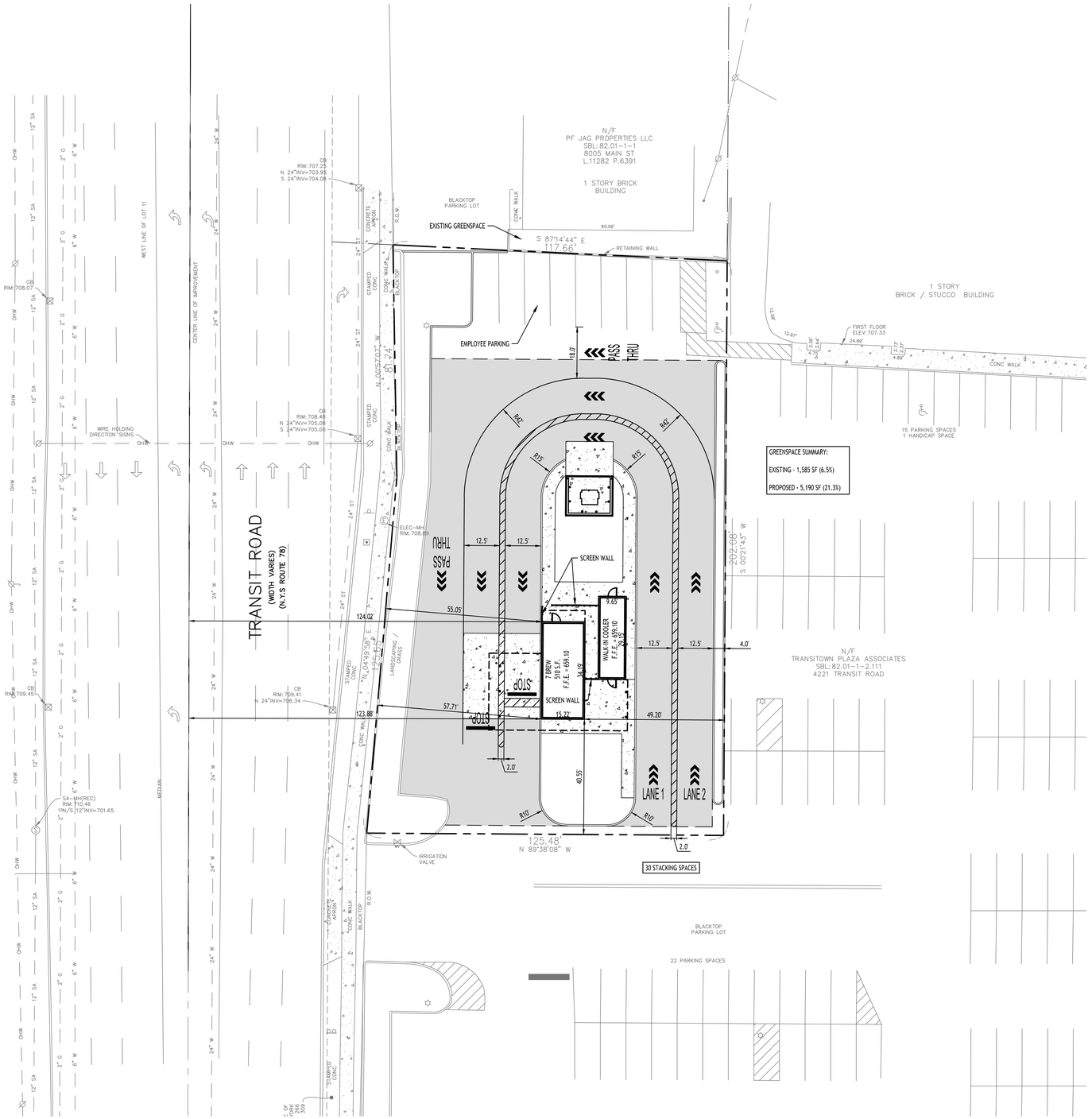
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Site Plan
SCALE: 1"=20'

Site Data

SITE AREA = 0.56± AC
ZONED: MA - MAJOR ARTERIAL
BUILDING: 510 S.F. DRIVE-THRU COFFEE SHOP

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT (FROM C/L OF TRANSIT RD)	135 FT	123.88 FT *
SIDE (ABUTTING NON-RESIDENTIAL)	25 FT	40.55 FT
REAR (ABUTTING NON-RESIDENTIAL)	25 FT	49.20 FT
PARKING		
# OF PARKING SPACES	PER PLANNING BOARD	9 EMPLOYEE SPACES
PARKING SPACE SIZE	9' x 19'	9' x 19'
# OF DRIVE THROUGH SPACES	20	30
MIN. BUILDING SIZE	1,000 SF	510 SF *
MAX. BUILDING HEIGHT	45 FT	< 45 FT
MAX. LOT COVER	85%	79%

