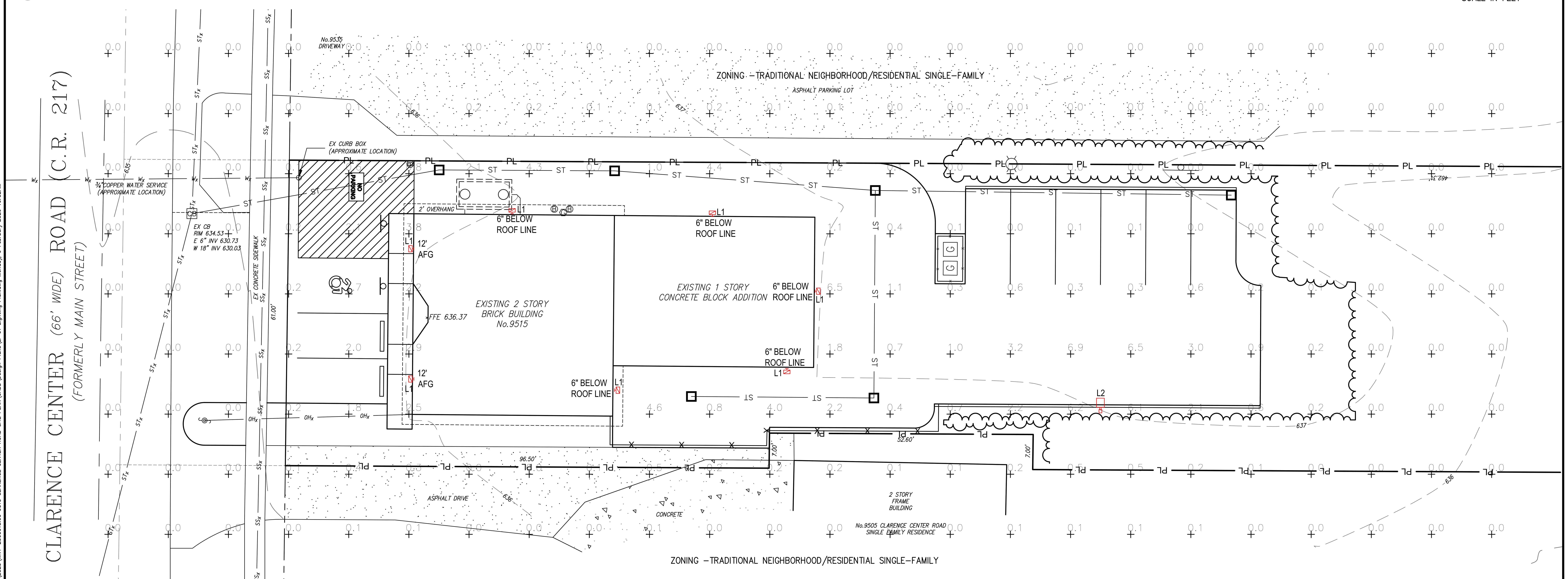




LIGHTING FIXTURE SCHEDULE (PARKING AND DRIVEWAY AVERAGE FOOT CANDLES: 1.5FC)

TYPE	DESCRIPTION	MOUNTING	LAMPING	LED DRIVER(S)	VOLTS	MANUFACTURER, SERIES & NO. *	NOTES
L1	FLUSH WALL MOUNTED DARK SKY COMPLIANT AREA LIGHT WITH INTEGRAL PHOTOCELL/MOTION DETECTOR AND AUTOMATIC MOTION CONTROL DIMMING	SURFACE WALL	LED'S 3000K, 80 CRI 1731 LUMENS 15 WATTS	INTEGRAL DIMMING DRIVER	120-277V	LITHONIA LIGHTING: #WDGE2LED-P2SW-30K-80CRI-VW-MVOLT-PCCW-PIR-*	* = COLOR AS DETERMINED BY ARCHITECT
L2	POLE MOUNTED DARK SKY COMPLIANT AREA LIGHT WITH TYPE 2 DISTRIBUTION AND HOUSE SIDE SHIELD PROVIDE WITH INTEGRAL PHOTOCELL/MOTION DETECTOR AND AUTOMATIC MOTION CONTROL DIMMING	POLE, FIXTURE MAX HEIGHT 15'	LED'S 3000K, 80 CRI 6482 LUMENS 52 WATTS	INTEGRAL DIMMING DRIVER	120-277V	LITHONIA LIGHTING: #RSX1LED-P1-30K-R2-MVOLT-SPA-HS-NTAIR2 PIRHN-* POLE #22A-QS-12'-4C-DM19AS-*	* = COLOR AS DETERMINED BY ARCHITECT



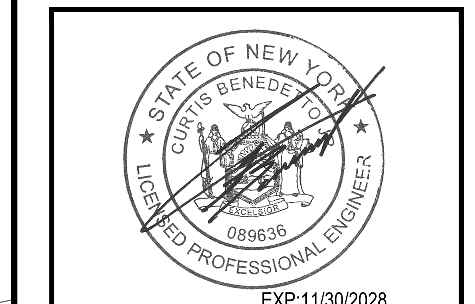


GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
North Nova, LLC
8677 Millcreek Drive
East Amherst, NY 14051

9515 Clarence Center Road

9515 Clarence Center Road
Clarence, NY



EXP:11/30/2028

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REVISIONS

NO.	DATE	REVISION

August 2025

DRAWN/DESIGN BY	CHECKED BY
MA	JB

SITE LIGHTING PLAN

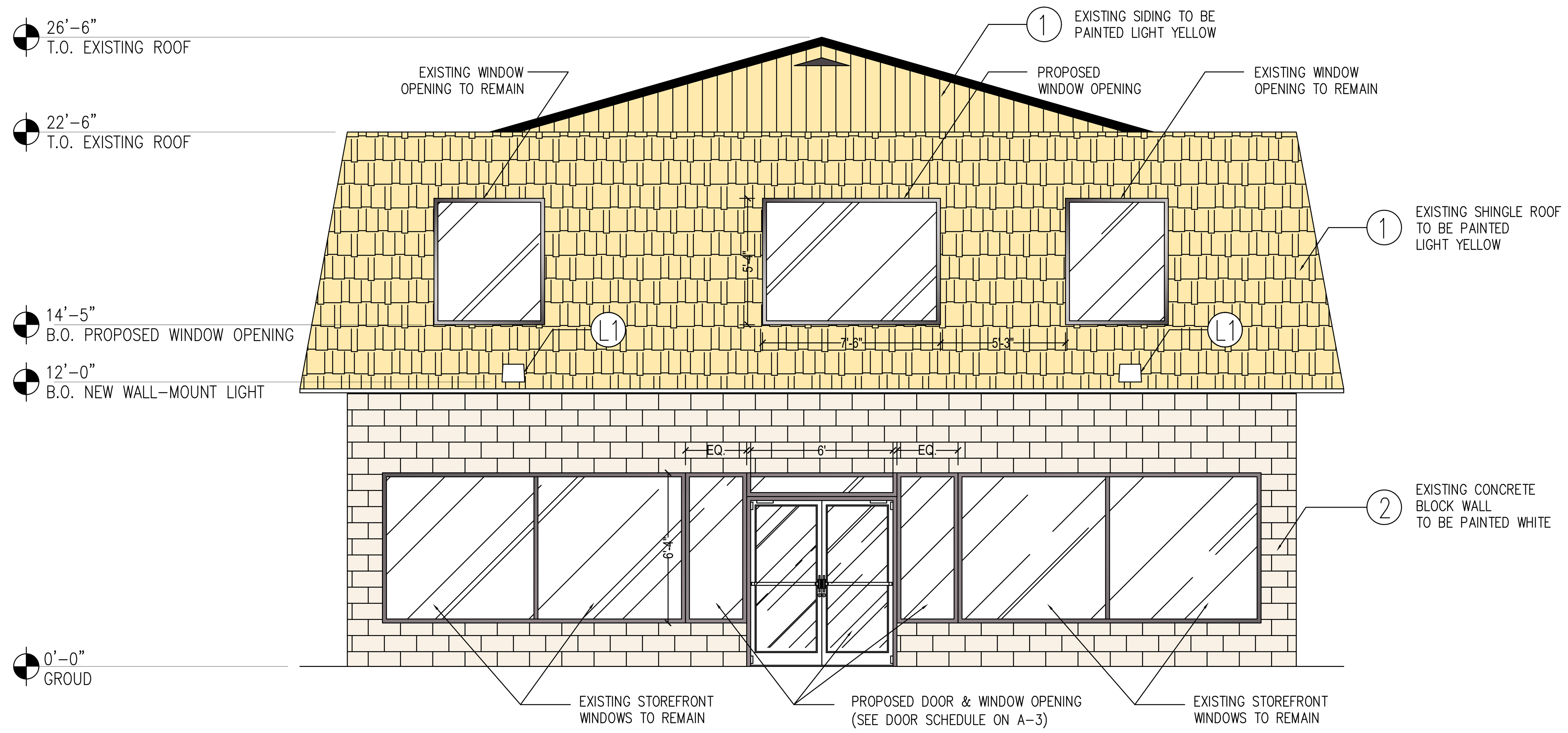
REVIEW SET – NOT ISSUED FOR CONSTRUCTION

SCALE: 1" = 10'

WNY-202500015.00

07

N:\2025\WNY-2500015.00 9515 CLARENCE CENTER ROAD SITE PLAN\CAD\Design Plans\L-01 Lighting Plan.dwg Monday, 9 February 2026 10:52AM



1 STORE FRONT ELEVATION SCALE: 1/4"=1'-0"

NEW EXTERIOR FINISH SCHEDULE

NUMBER	FINISH	MANUFACTURE	COLOR
1	PAINT	BEHR	P290-2 SWEET AS HONEY
2	PAINT	BEHR	RD-W05 MOONLIT BEACH

NEW EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	FIXTURE	DESCRIPTION	MANUFACTURE	MODEL/COLOR	DIMENSION
L1	ARCHITECTURAL EXTERIOR WALL SCONCE	FLUSH WALL MOUNTED AREA LIGHT WITH INTEGRAL PHOTOCELL/MOTION DETECTOR AND AUTOMATIC MOTION CONTROL DIMMING	LITHONIA LIGHTING	WDGE2LED	DEPTH (D1): 7" DEPTH (D2): 1.5" HEIGHT: 9" WIDTH: 11.5"