*VARIANCE REQUIRED

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

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

SITE LEGEND

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

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

20 0 20 40Ft.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

7 Brew Drive Thru Coffee
8005 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan

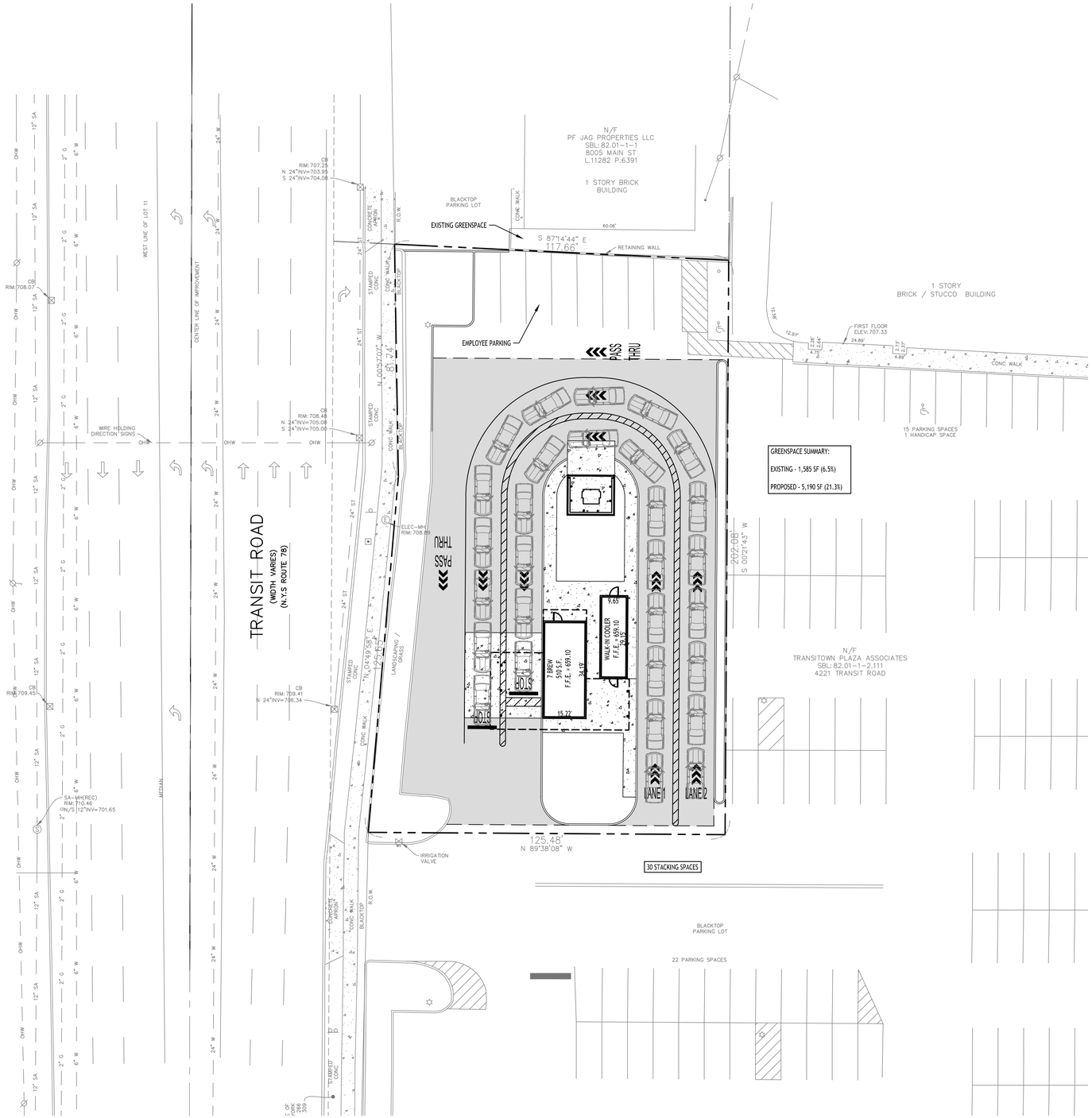
Date: 6/23/26
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.
C-100

Project No: 24-4164

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Stacking Plan

SCALE: 1"=20'

Site Data		
SITE AREA = 0.56± AC		
ZONED: MA - MAJOR ARTERIAL		
BUILDING: 510 S.F. DRIVE-THRU COFFEE SHOP		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT (FROM C/L OF TRANSIT RD)	135 FT	123.88 FT *
SIDE (ABUTTING NON-RESIDENTIAL)	25 FT	40.55 FT
REAR (ABUTTING NON-RESIDENTIAL)	25 FT	49.20 FT
PARKING		
# OF PARKING SPACES	PER PLANNING BOARD	9 EMPLOYEE SPACES
PARKING SPACE SIZE	9' x 19'	9' x 19'
# OF DRIVE THROUGH SPACES	20	30
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MAX. BUILDING HEIGHT	45 FT	< 45 FT
MAX. LOT COVER	85%	79%
*VARIANCE REQUIRED		