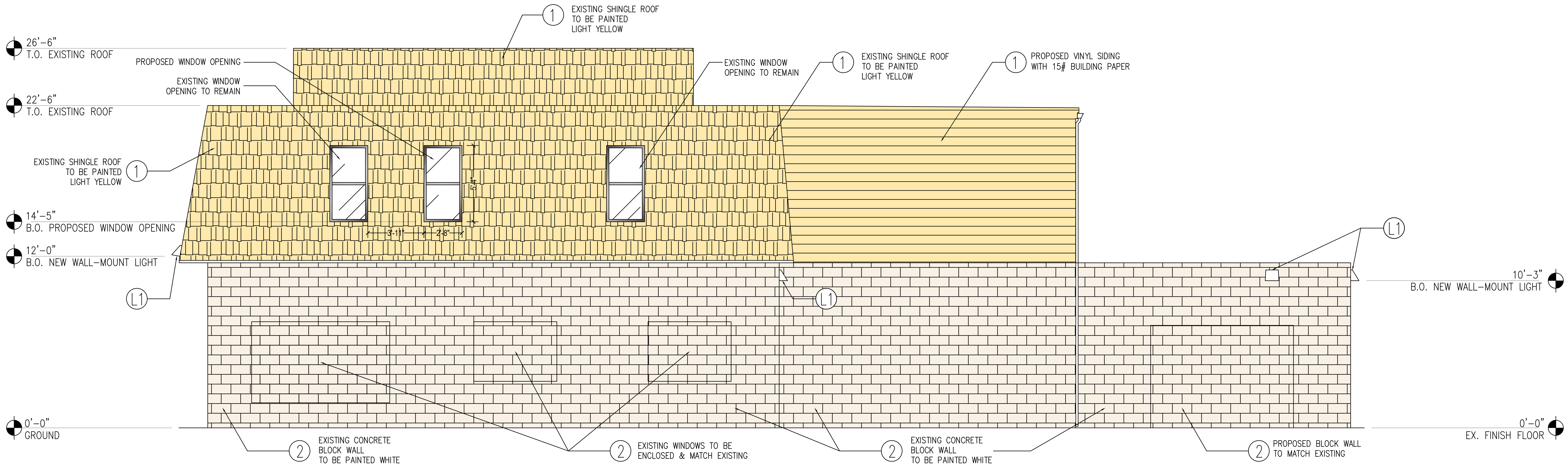
REGISTERED ARCHITECT FRANK D. MILETO No. 017310-1 STATE OF NEW YORK

MILETO ARCHITECTURAL ASSOCIATE, D. P. C.
11 EAST BROADWAY, UNIT 11C
NEW YORK, NY 10038
TEL: 212 732-3450
EMAIL: MILETODPC@GMAIL.COM

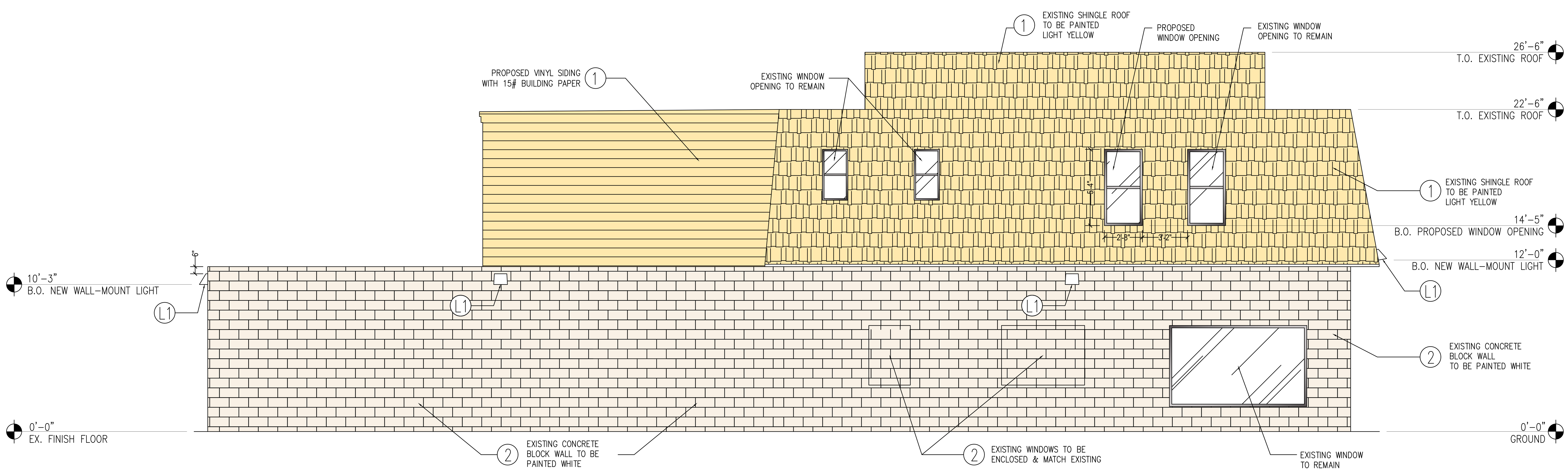
NOVA DUMPLING & BOBA
9515 CLARENCE CENTER RD.
CLARENCE CENTER, NY 14032

REVISIONS
DATED:

DATE: 11/15/2024
SCALE: AS DRAWING
DRAWN: F.Z.
JOB No. C24-048



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



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

MILETO ARCHITECTURAL ASSOCIATE, D. P. C.
11 EAST BROADWAY, UNIT 11C
NEW YORK, NY 10038
TEL: 212 732-3450
EMAIL: MILETODPC@GMAIL.COM

NOVA DUMPLING & BOBA
9515 CLARENCE CENTER RD.
CLARENCE CENTER, NY 14032

REVISIONS
DATED:

DATE: 11/15/2024
SCALE: AS DRAWING
DRAWN: F.Z.
JOB No. C24-048

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

CC: Timothy Lavocat, P.E., Town Engineer

Jason Burford, Greenman Pedersen, Inc.

File

Date: November 12, 2025

Re: Clarence Center Road – 9515 – Proposed Restaurant - Preliminary Grading and Drainage Plan Review

---

The Engineering Department has reviewed the Preliminary Grading and Drainage Plans dated October 14, 2025 and received on November 5, 2025. This concept level review is not an all-inclusive project review and additional comments may be warranted and provided at any time throughout the formal project review process. This Department has no further comments at this time.

TOWN OF CLARENCE

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

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

April 20, 2026

Jason Burford, Project Manager
Greenman-Pedersen, Inc.
4950 Genesee Street, Suite 165
Buffalo, New York 14225

Re: ***North Nova, LLC Restaurant***
9515 Clarence Center Rd
Development Plan Review #2

Dear Mr. Burford:

The Town of Clarence Engineering Department has reviewed the development plan information for the above referenced project dated February 6, 2026 and received by this Department February 11, 2026. **The Development Plan meets the technical requirements of the Engineering Department and is subject to the conditions below. Additional Town Committee/Board approvals are required for final Development Plan approval.**

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

Please feel free to contact us should you have any questions

Very truly yours,

Joseph Lancellotti
Asst. Municipal Engineer

Cc: Timothy Lavocat, P.E., Town Engineer
Jonathan Bleuer, Director of Community Development
Paul Gross, Senior Code Enforcement Officer
North Nova, LLC, 8677 Millcreek Dr, East Amherst, NY 14051
File

6221 Goodrich Road
Clarence Center, New York 14032
Phone: (716) 741-8950
Fax: (716) 407-8917

Town of Clarence
Building Department

Memo

To: Jonathan Bleuer, Director of Community Development

From: Joseph Saletta, Code Enforcement Officer

CC: Timothy Lavocat, Joseph Lancellotti, Paul Gross

Date: 11/19/2025

Re: 9515 Clarence Center Rd, Nova Wok

Jonathan,

The Building Department has reviewed the above project for fire code compliance and has the following comments:

No Fire Code comments regarding exterior access / site development at this time.

Jonathan Bleuer

From:	Paul Gross
Sent:	Wednesday, November 19, 2025 8:24 AM
To:	Jonathan Bleuer
Cc:	Tim Lavocat
Subject:	9515 Clarence Center Rd (Nova Wok & Boba)

Planning Board Members,

A preliminary review of the building plans, along with a site meeting conducted on November 14, 2025, with the building owner, Binhu Li, has been completed by the Building Department to evaluate the proposed change of use for the property located at 9515 Clarence Center Road (Nova Wok & Boba).

While some items still require clarification from the design professional, the initial evaluation indicates that from a building code perspective, the building can potentially be converted to a first-floor restaurant with a three-bedroom apartment on the second floor.

Paul J. Gross
Senior Code Enforcement Officer
Town Of Clarence
6221 Goodrich Rd.
Clarence Center, NY 14032
(716) 741-8950
pgross@clarence.ny.us

Existing Configuration - 2026

Legend

Parcels

Parcel A - Parent
Size:
+/- 5.35 acres
Frontage:
+/- 50' & 298' Herr Rd.
+/- 102' Fairlane Dr.

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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

1: 2,257

Proposed Configuration - 2026

Legend

Parcels

Parcel A - Parent
Size:
+/- 4.00 acres
Frontage:
+/- 50' & 148' Herr Rd.
+/- 0' Fairlane Dr.

Parcel B
Size:
+/- 0.46 acres
Frontage:
+/- 102 ft - Fairlane Dr.

Parcel C
Size:
+/- 0.89 acres
Frontage:
+/- 150 ft - Herr Rd.

NOTE:
This map is not an official property survey. Measurements from edge of R.O.W.

0.1 0 0.04 0.1 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

1: 2,257

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:
6120 Herr Road Lot Split (Fairlane Drive) & 6130 Herr Rd

Project Location (describe, and attach a location map):
6120 Herr Road - SBL: 44.19-3-29

Brief Description of Proposed Action:

The action desired is to split the property on Fairlane Drive between 6075 & 6095 off to its own lot.
The lot would be the same depths and width as the lots on either side. Its lot side would be roughly 100 x 200.
Additonally, 6130 Herr Rd SBL #44.19-3-29./A is apart of the same parcel but has lot that pays taxes.
We would like to have that be its own offical lot with size of 150 x 292. This would be almost the same size as the lot at 6140 Herr Rd.

Name of Applicant or Sponsor: Sue M. Thompson Daniel C. Thompson	[redacted]
Address: 9700 Hilton Drive	

City/PO: Clarence Center	State: New York	Zip Code: 14032

	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: Minor Subdivision Approval and a Variance	☐	☑

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

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

Question	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		✔
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: ______	✔	
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?		✔
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: ______		✔
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: ______		✔
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: ______		✔
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?		✔
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: ______	✔	

	NO	YES
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☑ Agricultural/grasslands ☑ Early mid-successional ☐ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Henslow's Sparrow, Upland S...	☐	☑
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: Daniel C. Thompson Date: 4/1/2026

Signature: [redacted] Title: CT 8 ST Family LLC Manager

Agency Use Only [If applicable]	
Project:	6120 - 6130 Herr Rd Minor Subdivision
Date:	05-06-2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project: 6120 - 6130 Herr Rd Mi

Date: 05-06-2026

Short Environmental Assessment Form
Part 3 Determination of Significance

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

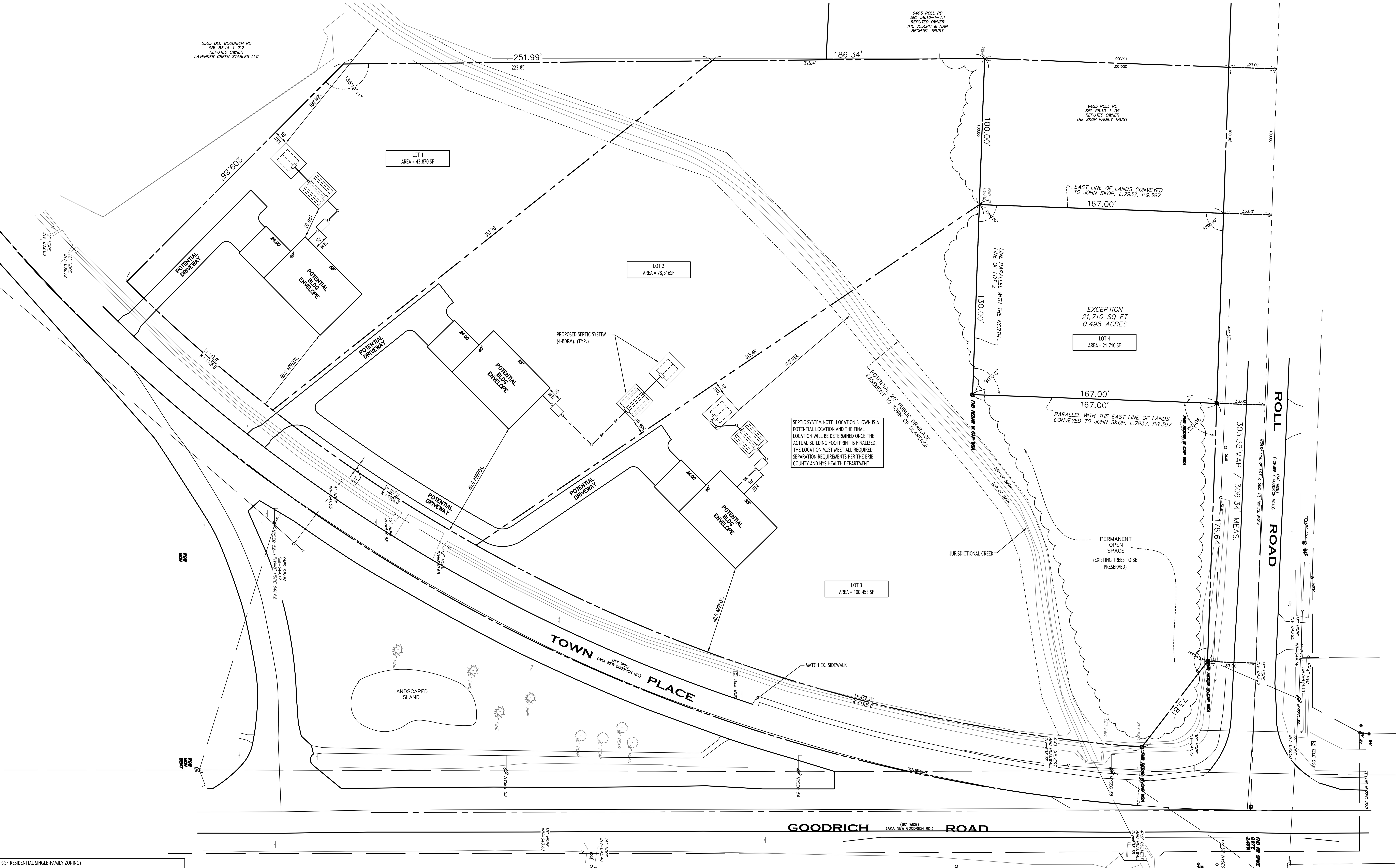
This Minor Subdivision of Land allows for the creation of two (2) new vacant frontage lots. There is no physical land disturbance as a result of this approval. Although the newly created lot fronting Fairlane Drive does not meet the minimum lot standards per the Town of Clarence Zoning Code, the parcel is not in sharp contrast to the surrounding existing parcels. Other than area standards code non-compliance, the proposed parcels would be consistent with the adopted comprehensive plan.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Clarence Planning Board	05-06-2026
Name of Lead Agency	Date
Robert Sackett	Town of Clarence Planning Board Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM



Site Plan
SCALE: 1"=30'

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

30 0 30 60Ft.

SITE DATA (R-SF RESIDENTIAL SINGLE-FAMILY ZONING)

LOT SIZE = 5.1 AC (+/-)

MIN. LOT WIDTH = 125 FT @ BUILDING LINE
MIN. LOT AREA = 43,560 SF (UNSEWERED)
CORNER LOT: MIN. 200 FT FRONTAGE ON EACH STREET R.O.W.

FRONT SETBACK = 45 FT MIN., 100 FT MAX.
SIDE SETBACK = 12.5 FT (28 FT SIDE LOAD GARAGE)
REAR SETBACK = 45 FT
DRIVEWAY = 3 FT FROM ANY LOT LINE

MAXIMUM LOT COVERAGE = 18% 1-STORY, 13% 2-STORY
MAXIMUM BUILDING HEIGHT = 35 FT

MINIMUM FLOOR AREA = 1,350 SF (1-STORY)
MINIMUM FLOOR AREA = 900 SF 1ST FLR, 1,500 SF TOTAL (2-STORY)

ACCESSORY STRUCTURES:
ATTACHED - SHALL NOT EXCEED SMALLER OF 40% OF PRINCIPAL STRUCTURE OR 960 SF
DETACHED - 720 SF MAX.
SIDE & REAR SETBACKS - 10 FT, 5 FT IF IN REAR YARD
FROM PRINCIPAL STRUCTURE - 6 FT
MAX. HEIGHT - 16 FT

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Town Place Estates

Town Place
Clarence, New York

REVISIONS:
No. Description Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Preliminary
Plat Plan

Date: 4/6/26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

Project No: 24-4108

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:
"Goodrich Estates" subdivision of 5.5 acre parcel into one lot for existing two-family dwelling and three new residential lots (four-lot minor subdivision)

Project Location (describe, and attach a location map):
9445 Roll Road, Clarence, NY see attached location map

Brief Description of Proposed Action:
An Unlisted Action involving the subdivision of 5.5 acre parcel (having zoning classification "Residential Single-Family) that currently contains one two-family dwelling into one lot for existing two-family dwelling and three new single-family residential lots (four-lot minor subdivision). The existing two-family dwelling fronts onto Roll Road. All three new lots will front onto Town Place. See attached Concept Plan.

Name of Applicant or Sponsor: [redacted]
Essex Homes of WNY, Inc.

Address:
[redacted]

City/PO:	State:	Zip Code:
Clarence	New York	14031

	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 Minor Subdivision, Erie County Health (sewer and water), Clarence Sewer District 2 (sewer), Erie County Water (water)	☐	☑

3. a. Total acreage of the site of the proposed action? 5.5 acres
b. Total acreage to be physically disturbed? 1.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.5 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

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

Question	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: ____________________	☑	☐
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?	☐	☑
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: ____________________ ____________________	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: ____________________ ____________________	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: ____________________ ____________________	☐	☑
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?	☐	☑
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: ____________________ See attached Preliminary Wetland Investigation Report by Earth Dimensions, Inc. dated 10/18/23. The intermittent stream/ditch that passes through the parcel is not intended to be disturbed by proposed project.		

	NO	YES
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
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 from three new lots will sheet flow to existing intermittent stream/ditch that passes through parcel conveying runoff from existing development east of Goodrich Road westerly to Thompson Road where it intersects with Got Creek.	☐	☑
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

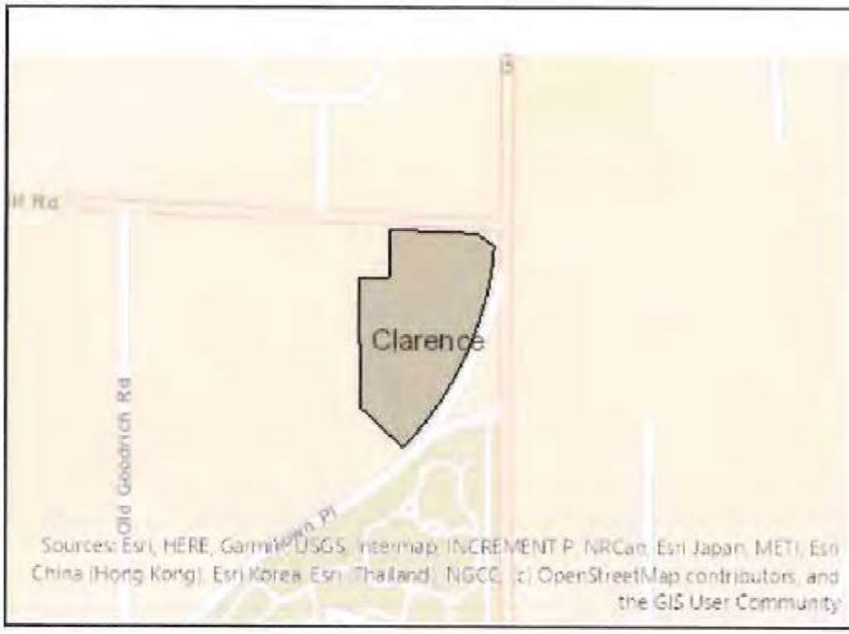
Applicant/sponsor/name: William Schutt (Wm Schutt Associates) Date: 12-21-2023

Signature: [redacted] Title: Agent for Owner

PRINT FORM

EAF Mapper Summary Report

Tuesday, November 28, 2023 1:58 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

Agency Use Only [If applicable]

Project: 9445 Roll Road Minor Subdivision

Date: 05-06-2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project: 9445 Roll Road Minor S

Date: 05-06-2026

Short Environmental Assessment Form
Part 3 Determination of Significance

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

This Minor Subdivision of Land allows for the creation of three (3) new good frontage lots of record in the Residential Single-Family zone. The newly recognized lots and the remaining parent parcel meet the minimum lot standards per the Town of Clarence Zoning Code, and the effected parcels are not in sharp contrast to the surrounding existing parcels. There is no physical land disturbance as a result of this approval. The Proposed Action does not create a significant adverse impact to the environment.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Clarence Planning Board	05-06-2026
Name of Lead Agency	Date
Robert Sackett	Town of Clarence Planning Board Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SITE DATA TABLE:

SITE AREA:	14.5± ACRES
COMMERCIAL SQUARE FOOTAGE:	58,759 SQFT
TOTAL BUILDING SQUARE FOOTAGE:	217,890 SQFT
TOTAL NUMBER OF APARTMENTS:	134 APARTMENTS
TOTAL BUILDING AREA:	1.7± ACRES
TOTAL PAVEMENT AREA:	5.7± ACRES
TOTAL NUMBER OF PARKING SPACES:	526 SPACES
TOTAL IMPERVIOUS AREA:	8.7± ACRES (60.0%)
TOTAL GREEN SPACE:	5.8± ACRES (40.0%)

N:\2023\WNY-2300020.00 8080 Wehrle Dr\CADD\Design Plans\Sketches\Concept 12_04-18-24_Sidewalk Layout.dwg Wednesday, 1 May 2024 10:07AM