SITE LEGEND

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

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

20 20 0 20 40Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

7 Brew Drive Thru Coffee

8005 Main Street
Clarence, NY

REVISIONS:

No.	Description	Date

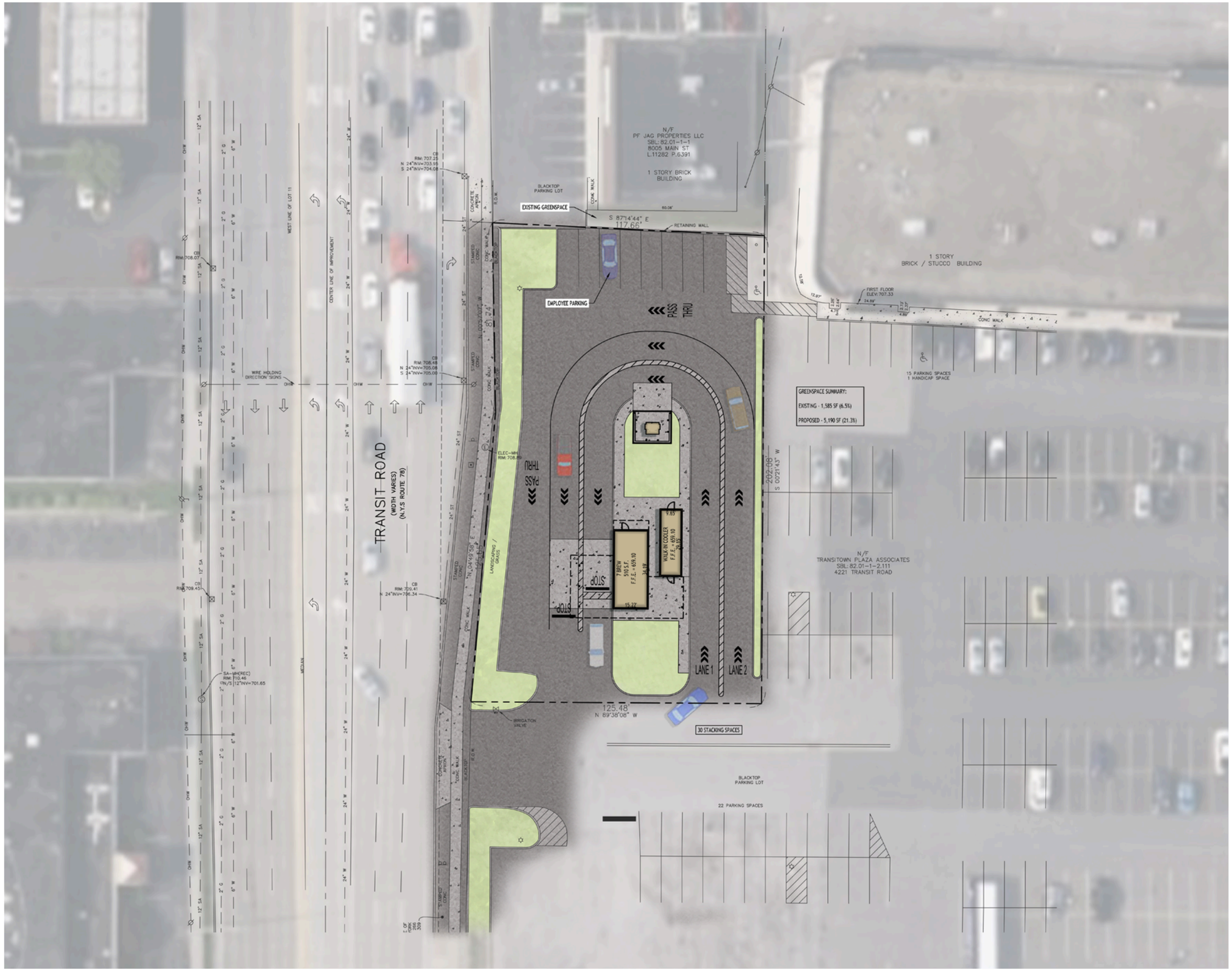
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Stacking Plan

Date: 5/27/26
Drawn By: A. Pandolfe
Scale: As Noted

DRAWING NO.

Project No: 24-4164



CARMINA WOOD DESIGN

7 Brew DriveThru Coffee

8005 Main Street | Clarence, NY

Colored Site Plan

June 2026

DRIVE-THRU TRAFFIC CONTAINMENT · BOARD EXHIBIT

Keeping the Line On Our Property, Off Transit Road

7 Brew · Clarence / Williamsville
8005 Main Street · Compared to the open Amherst store

SAME DEMAND

The concern: Clarence will be as busy as Amherst and back traffic onto Transit Road. **The answer:** even at Amherst's exact demand, Clarence is engineered to hold every car on-site through four independent layers. The difference isn't how many customers — it's where the line sits.

AMHERST — BUSIEST HOUR EVER RECORDED

122 cars/hr

About 2 cars a minute, held ~8 hours straight. Its single shared exit caps it there — so the overflow lands on Bailey Avenue.

CLARENCE — DESIGNED SERVICE RATE

~140 cars/hr

Two order lanes plus a dedicated bypass exit. Cars are served **faster than Amherst's busiest hour delivers them** — the line drains, not builds.

FOUR LAYERS BEFORE A CAR EVER REACHES TRANSIT ROAD

LAYER 1

30 cars

Stacking Lane

A dedicated entrance lane holds the everyday line on-site.

LAYER 2

+ flow

Bypass Lane

Finished cars exit on their own, so the line keeps draining.

LAYER 3

44 cars

Managed Plan

Staff with cones & radios route 44 cars — **without** the bypass.

LAYER 4

+ lot

Outlot Reserve

A large adjacent lot absorbs any rare remainder.

TRANSIT ROAD
stays clear

Served at **~140/hr** vs. Amherst's busiest hour ever of **122** — cars leave faster than they arrive, so the line never builds toward the road. Demand would have to run **40%+ above anything Amherst has ever produced, for over an hour,** just to begin filling the 44-car managed buffer. *See page 2 for the engineered site plans and approved overflow plan.*

> Even if Clarence is **exactly as busy as Amherst**, it is built to hold that demand on its own property — more stacking, a bypass lane, a staffed overflow plan for 44 cars, and a reserve lot. **Same customers; the line stays off Transit Road.**

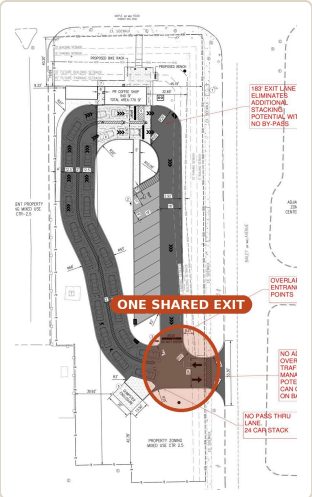
Sources: Amherst hourly transaction data (Period 5, peak 122 cars/hr); Clarence & Amherst engineered site plans (Carmina Wood Design, Proj. 24-4164); Town of Clarence Traffic Management Plan (44-car managed stack).

The Drawings: Built to Contain the Traffic

7 Brew · Clarence / Williamsville
Site layout & approved overflow plan

SITE LAYOUT — ONE SHARED EXIT VS. A DEDICATED BYPASS

AMHERST — OPEN TODAY



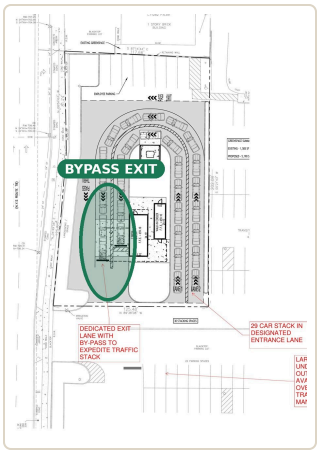
24 **24-car stack** — one S-curve loop, the only buffer.

✗ **No bypass lane** — both lanes merge into one shared exit *(circled)*.

→ **Overflow spills onto Bailey Ave** — a public road.

CLARENCE — PROPOSED

ENGINEERED TO CONTAIN



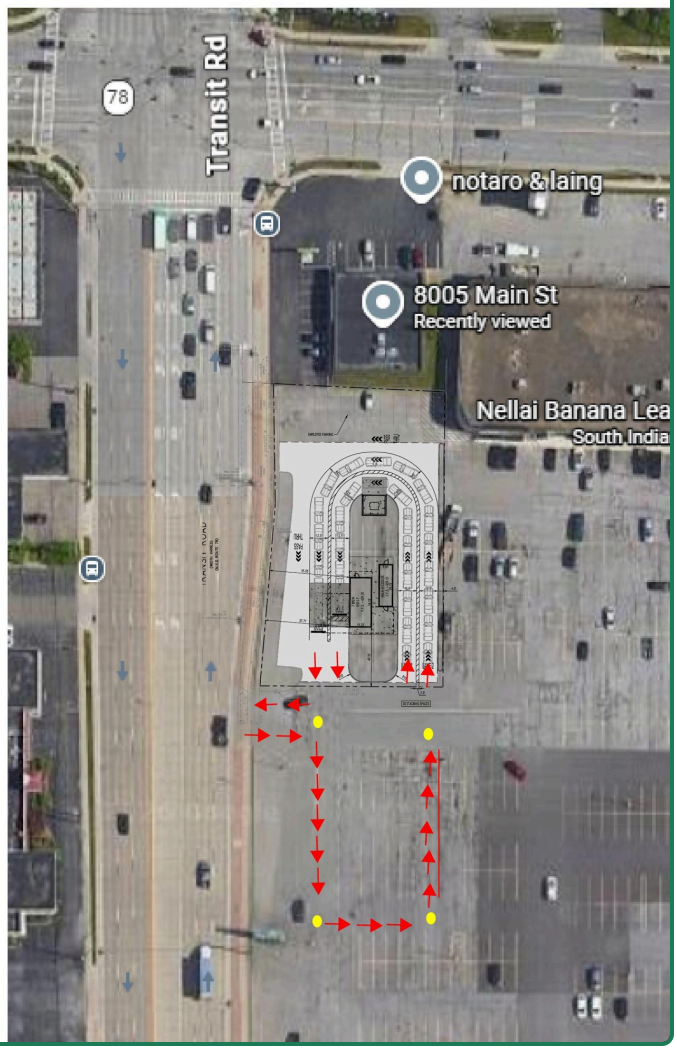
30 **30-car stack** in a dedicated entrance lane (25% more).