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

PREPARED FOR
NATALE BUILDERS, LLC
9159 MAIN STREET SUITE 3
CLARENCE, NY 14031

PROPOSED MULTI-FAMILY DEVELOPMENT

8080 WEHRLE DRIVE
CLARENCE, NEW YORK

REVISIONS

DATE				##	##	##	##
REVISION				##	##	##	##
NO.				##	##	##	##

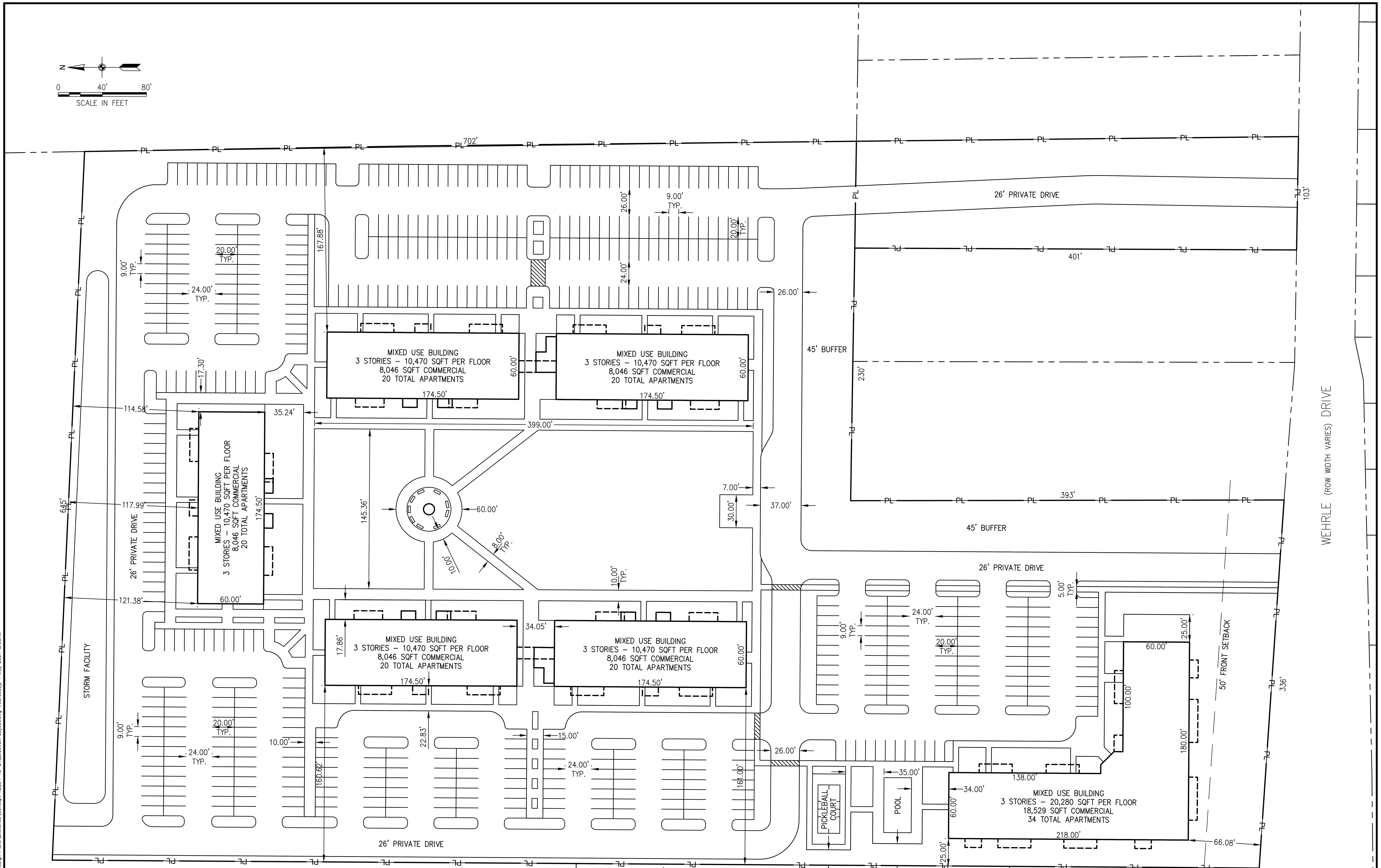
MARCH 2024

DRAWN/DESIGN BY	CHECKED BY
KZ	KZ

CONCEPT SITE PLAN

SCALE: 1" = 40'

WNY-2300020



SITE DATA TABLE:

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N:\2023\WNY-2300020.00 8080 Wehrle Dr\CADD\Design Plans\Sketches\Concept 12_04-18-24_Sidewalk Layout.dwg Wednesday, 1 May 2024 8:38AM

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

PREPARED FOR

NATALE BUILDERS, LLC
9159 MAIN STREET SUITE 3
CLARENCE, NY 14031

PROPOSED MULTI-FAMILY DEVELOPMENT

8080 WEHRLE DRIVE
CLARENCE, NEW YORK

REVISIONS

NO.	REVISION	DATE
#	#	#
#	#	#
#	#	#
#	#	#

MARCH 2024

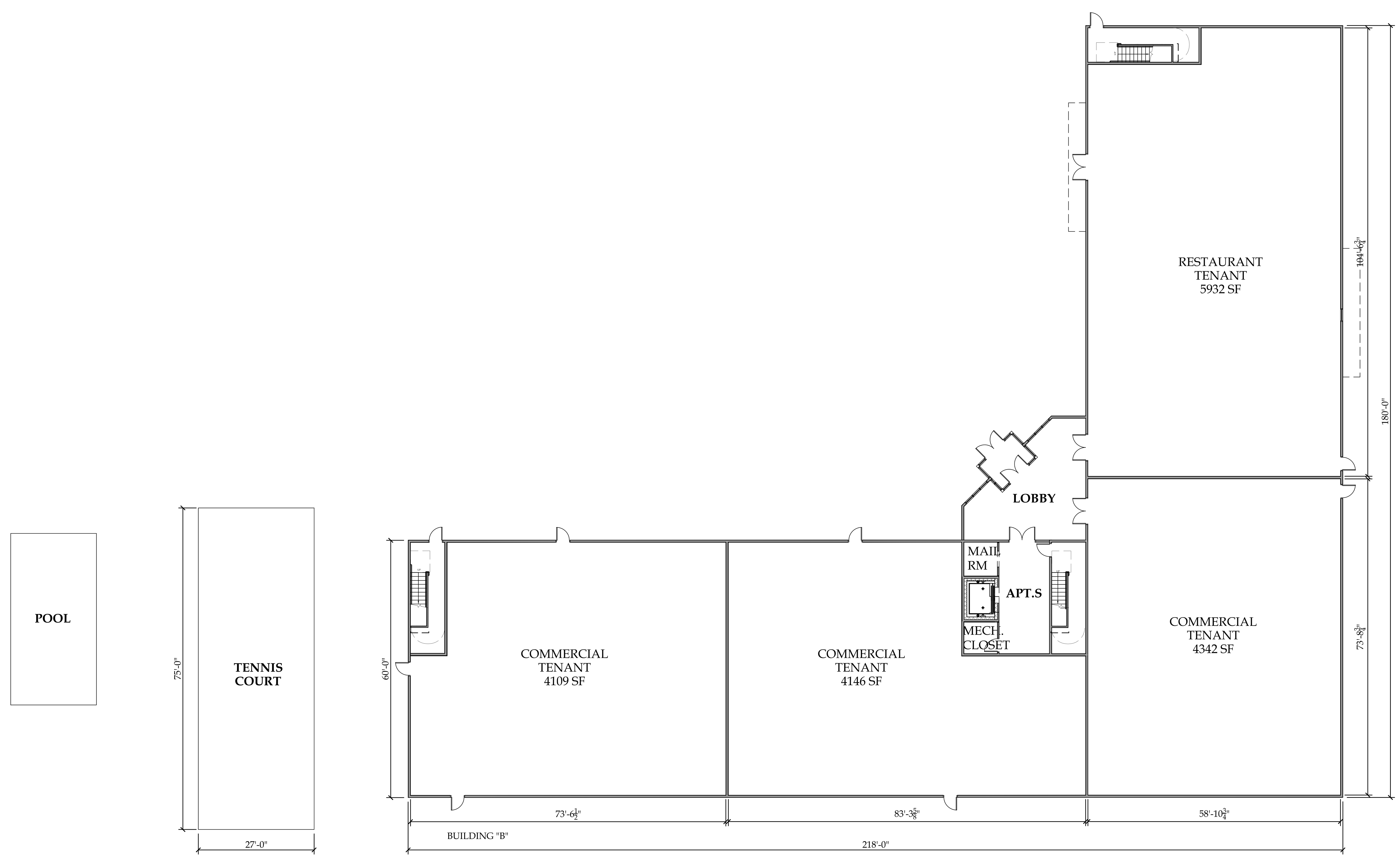
DRAWN/DESIGN BY	CHECKED BY
KZ	KZ

CONCEPT SITE PLAN

SCALE: 1" = 40'

WNY-2300020

UNIT COUNT					
DWELLING UNITS	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL-	
1 BD, 1 BATH	0	7	7	14	41%
2 BD, 2 BATH	0	10	10	20	59%
TOTAL	0	17	17	34	



A1 FIRST FLOOR PLAN BUILDING C
1/16" = 1'-0"

MULTI-FAMILY APARTMENTS

8080 WEHRLE DRIVE, CLARENCE, NEW YORK

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. ______ DRAFTER ______
JOB CAPT. ______ INTERIORS ______

SEAL:

TITLE:

FIRST FLOOR PLAN

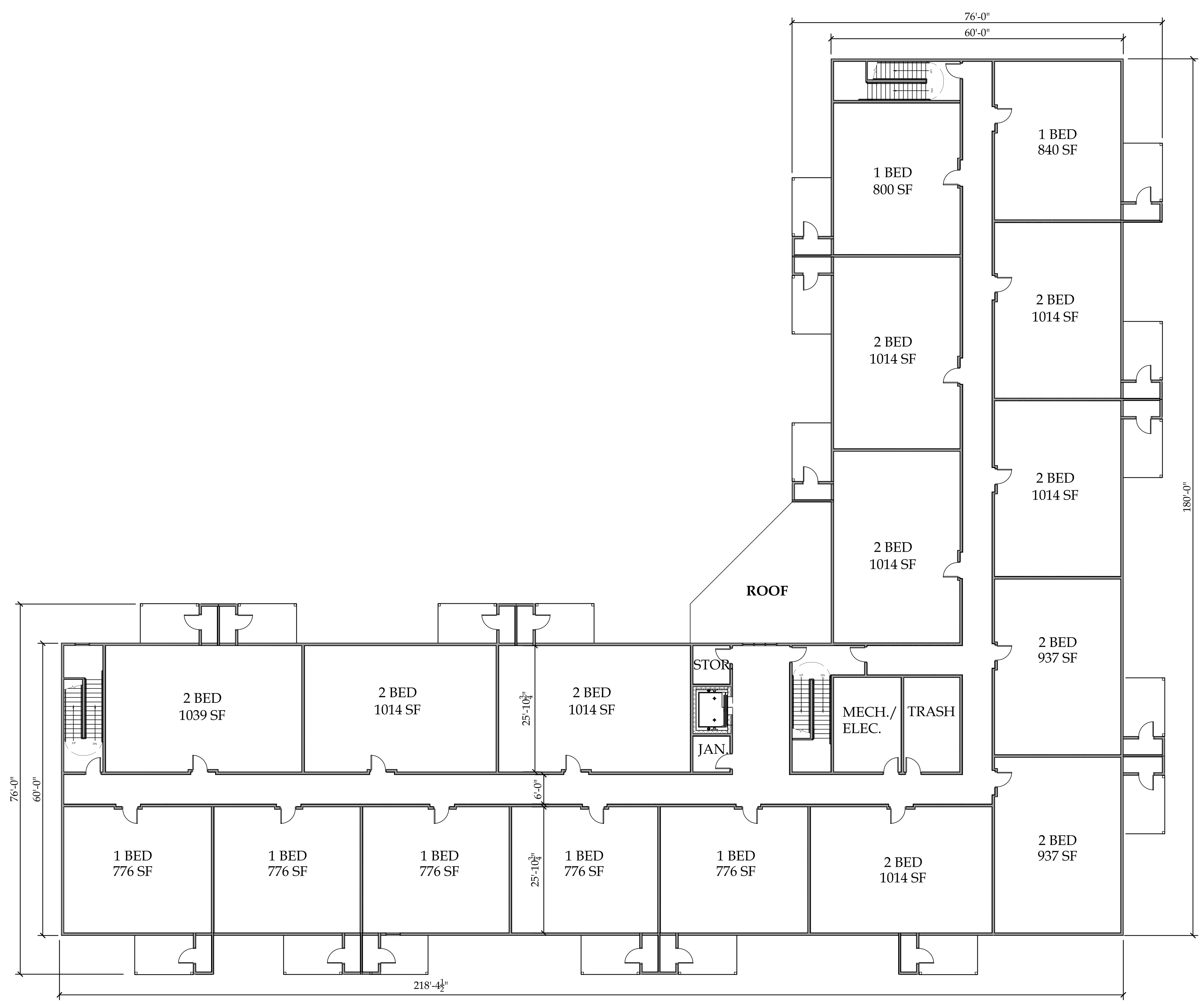
SILVESTRI ARCHITECTS • PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 24022.01