✓ **Dedicated bypass exit** *(circled)* — finished cars leave freely.

✓ **Overflow stays on-site** in the adjacent reserve lot.

APPROVED OVERFLOW & TRAFFIC-MANAGEMENT PLAN

HOLDS 44 CARS ON-SITE



Managed traffic flow — the routed overflow path.

Manned control point — staff in hi-vis vests with cones & radios.

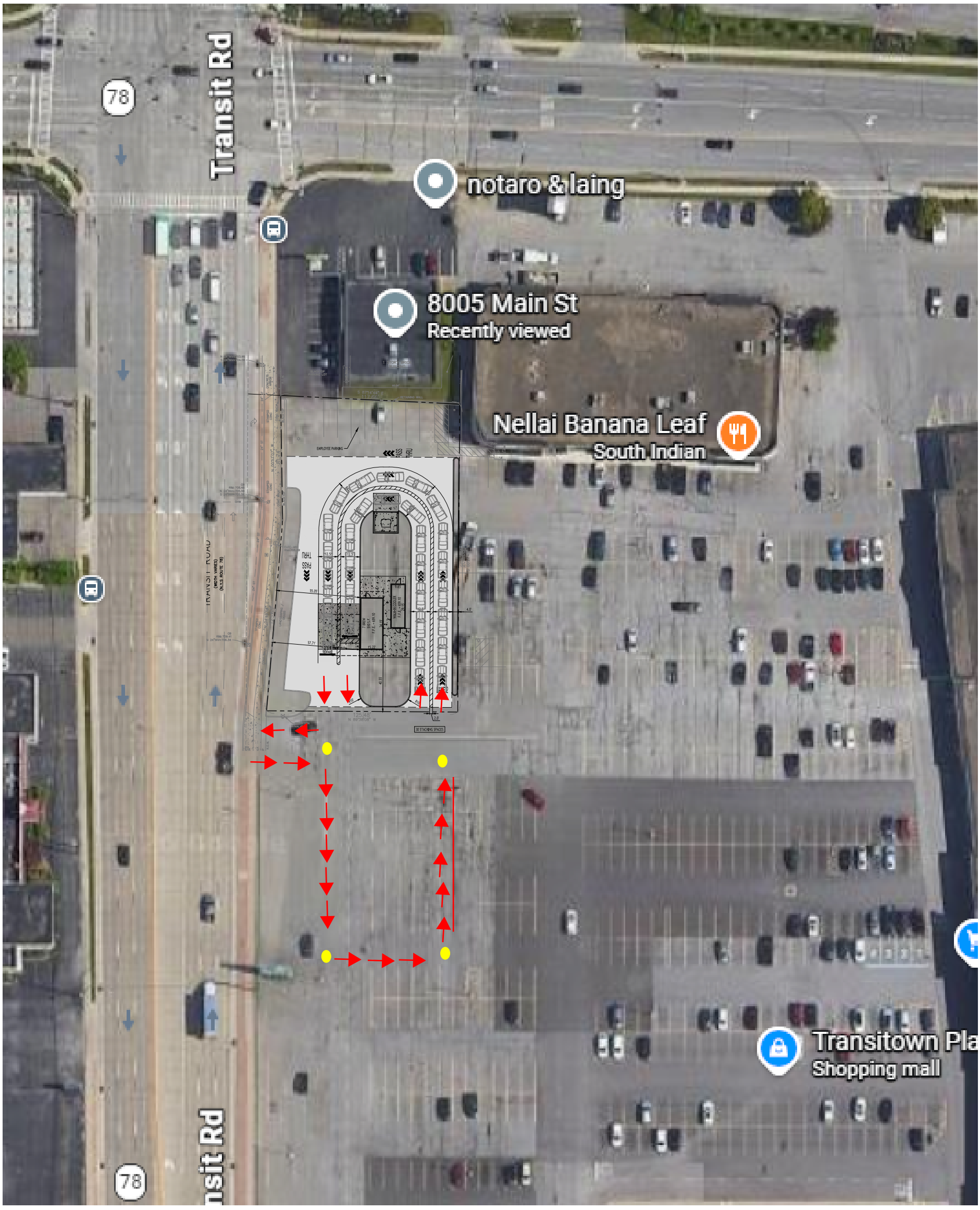
✓ If the on-site stack ever fills, staff route cars in a controlled loop **into the large adjacent Transitown Plaza lot** — never onto Transit Road.

✓ The managed plan holds a **44-car stack without even using the bypass lane.**

✓ Every layer of overflow is absorbed **on private property**, by design.

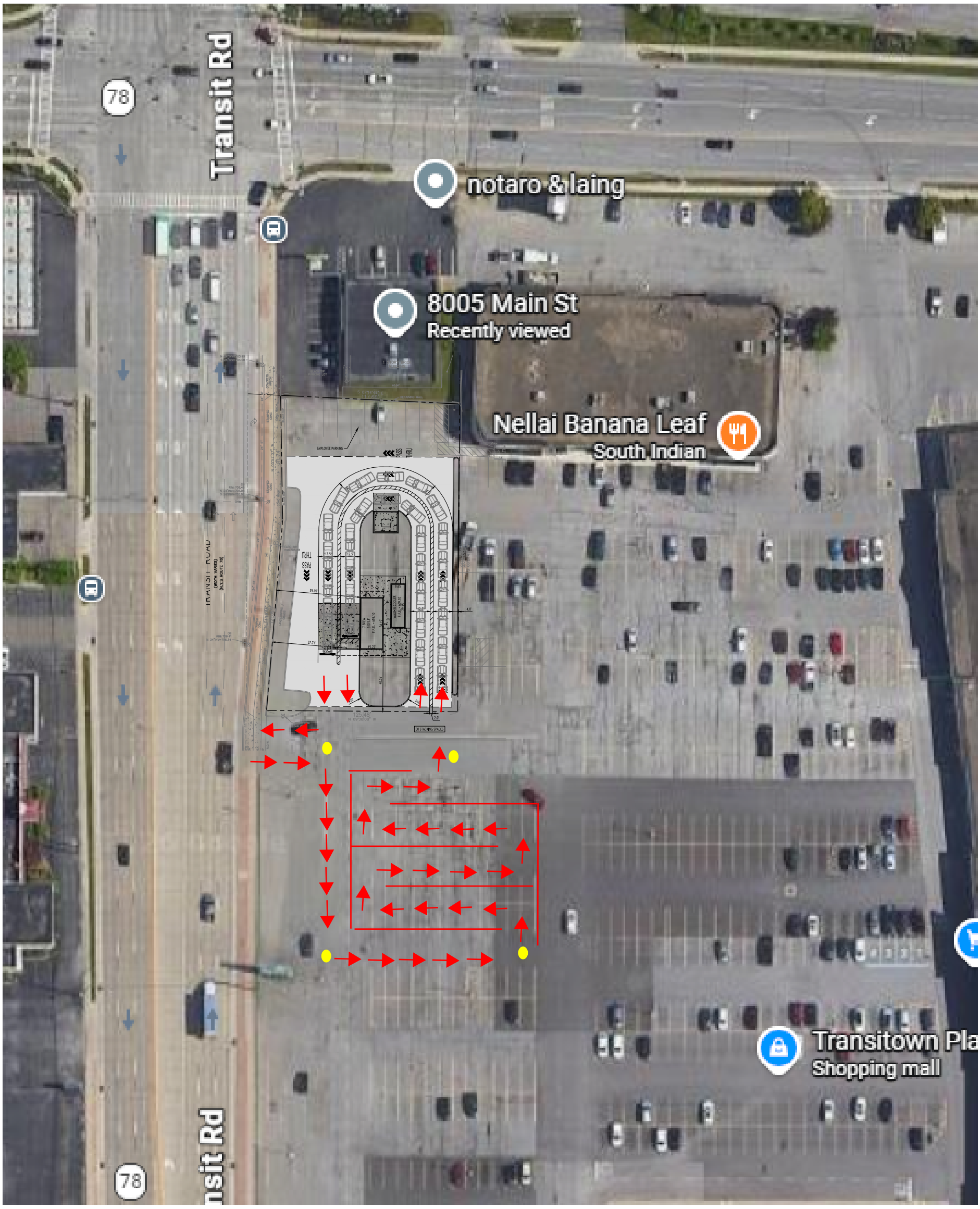
44 cars
held in the managed overflow **before the bypass lane or reserve lot are even used**

Source: Town of Clarence Traffic Management Plan (overflow routing & manned control points); engineered site plans, Carmina Wood Design, Proj. 24-4164.