DATE: 03-25-24

DRAWING #: A-102

UNIT COUNT					
DWELLING UNITS	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL-	
1 BD, 1 BATH	0	7	7	14	41%
2 BD, 2 BATH	0	10	10	20	59%
TOTAL	0	17	17	34	



A1 SECOND FLOOR PLAN BUILDING C
1/16" = 1'-0"

MULTI-FAMILY APARTMENTS

8080 WEHRLE DRIVE, CLARENCE, NEW YORK

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. ______ DRAFTER ______
JOB CAPT. ______ INTERIORS ______

SEAL:

TITLE:

SECOND FLOOR PLAN

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

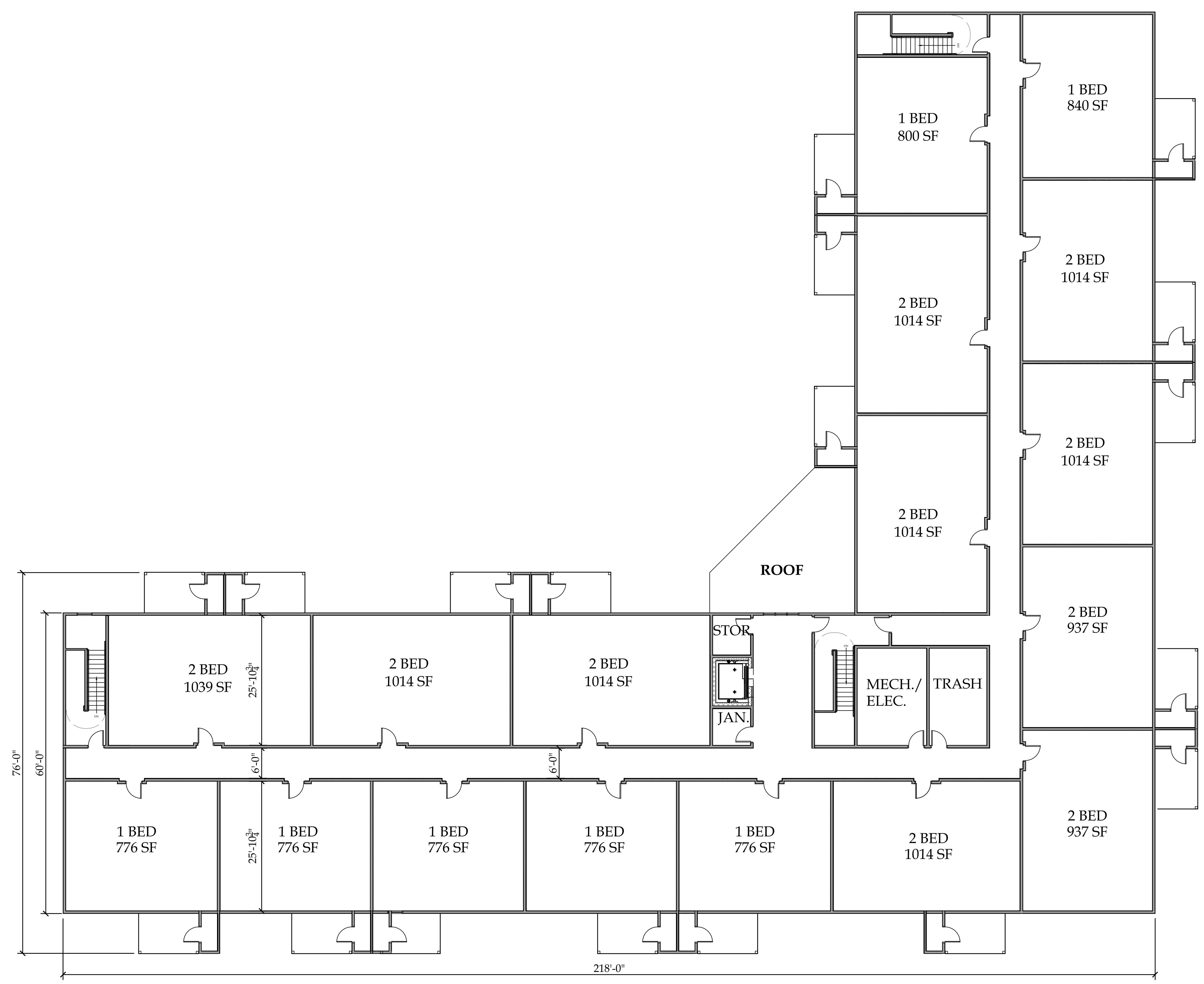
SA JOB #: 24022.01

DATE: 03-25-24

DRAWING #: A-103

UNIT COUNT

DWELLING UNITS	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL-	
1 BD, 1 BATH	0	7	7	14	41%
2 BD, 2 BATH	0	10	10	20	59%
TOTAL	0	17	17	34	



A1 THIRD FLOOR PLAN BUILDING C
1/16" = 1'-0"

MULTI-FAMILY APARTMENTS

8080 WEHRLE DRIVE,
CLARENCE, NEW YORK

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. ______ DRAFTER ______
JOB CAPT. ______ INTERIORS ______

SEAL:

TITLE:

THIRD FLOOR PLAN

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

SA JOB #: 24022.01
DATE: 03-25-24
DRAWING #: A-104

8080 Wehrle Drive

NATALE DEVELOPMENT CO.

SILVESTRI ARCHITECTS·PC

NATALE DEVELOPMENT CO.

8080 Wehrle Drive

SILVESTRI
ARCHITECTS·PC

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: 8080 Wherle Dr		
Project Location (describe, and attach a general location map): 8080 and 8112 Wehrle Drive, East of Transit Road (82.01-1-23, 82.01-1-20)		
Brief Description of Proposed Action (include purpose or need): The proposed project consists of a mixed-use development on a 14.5± acre parcel located at 8080 and 8112 Wehrle Drive in the Town of Clarence under the Commercial Zoning district. The proposed mixed-use project has been defined to include all required approvals and permits and all proposed site improvements including 6 proposed 3-story mixed-use buildings, the proposed driveways onto Wehrle Drive, access aisles, parking spaces, on site sanitary sewer and water infrastructure, storm water infrastructure and all required utility connections and improvements.		
Name of Applicant/Sponsor: Natale Builders, Inc	[redacted]	
Address: [redacted]		
City/PO: Clarence	State: NY	Zip Code: 14031
Project Contact (if not same as sponsor; give name and title/role): Ken Zollitsch	[redacted]	
Address: [redacted]		
City/PO: Buffalo	State: NY	Zip Code: 14225
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	Town Board- Special Exception Use Permit for Multi-family	To be determined
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Planning Board - Development Plan, SEQR	To be determined
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☑Yes☐No	Clarence Building Dept - Building Permits	
e. County agencies ☑Yes☐No	ECWA- Waterline, ECHD - Sanitary Sewer & Waterline, ECDPW - Curb Cut	To be determined
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDEC - SPDES Permit	To be determined
h. Federal agencies ☑Yes☐No	USACE - Potential Wetland Permit	To be determined

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 District.

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?
Erie County Sheriff

c. Which fire protection and emergency medical services serve the project site?
Harris Hill Volunteer Fire Co.

d. What parks serve the project site?
Sunset 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)? Mixed-use buildings consisting of commercial and multi-family residential.

b. a. Total acreage of the site of the proposed action? 14.5± acres
b. Total acreage to be physically disturbed? 13.0± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14.5± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % ____________ Units: ____________

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? ________
iv. Minimum and maximum proposed lot sizes? Minimum __________ Maximum __________

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:

- Total number of phases anticipated 2-3
- Anticipated commencement date of phase 1 (including demolition) 03 month 2025 year
- Anticipated completion date of final phase 08 month 2027 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Phasing to be determined based on market demands.

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				74±
At completion of all phases				134±

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 6

ii. Dimensions (in feet) of largest proposed structure: ________ height; 218 width; and 180 length

iii. Approximate extent of building space to be heated or cooled: 217,890 (total) 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: Stormwater detention pond

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Surface stormwater runoff from impervious surfaces

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

____

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

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Stormwater facilities will be excavated from the existing earth

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): Potential Federal Jurisdictional wetlands.

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:
Wetlands could be potentially impacted through the placement of fill for construction fo drives, parking and buildings. Any wetland impacts would be mitigated.

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: 59,100 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: Extension of waterlines into buildings to service commercial and residential units.
- Source(s) of supply for the district: Erie County Water Authority

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: 39,400 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): ______

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:
- Name of wastewater treatment plant to be used: Town of Amherst Wastewater Treatment Plant
- Name of district: Erie County Sewer District 5
- 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: Extension of sanitary sewer line into site to service proposed commercial and residential units.

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):

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

____ Square feet or 8.7 acres (impervious surface)

____ Square feet or 14.5 acres (parcel size)

ii. Describe types of new point sources. Stormwater outlets from detention basins/facilities

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 directed to stormwater facilities

- If to surface waters, identify receiving water bodies or wetlands: ____
- 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 emissions during site construction

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

Potential for power generators during site construction

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

None

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: ____

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

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-7pm or as allowed by Town
- Saturday: 7am-6pm or as allowed by Town
- Sunday: N/A
- Holidays: N/A

ii. During Operations:
- Monday - Friday: To be determined
- Saturday: To be determined
- Sunday: To be determined
- Holidays: To be determined

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:

Operation of construction vehicles during site work only, temporary in nature

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:

Lighting on commercial and residential units

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):

Potential use on lawn areas

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: ______ tons per ______ (unit of time)
- Operation : ______ tons per ______ (unit of time)

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

- Construction: ______
- Operation: ______

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

- Construction: ______
- Operation: ______

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: ____________ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: ____________

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

____

b. Land uses and 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	-	8.7	+ 8.7
• Forested	10.5	1.0	-9.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4.0	0.5	- 3.5
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	0.5	+ 0.5
• Wetlands (freshwater or tidal)		-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: Lawns & Landscaping	-	3.8	+ 3.8

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:
Kids Korner Daycare

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? 6+ average 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:

OvB - Ovid	46.4 %
NfA - Niagara	36.9 %
CgB - Cazenovia	15.5 %

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

e. Drainage status of project site soils:
- ☑ Well Drained: 15.5 % of site
- ☐ Moderately Well Drained: ______% of site
- ☑ Poorly Drained 84.5 % 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 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: ______________________
Typical Woodland Species ______________________ ______________________
______________________ ______________________ ______________________

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

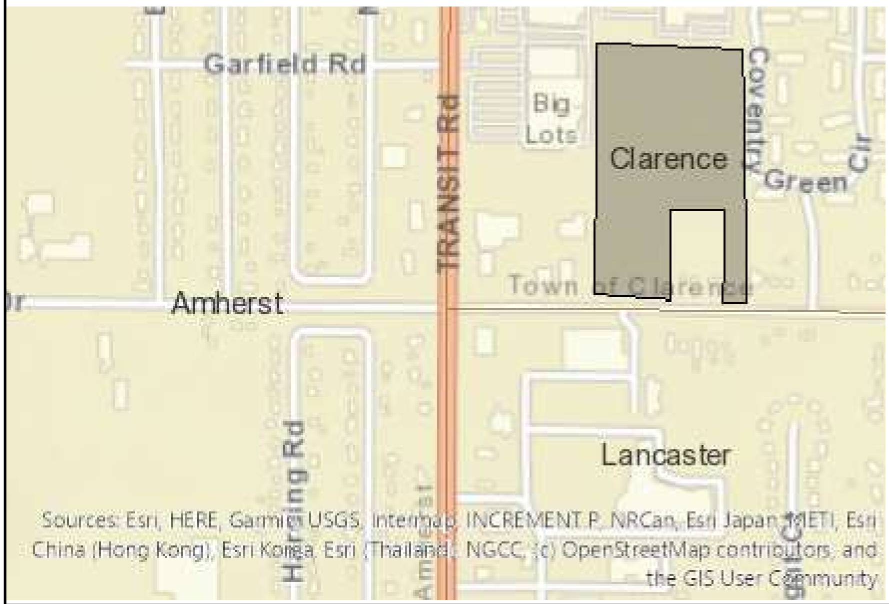
Applicant/Sponsor Name Natale Builders, Inc. Date 4/30/24

Signature [redacted] Title Project Manager

PRINT FORM

EAF Mapper Summary Report

Thursday, November 16, 2023 9:03 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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - 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]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	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

January 22, 2025

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

**RE: CONCEPT/SEQR REVIEW
8080 WEHRLE DRIVE**

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 8080 Wehrle Drive project.

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 NYSDEC DATED AUGUST 19, 2024:

The Memorandum issued by Lisa Czechowicz, Regional Permit Administrator, dated August 19, 2024, provided the following comments:

Comment #1: *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.*

Response to Comment #1: Wetland investigations are underway and if found to be present we will work with the USACE to address any proposed impacts.

Comment #3: *Since project activities will involve land disturbance of 1 acre or more, the project sponsor, owner or operator is required to obtain a State 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. More information on General Permit GP-0-20-001, as well as the NOI form, is available on the Department's website.*

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 a 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 principle 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: The Project Sponsor acknowledges and understands that the proposed project will be subject to the NYSDEC SWPPP requirements.

Comment #4: *Please recognize that this proposed project is defined as a Sanitary Sewer Extension and will require approval from the Erie County Department of Environment and Planning, Division of Sewerage Management (ECDSM), as well as approval from the Erie County Department of Health, 503 Kensington Avenue, Buffalo, New York 14214, telephone: 716/961-6800, which acts as our agent and will be the approving agency. This Sanitary Sewer Extension project will also require stamped Professional Engineering Certification that the downstream capacity* *analysis (DSCA) and the proposed infiltration and inflow (I/I) mitigation work submitted for the project are in accordance with appropriate NYSDEC and ECDSM guidelines and standards.*

A detailed Downstream Sewer Capacity Analysis must be performed and submitted for the project as part of the Project's Engineering Report. Recent wet weather flow monitoring data and proposed new development flow should be analyzed relative to theoretical capacity at key nodes in the downstream sewer system and at pump stations (if any) to determine if capacity exists. Recent wet weather system flow data can consist of:

- *Comprehensive information from recent Sanitary Sewer System Evaluation Studies, or*
- *Wet weather data collected at (minimum of 3) key downstream nodes specified by the municipality.*
    - *This dated information can consist of instantaneous flow measurements or continuous flow or sewer depth measurements obtained during significant wet weather events, preferably during high groundwater conditions. Peak sewer flow recording methods are an acceptable method to collect this information.*
    - *Depth or flow measurements should continue until a significant wet weather event occurs, but would not have to extend beyond three months. A significant wet weather event is considered to be a daily rainfall amount of ½" or greater.*

The Downstream Sewer Capacity Analysis must also contain a narrative and a detailed map showing the downstream routing of sewers from the proposed project site to the Wastewater Treatment Plant. Line sizes, theoretical capacity and pump stations must be identified and included in the analysis.

This Downstream Sewer Capacity Analysis, as well as any required infiltration and inflow (I/I) rehabilitation offset work at a 4:1 ratio, should be part of the Project's Engineering Report. These items must be received as part of a complete sanitary sewer extension plan submission. The Town of Clarence shall coordinate the information contained in this submission. If adequate capacity is not available, the sewer extension will not be approved until an acceptable remediation plan is developed.

Response to Comment #4: The Project Sponsor acknowledges that a DSCA and I/I offset work or fee will be required for the proposed project in order to obtain sanitary sewer extension approval.

Comment #5: *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. 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 #5: The Project Sponsor is currently working with the original archaeological consultant to resolve the final reporting and review requirements of SHPO.

II. COMMENTS OF THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT AND PLANNING DATED AUGUST 29, 2024:

The Memorandum issued by Timothy German of Erie County Department of Environment and Planning dated August 29, 2024, provided the following comments:

Comment #1: *The Town of Clarence Comprehensive Plan (2016) recommends, "Investigate and support the provision of quality, affordable, renter and owner-occupied housing options withing the Town…" (Page 42). If they have not done so already, the applicant should designate a portion of the proposed housing units as affordable units.*

Response to Comment #1: The Project Sponsor will consider the addition of affordable units to the project, however, this project will provide an attached unit product which is an alternative and more affordable option to the predominant single-family home character of Clarence.

Comment #2: *The Town should work with the developer to explore the feasibility of including electric vehicle charging stations in the proposed parking areas. Recent State and Federal mandates are expected to result in a large increase in demand for such charging stations in the coming years. This is particularly important for multi-family developments where residents do not have access to personal chargers. Financial incentives are available to offset the cost of these improvements.*

Response to Comment #2: Electric vehicle charging stations are planned for installation in the Project Site.

Comment #3: *A traffic impact study must be submitted to the Erie County Division of Highways prior to issuance of a Highway Work Permit for the Wehrle Drive right-of-way.*

Response to Comment #3: A Traffic Impact Study was prepared for the site and is enclosed. A separate copy of the report will be provided directly to Erie County Division of Highways.

III. COMMENTS OF THE ERIE COUNTY DIVISION OF SEWERAGE MANAGEMENT DATED SEPTEMBER 10, 2024:

The e-mail issued by Michael Larson of the Erie County Division of Sewerage Management dated September 10, 2024, provided the following comments:

Comment #1: *The proposed project is located inside of Erie County Sewer District No. 5. The sanitary sewers near the proposed project are owned by the ECSD #5. The sanitary flows are tributary to Erie County and Amherst trunk and interceptor lines and ultimately travel to the Amherst Wastewater Treatment Facility.*

Response to Comment #1: No comment.

Comment #2: *Review and approval of any proposed sanitary sewers is required by Erie County DSM.*

Response to Comment #2: The Project Sponsor acknowledges that review and approval of any sanitary sewer design will be required by Erie County DSM.

Comment #3: *Sanitary sewer system design shall be in accordance with Ten States Standards and Erie County Sewer District Rules and Regulations and Design Requirements.*

Response to Comment #3: The Project Sponsor acknowledges that any sanitary sewer design will follow Ten States Standards and Erie County requirements.

Comment #4: *A Downstream Sewer Capacity Analysis (DSCA) may be required for this project.*

Response to Comment #4: The Project Sponsor acknowledges and understands that a DSCA will be required for project approval by ECDSM.

Comment #5: *Sanitary sewer Inflow and Infiltration (I/I) removal work in ECSD No. 5 may be required for this project.*

Response to Comment #5: The Project Sponsor acknowledges and understands that I/I fee or offset work will be required for this project.

IV. COMMENTS OF THE ERIE COUNTY WATER AUTHOIRTY DATED AUGUST 13, 2024:

The e-mail issued by Mark Carney of the Erie County Water Authority (ECWA) dated August 13, 2024, provided the following comments:

Comment #1: *This project will require Erie County Water Authority review for any new water service or services as well as, modification so the existing service.*

Response to Comment #1: The Project Sponsor acknowledges that the project will need to be submitted to the ECWA for review.

Comment #2: *Due to the size of the project and potential demand, the impact on the system must be evaluated and approved in conformance with the Erie County Water Authority design manual for water mains, which can be found at Erie County Water Authority website.*

Response to Comment #2: The Project Sponsor acknowledges that the project and supporting design information will need to be submitted to the ECWA for review.

V. COMMENTS OF THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION DATED AUGUST 30, 2024:

The e-mail issued by Sydney Snyder of the New York State Office of Parks, Recreation and Historic Preservation dated August 30, 2024, provided the following comments:

Comment #1: *The next step for the current proposed project (24PR07079) is to submit a copy of the Phase III Data Recovery Report to the OPRHP for review. Once we receive a copy of the Data Recovery Report, Indigenous Nation consultation will be initiated and the OPRHP will continue its review of the currently proposed project.*

Response to Comment #1: The Project Sponsor is currently working with the original archaeological consultant to resolve the final reporting and review requirements of SHPO.

VI. LETTER OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION DATED SEPTEMBER 4, 2024:

The letter issued by Casey Gordon of the New York State Department of Transportation (NYSDOT) dated September 4, 2024, provided the following comments:

Comment #1: *NYSDOT recommends the western driveway (closest to the Transit/Wehrle intersection) be aligned with the plaza entrance/exit on the opposite side of Wehrle Dr (behind the Hobby Lobby building).*

Response to Comment #1: The location of the driveway will be reviewed moving forward. The location of the driveway was placed across from the daycare facility on Wehrle to allow for additional space before the turn lane started going west. We will work with the NYSDOT on final placement.