→ Traffic Flow

● Manned Traffic Control Point
- Cones to be utilized to direct traffic flow.
- Employees to be in High Visibility vests or jackets and utilize walkie talkies and high visibility flags. Allows for 44 car stacks without utilizing by-pass lane



→ Traffic Flow

● Manned Traffic Control Point
- Cones to be utilized to direct traffic flow.
- Employees to be in High Visibility vests or jackets and utilize walkie talkies and high visibility flags. Allows for 61 car stacks without utilizing by-pass lane

—— Coned lanes



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"



1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL REGAL BLUE
- BRAKE METAL CLEAR ANODIZED TO MATCH STOREFRONT FRAMES
- BRAKE METAL REGAL BLUE
- BRAKE METAL ONYX
- BRAKE METAL SANDSTONE
- DOORS FIRST STAR SW7464

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO.

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

PROJECT NUMBER:

REVISION:

7 BREW DRIVE-THRU

A2.0
EXTERIOR ELEVATIONS

DATE: NOT FOR CONSTRUCTION



2 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL REGAL BLUE
- BRAKE METAL CLEAR ANODIZED TO MATCH STOREFRONT FRAMES
- BRAKE METAL REGAL BLUE
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PROJECT NUMBER:

REVISION:

7 BREW DRIVE-THRU

A2.1

EXTERIOR ELEVATIONS

DATE: NOT FOR CONSTRUCTION

OLIO

FINANCE | CONSTRUCTION MANAGEMENT | DEVELOPMENT | REAL ESTATE

7 Brew/Brewtopia
OLIO Development Group
1062 Ridge Street
Columbus, OH 43215

Town of Clarence, NY

Planning and Zoning

One Town Place

Clarence, NY 14031

The following submittal is in reference to a proposed 7 Brew location at 8005 Main Street, Clarence, NY 14221. The proposed project consists of the development of a 7 Brew drive-thru coffee stand located at 8005 Main Street in the Town of Clarence, New York. The project is designed to introduce a high-quality, quick-service beverage concept that focuses on speed, efficiency, and customer experience.

The development includes a ±510 square foot building with a dual-lane drive-thru configuration, specifically designed to maximize throughput while minimizing traffic impacts on surrounding roadways and properties.

Concept Description

7 Brew is a rapidly growing national drive-thru beverage brand specializing in:

- Premium coffee drinks
- Energy beverages
- Teas and smoothies
- Customizable specialty drinks

The brand is known for its high-energy customer service model, where employees engage directly with customers in the drive-thru lanes, creating a unique and efficient ordering experience. The concept does not include indoor dining, significantly reducing building size and parking demand.

OLIO

FINANCE | CONSTRUCTION MANAGEMENT | DEVELOPMENT | REAL ESTATE

Site Design & Layout

The site has been thoughtfully designed to accommodate traffic flow, safety, and functionality:

- Dual Drive-Thru Lanes: Two parallel lanes allow for high-volume service and reduced wait times
- On-Site Circulation: Vehicles are able to queue on-site without backing onto Main Street
- Pass-Thru Service Windows: Efficient drink delivery points are centrally located between lanes
- Employee Parking: Designated spaces provided on-site
- Pedestrian & Hardscape Improvements: Sidewalks and concrete pads enhance accessibility

The layout prioritizes stacking capacity and circulation, ensuring that peak-hour demand can be handled safely and efficiently.

Operations & Hours

- Primary Use: Drive-thru beverage service only (no indoor seating)
- Typical Hours: Early morning through evening (generally aligned with commuter demand)
- Staffing: Approximately 6–10 employees per shift
- Service Model: Employees may take orders outside the building to improve efficiency and reduce queue times

This operational model is designed to minimize congestion and maximize throughput, making it well-suited for high-traffic corridors like Main Street and Transit Road.

Plan Concept documents and five printed sets of the site plan package are located within this submission for review.

Should you have any questions, please contact me at 614.813.4641 or cdetar@oliodevgrp.com.

Thank you,

Carly Detar

DEVELOPMENT SPECIALIST

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

7Brew Proposed Development

Name of Action or Project:

Site Plan Approval by Development Representative Carly Detar, OLIO Development Group

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

8005 Main Street, Clarence, NY 14221

Brief Description of Proposed Action:

We are looking for site plan approval for a proposed outparcel development along Transit Road for a new 7 Brew Coffee Stand. The site is currently a parking field.