VII. 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: Natale Builders
2300020.00

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

Agency Use Only [If applicable]

Project : Natale Development Mixed-Use

Date : 05-06-2026

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

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

Tips for completing Part 2:

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

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: ______________________________		☐	☐

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

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

l. Other impacts: ______________________________		☐	☐

4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. ☐ NO ☑ YES
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: ______________________________	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: ______________________________		☐	☐

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. ☑ NO ☐ YES
(See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: ____		☐	☐

6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) *If "Yes", answer questions a - f. If "No", move on to Section 7.*	☑ NO		☐ YES
	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: ____		☐	☐

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

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	◻	◻
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	◻	◻
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	◻	◻
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	◻	◻
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	◻	◻
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	◻	◻
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	◻	◻
h. Other impacts: ______________________________		◻	◻

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: ______________________________		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: ______________________________	E3g	☑	☐

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

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 12.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: ____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", go to Section 13.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: ____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)

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

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

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)

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

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

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)

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

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

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

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

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☑
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: ______________________________		☑	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: ______________________________		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project : Natale Development Mixed-Use

Date : 05-06-2026

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

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

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

Reasons Supporting This Determination:
To complete this section:

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

After a thorough review with involved and interested agencies, it has been determined that the Proposed Project will not have significant adverse impacts to the environment. See attached part 3b for the reasons supporting this determination.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

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

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

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

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

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

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

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

Name of Action: Natale Development Mixed-Use - 8080 & 8112 Wehrle Drive

Name of Lead Agency: Town of Clarence Planning Board

Name of Responsible Officer in Lead Agency: Robert Sackett

Title of Responsible Officer: Planning Board Chair

Signature of Responsible Officer in Lead Agency: Date: 05-06-2026

Signature of Preparer (if different from Responsible Officer) Date: 05-06-2026

For Further Information:

Contact Person: Jonathan Bleuer

Address: 1 Town Place, Clarence, NY 14031

Telephone Number: 716-741-8933

E-mail: jbleuer@clarence.ny.us

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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FEAF Part 3b Reasons Supporting this Determination:

Project Name: Natale Development Mixed-Use

Project Location: 8080 & 8112 Wehrle Drive – SBL: 82.01-1-23 & SBL: 82.01-1-20

Date: 05-06-2026

Executive Summary:

The “Project Site” is located at 8080 and 8112 Wehrle Drive - SBL: 82.01-1-23 & SBL: 82.01-1-20. The Project Site consists of +/- 14.5 acres of vacant land and is zoned as Commercial (“C”) pursuant to the Town of Clarence Zoning Map. The “Project” involves the development of a mixed-use project containing multiple-family housing and commercial space. A total of 134 residential units and 58,759 sq.ft. of commercial space are proposed throughout six (6) 3-story buildings.

After a thorough coordinated environmental review, it has been determined that the Project will not result in any potentially significant adverse impacts to the environment. The Project is in keeping with the recommended land use, design guidelines, and site layout standards for the underlying zoning classification. *Clarence 2030 – Town of Clarence Comprehensive Plan*, encourages the development of complementary commercial and residential uses in the Town of Clarence.

Compared to the criteria listed in Section 617.7 of the SEQRA Regulations, the Planning Board, acting in its capacity as the Lead Agency, has determined that the identified areas of environmental concern have been adequately addressed, and that the Project will not have any potentially significant adverse impacts on the environment. The reasoned elaboration of the Planning Board in support of the Negative Declaration is provided below.

1. Impact on Land:

The Project involves ground disturbance to vacant land on the Project Site. The Project Sponsor identified that a majority of the Project Site has a depth to water table greater than three (3) feet. The Project is designed to limit construction activities in areas where the depth to water table may be less than 3 feet. The Project does not involve construction on slopes of 15% or greater. Bedrock is not within 5 feet of the existing ground surface of the Project Site. While blasting is not expected due to the depth to bedrock on the property, if blasting is necessary for infrastructure installation it shall be subject to compliance with all Federal, State and Local laws and regulations. In addition, seismographs shall be deployed to monitor all blasts. Vibration and air blast over-pressure shall stay within the United States Bureau of Mines criteria. An audible warning system will be implemented to secure the blast area. Finally, and prior to any blasting, a Blast Plan shall be formulated by the blasting company on behalf of the Project Sponsor, in compliance with all Federal, State, and Local laws and regulations. The Project will not involve the excavation and removal of more than 1,000 tons of natural material. Since the Project will result in disturbance of more than one acre of land, a Stormwater Pollution Prevention Plan

("SWPPP") prepared by a licensed engineering firm will be required and the SWPPP will need to be reviewed and approved by the Town Engineering Department prior to site disturbance. The requirement for the SWPPP is outlined per the letter dated September 24, 2025 from Joseph Lancellotti of the Town of Clarence Engineering Department, and per the letter dated August 19, 2024 from Lisa M. Czechowicz of the New York State Department of Environmental Conservation ("NYSDEC").

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

Construction of the Project is anticipated to occur in 2 to 3 phases and is anticipated to occur for a period of more than one year. Construction activities in furtherance of the Project will be intermittent and represent a temporary and unavoidable adverse impact that is not potentially significant. During the construction phases, the Project will need to comply with the applicable stringent standards for stormwater quality and storm quantity management as well as applicable standards for required infrastructure improvements. This will be verified by the Town Engineering Department in connection with the Development Plan review process.

2. Impact on Geological Features:

There are no unique or unusual land forms on the Project Site. Any proposals for deep excavations are subject to a hydrogeologic/geotechnical evaluation report as required by the Town of Clarence Engineering Department. Such report shall include, but not be limited to, analysis of the deep soils, soil stability, proximity to existing structures, basin constructability, groundwater, dewatering operations, and ability to hold water.

3. Impact on Surface Water:

The Project Site currently consists of vacant land containing vegetation and no surface water bodies. In a letter dated August 19, 2024 from Lisa M. Czechowicz of the NYSDEC, it was stated that the Project Site may include federally regulated wetlands based on a review of the National Wetlands Inventory wetland mapping. Additionally, the aforementioned letter also highlighted the regulatory changes to the New York Freshwater Wetlands Act (Environmental Conservation Law Article 24). The letter stated that these regulatory changes may have an impact upon this Project.

A wetland delineation report was prepared by Earth Dimensions, Inc. in September of 2000 and a subsequent investigation occurred by Erik Krull of Wetlands Investigations Co. in April of 2026. Both the 2000 report and the subsequent investigation found one wetland area located on the southern portion of 8080 Wehrle Drive. Per the assurance letter from Erik Krull of

Wetlands Investigations Co., an updated delineation of the wetland area will be prepared and submitted to the United States Army Corp. of Engineers ("USACE") and the NYSDEC for the purposes of requesting Jurisdictional Determinations from both regulatory agencies.

The Project Sponsor shall obtain all appropriate and necessary permits from the regulatory agencies prior to site disturbance. Any proposed impacts to wetlands shall be subject to review and approval by the appropriate regulatory agency. Such impacts, if approved, will not represent a potentially significant adverse environmental impact, due to any required mitigation, or other conditions of approval. Should approvals not be granted, the applicant will be required to propose a modification of the Project.

The management of stormwater from impervious surfaces on the Project Site will require the installation of a stormwater management system. The stormwater management system will be designed by a licensed engineering firm to collect, discharge and improve the quality of surface water. The stormwater management system will be required to comply with the applicable stringent stormwater quality and quantity standards of the NYSDEC and the applicable drainage standards of the Town of Clarence.

The Project Site is located within Erie County Sewer District No. 5. In a letter dated August 19, 2024 from Lisa M. Czechowicz of the NYSDEC it was stated that the Project is defined as a Sanitary Sewer Extension and will require approval from the Erie County Department of Environment and Planning ("ECDEP"), Division of Sewerage Management ("ECDSM"), as well as approval from the Erie County Department of Health ("ECDH"). The aforementioned letter also required a detailed Downstream Sewer Capacity Analysis for the Project as part of the Project's Engineering Report.

In a letter dated September 10, 2024 from Michael Larson of the ECDSM, the following comments were provided:

1. The proposed project is located inside of Erie County Sewer District No. 5. The sanitary sewers near the proposed project are owned by the ECSD #5. The sanitary flows are tributary to Erie County and Amherst trunk and interceptor lines and ultimately travel to the Amherst Wastewater Treatment Facility.
2. Review and approval of any proposed sanitary sewers is required by Erie County DSM.
3. Sanitary sewer system design shall be in accordance with Ten States Standards and Erie County Sewer District Rules and Regulations and Design Requirements.
4. A Downstream Sewer Capacity Analysis ("DSCA") may be required for this project.
5. Sanitary sewer Inflow and Infiltration ("I/I") removal work in ECSD No. 5 may be required for this project.

The comments provided by the NYSDEC and the ECDSM shall be addressed during the Development Plan review process. The Project Sponsor shall obtain all appropriate and necessary permits from the regulatory agencies prior to site disturbance. Any proposed impacts from the sewer system improvements, if approved, will not represent a potentially significant adverse environmental impact.

4. Impact on Groundwater:

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

The Project will connect to existing water services and will require review and approval by the Erie County Water Authority ("ECWA"). The Project Sponsor identified that there will be a need for new water services requiring anticipated water usage/demand per day of approximately 59,100 gallons. In a letter dated August 13, 2024 from Mark S. Carney of ECWA, it was stated that the Project will require ECWA review for any new water service or services as well as modifications to the existing service. Additionally, the aforementioned letter stated that due to the size of the Project and potential demand, the impact on the system must be evaluated and approved in conformance with the ECWA design manual for water mains. The comments from the ECWA will be addressed during the Development Plan review process.

5. Impact on Flooding:

The Project Site is not located in either the regulated 100-year Floodplain nor a designated floodway. The Project will require modification of existing drainage patterns. Any future Development Plan submittal shall be prepared by a licensed engineering firm and shall include an Engineer's Report and full grading and drainage plans with details. The aforementioned Development Plan submittal will be subject to review by the Town prior to Development Plan Approval. In addition, the Proposed Project will include the implementation of the NYSDEC compliant stormwater management practices.

6. Impacts on Air:

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

7. Impact on Plants and Animals:

The Project will result in the clearing of existing vegetation on the Project Site. There was no documented presence of protected, threatened, or endangered species on the Project Site as confirmed by the lead agency concurrence letter issued by the NYSDEC dated August 19, 2024. A Landscape Plan prepared by a Registered Landscape Architect will need to be reviewed and approved by the Town Landscape Review Committee for the purpose of introducing native and beneficial vegetation to the Project Site.

8. Impact on Agricultural Resources:

The Project Site does not currently contain agricultural resources and is currently not used for agricultural purposes. The Project Site is not located in, or adjacent to a County Agricultural

District. The Project does not sever, cross or otherwise limit access to agricultural land. A majority of the undeveloped portions of the Project Site are naturally occurring vegetations. As such, the Project will not result in any adverse impacts to agricultural resources.

9. Impact on Aesthetic Resources:

The Project Site is accessed off of Wehrle Drive, which is an Erie County roadway. The Project contains commercial facilities and multiple-family dwellings, which are not in sharp contrast to the nearby land use patterns. Surrounding land use patterns include residential and commercial uses along Wehrle Drive, and commercial uses along Transit Road. Furthermore, the mixed-use project is consistent with the *Clarence 2030 – Town of Clarence Comprehensive Plan*. There are no officially designated federal, state, or local scenic or aesthetic resources within 5 miles of the Project Site, and the Project would not eliminate or significantly screen an officially designated scenic view.

10. Impact on Historic and Archeological Resources:

The Project Site is located in, or is adjacent to, an area designated as sensitive by the New York State Historic Preservation Office ("SHPO") archeological site inventory. In a letter dated August 30, 2024 from Sydney Snyder of the SHPO, it was stated that SHPO reviewed the Project in accordance with the New York State Historic Preservation Act of 1980. Based on this review, Sydney Snyder stated that the Curtwright Prehistoric Site (USN 02907.000256, UB 3711) is located within the boundaries of the Project. The Curtwright Prehistoric Site was identified in 2004 as a part of a proposed subdivision at 8080 Wehrle Drive (04PR03425). A Phase I Archaeological Survey was completed for this project in March of 2004 (04SR54472). The Phase I Survey identified the site, and a subsequent Phase II Archaeological Survey (August 2004; 04SR54627) further examined it. The Phase II Report recommended that the site be determined as Eligible for listing in the State/National Register of Historic Places ("S/NRHP") and recommended that a Phase III Data Recovery Survey be completed in order to mitigate any adverse impacts the project would have on the site. The SHPO concurred with these recommendations in an August 2004 letter that determined that the project would have No Adverse Impact on the Curtwright Prehistoric Site with the condition that the Phase III archaeological mechanical soil stripping plan outlined in the Phase II report was fully implemented. In December of 2004 the SHPO reviewed the Phase III End of Field Letter and was satisfied that the conditions of the impact statement were met. The SHPO also requested that the final Phase III Data Recovery Report be submitted to the SHPO by June 15, 2005. There is no record that the final Phase III Data Recovery Report was ever submitted to the SHPO and the SHPO never provided a final project sign off.

In a letter dated March 4, 2026 from Sydney Snyder of SHPO, it was stated that the SHPO reviewed the subsequent submitted materials from the Project Sponsor in accordance with the New York State Historic Preservation Act of 1980. The aforementioned letter also stated that the SHPO reviewed the Phase 3 Archaeological Data Recovery Report of the Curtwright Indigenous Site (UB 3711; 02907.000256) (November 2025; 25SR00532) and has no concerns regarding this document, and that no comments were received from the Indigenous Nations. Therefore, it is the opinion of the SHPO that all conditions of the SHPO No Adverse Impact determination have been met. The SHPO stated that the review of this Project has concluded, and advised the Project Sponsor that in the unlikely event that human remains are discovered during construction to follow the SHPO Human Remains Discovery Protocol.

11. Impact on Open Space and Recreation:

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

12. Impact on Critical Environmental Areas:

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

13. Impact on Transportation:

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

In a letter dated August 29, 2024 from Timothy P. German of the Erie County Department of Environment and Planning ("ECDEP") it was stated that a Traffic Impact Study ("TIS") must be submitted to the ECDPW prior to issuance of a Highway Work Permit for the Wehrle Drive right-of-way. In a letter dated September 4, 2024 from Casey Gordon of the NYSDOT it was stated that the NYSDOT concurs with the Town of Clarence for it to act as the Lead Agency, and provided the following comments:

- Based upon the information provided, the proposed project does not appear to have a significant impact to traffic on the State Highway System.
- 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.
- NYSDOT recommends the western driveway (closest to the Transit/Wehrle intersection) be aligned with the plaza entrance/exit on the opposite side of Wehrle Dr (behind the Hobby Lobby building).

Based on comments received, the Project Sponsor prepared a TIS dated November 2024 and submitted it to the ECDPW for review. The TIS suggested that based on the analysis performed, the Project will not significantly impact traffic operations within the study area and that no change in geometry is needed to accommodate new site traffic; and outside of some signal timing adjustments, no traffic control changes are required. In a letter dated May 7, 2025 from Gina Wilkolaski of the ECDPW it was stated that the ECDPW offers the following comments on the TIS:

- The TIS determined that the left turn lane warrants are met for each driveway. The developer will be required to widen Wehrle Drive to provide the left turn lane, including any modifications to the closed drainage system and sidewalks.
- The sidewalks must be provided on the north side of Wehrle Drive if required by Town Code.

Based on comments received, the Project Sponsor prepared supplemental traffic analyses dated January 20, 2026 and January 26, 2026 respectively, and submitted said reports to the ECDPW for review. In a letter dated January 27, 2026 from Gina Wilkolaski of the ECDPW it was stated that the ECDPW offers the following comments on the TIS and the supplemental reports:

- The TIS Supplemental Traffic Analysis #2 determined that a western full access driveway and eastern right-in/right-out only driveway would perform at an acceptable Level of Service.
- The TIS Supplemental Traffic Analysis #2 also recommended that full access be provided at the eastern driveway.
- The developer prefers a full access eastern driveway, they will be required to widen Wehrle Drive to provide the left turn lane, including any modifications to the closed drainage system and sidewalks. If they prefer not to extend the left turn lane to the eastern driveway, only right-in/right-out access will be permitted. Either option is acceptable to Erie County.

The final comments from the NYSDOT and the ECDPW shall be addressed during the Town's Development Plan review process. In an effort to ease vehicular and foot traffic to Wehrle Drive, the Project Sponsor shall coordinate with adjacent property owners to consider the feasibility of vehicular and pedestrian cross-access between properties. Using the NYS SEQRA EAF Workbook as a guiding document, the Proposed Project will not result in a significant increase in traffic. Transportation impacts will continue to be evaluated for any future tenants of the proposed commercial spaces. The Project Sponsor will be required to obtain all appropriate permits from the ECDPW for any proposed curb cut modifications to Wehrle Drive. The Project Sponsor shall coordinate, if necessary, with the Federal Aviation Administration to address any potential impacts to air navigation.

14. Impact on Energy:

The Project will cause an increase in the use of energy compared with the Project Site's current state; however, the overall use of power will not exceed the amount of power currently available at the site. The Project shall be designed to meet energy compliance standards through the installation of energy efficient facilities and features having minimal impact on the environment. As part of the Development Plan review process, the Project Sponsor shall coordinate with the appropriate utilities to obtain all appropriate permits as required. In a letter dated August 29, 2024 from Timothy P. German of the ECDEP it was stated that the Project Sponsor should explore the feasibility of including electric vehicle charging stations in the proposed parking areas. The feasibility of including the electric vehicle charging stations shall be explored during the development plan review process.

15. Impact on Noise, Odor, and Light:

The potential impacts from noise, odor, and lighting will be addressed through the installation of new landscaping to reduce noise impacts, the installation of enclosed dumpsters / tote garbage facilities to reduce odors, and the installation of dark-sky compliant shielded lighting to avoid off-site light pollution. In addition, the general impact to noise, odor and light will be consistent with existing surrounding commercial and residential land uses. Any potential future noise, odor, and light impacts associated with the future tenants of the commercial spaces and the use of the outside recreational area shall be mitigated and reviewed by the Town prior to the tenants occupying the buildings and event permits being issued. There will be a temporary and unavoidable impact to noise, odor and lighting during construction; however, this is not a potentially significant adverse environmental impact.

16. Impact on Human Health:

The Project Site does not include a known source of regulated hazardous materials detrimental to human health. If regulated hazardous materials exceeding the applicable NYSDEC thresholds are unexpectedly encountered during the construction of the Project, clean-up activities compliant with Federal, State and Local standards will be completed prior to construction on the relevant portions of the Project Site.

17. Consistency with Community Plans:

Clarence 2030 – Town of Clarence Comprehensive Plan ("*Clarence 2030*") is the Town's adopted Comprehensive Plan. *Clarence 2030* review process began in December 2014 and was adopted by the Town Board in December of 2016 and included numerous opportunities for public input and participation. Map 8 of *Clarence 2030* ("Future Land Use Map") designates the Project Site as appropriate for Business Center. The Business Center use is described on Pages 51-52 of *Clarence 2030*. Business Center areas are generally characterized by a wider range of commercial activity within the community, and large-scale buildings and parking areas. These areas are located along travel routes with high daily traffic volume. Within the Business Center areas, *Clarence 2030* places an increased emphasis on creating architectural styling for buildings, limiting parking lots along roadways, and providing continuous pedestrian circulation for project sites. The Project is consistent with the recommended land use, site layout, and architectural standards for the Business Center areas and the Commercial zoning classification.

In a letter dated August 29, 2024 from Timothy P. German of the ECDEP it was stated that *Clarence 2030* recommends to, "…investigate and support the provisions of quality, affordable, renter and owner-occupied housing options within the Town…" (Page 42) and the Project

Sponsor should designate a portion of the proposed housing units as affordable units. The mixed-use design of the Project provides a range of residential unit layouts and price points.

The Project will require one (1) variance from the Zoning Board of Appeals. The variance would be for a third story associated with the mixed-use buildings. Should the area variance for the number of stories for the mixed-use buildings be granted by the Zoning Board of Appeals, it has been determined that this area variance does not represent a potentially significant adverse environmental impact. Two-story mixed-use buildings are permitted pursuant to the Town's Multiple-Family Law, and the Commercial zoning classification also allows a building height of up to forty-five feet. The Project Sponsor has indicated that the proposed three-story buildings would be under forty-five feet. If the Zoning Board of Appeals does not grant the area variance for the number of stories, the Project Sponsor will be required to adjust the design of the proposed mixed-use buildings to comply with the relevant two-story height standard.

The Project will require a Special Exception Use Permit ("SEUP") from the Town Board for the multiple-family component. A density calculation for the number of multiple-family units to be provided was prepared pursuant to Section 299-126(D) of the Zoning Code, and is as follows:

- Per Section 229-126(D)(1)(c) of the Zoning Code:
  - 50% of the property shall be committed to a commercial use.
  - Commercial (C) land area = 14.5 acres
  - 14.5 acres / 2 = 7.25 acres of required commercial use area
- Per section 229-126(D)(1)(a) of the Zoning Code:
  - Maximum density for multi-family developments with sanitary sewer shall be 8 units per acre.
  - 7.25 acres x 8 units per acre = 58 allowed units in residential component
- Per Section 229-126(D)(5)(a) of the Zoning Code:
  - Within the minimum 50% of the development committed to commercial uses, mixed-use designs may be allowed with a density of 4 units per acre.
  - 7.25 acres x 4 units per acre = 29 allowed units in commercial component
- Per Section 229-126(D)(6) of the Zoning Code:
  - A transfer incentive of 2 additional residential units may be place within the commercial component in a mixed-use design for every one unit removed from the residential component.
  - Removed residential units from residential area is 58 units. 58 units x 2 = 116 units
- A total of 145 units are permitted. The Project Sponsor is proposing a total of 134 units within the Project.

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

18. Consistency with Community Character:

Wehrle Drive is a County Roadway made up of a mixture of land uses, including commercial, residential, and mixed-use. The Project will not be in sharp contrast to existing community character, and the Project will result in a more compliant community character per the Town's allowable uses in the zone and vision per *Clarence 2030*. The Project is consistent with the stringent standards for the Commercial zoning classification, which includes minimum setbacks from property lines, lot coverage, and site and architectural design standards. While the existing architectural scale and character of the area varies, the Project does not reflect a moderate to large impact due to the Project being consistent with the underlying zoning classifications and communities design guidelines.

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