Name of Applicant or Sponsor:	Telephone: 614-813-4641
Carly Detar, OLIO Development Group	E-Mail: cdetar@oliodevgrp.com

Address:

1062 Ridge Street

City/PO:	State:	Zip Code:
Columbus	OH	43215

	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: Erie County: Water, Health, Highway NYSDOT	☐	☐

3. a. Total acreage of the site of the proposed action? 0.56 acres
   b. Total acreage to be physically disturbed? 0.56 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.56 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☐
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: _____ _____ _____	☑	☐

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

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

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: storm water runoff will be directed to the existing storm sewer system along Fairmount Avenue		
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: Carly Detar, OLIO Development Group Date: 4/13/2026

Signature: _____ Title: Development Specialist

PRINT FORM

EAF Mapper Summary Report

Wednesday, March 4, 2026 10:30 AM



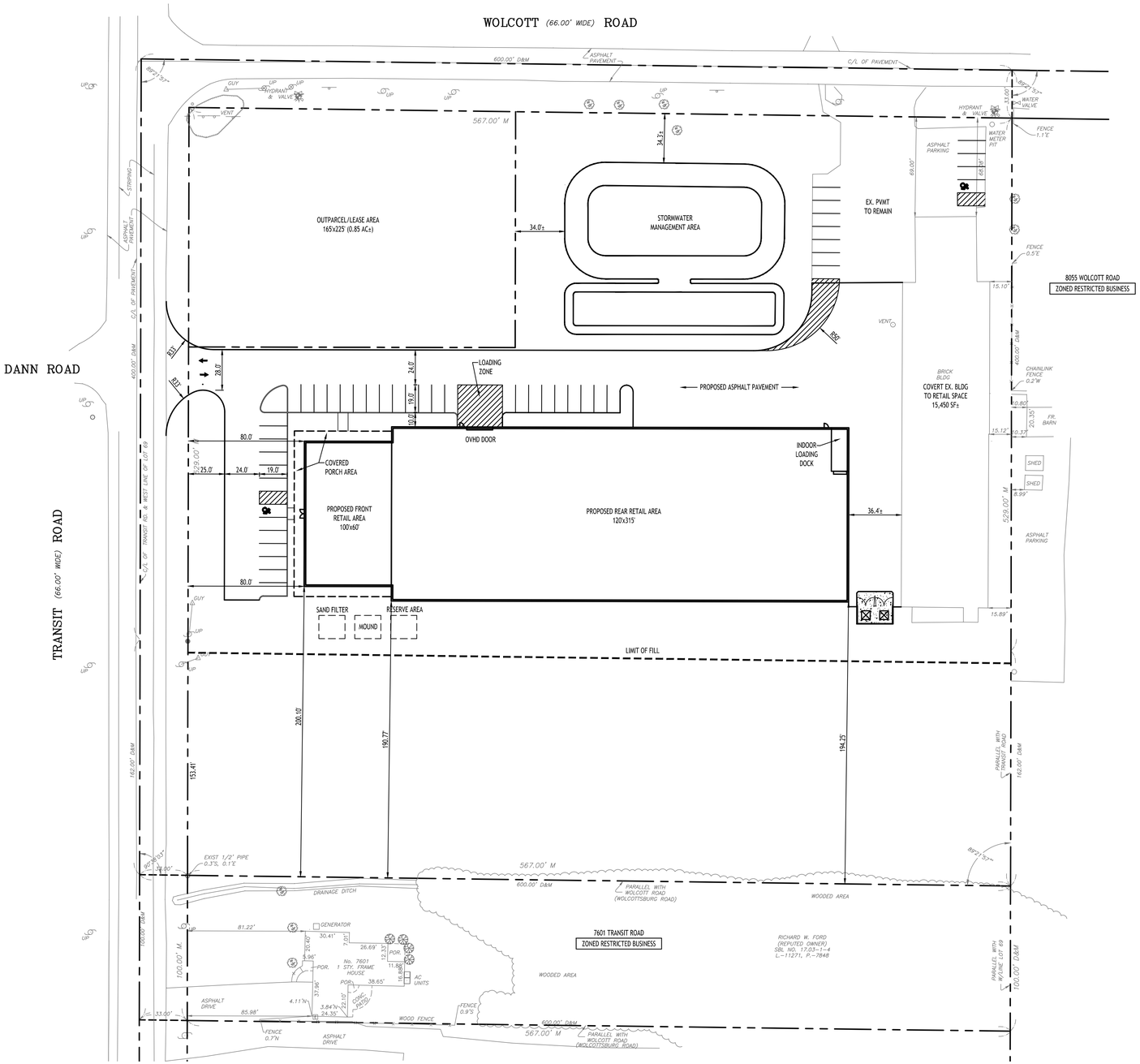
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are 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

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Site Plan
SCALE: 1"=40'

Site Data		
SITE AREA = 6.88 AC		
ZONED: RESTRICTED BUSINESS		
USE: RETAIL BUILDING, COMM. OUTPARCEL		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	80 FT.	80.0 FT MIN.
SIDE (ABUTTING COM. / RES.)	25 FT / 45 FT	190.77 FT MIN.
REAR (ABUTTING COM. / RES.)	25 FT / 45 FT	N/A
SETBACKS - PARKING		
FRONT	N/A	10.0 FT MIN.
SIDE	N/A	N/A
REAR	N/A	N/A
PARKING STALLS		
STALL SIZE	9'x19'	9'x19'
REQUIRED SPACES	48	48
GREENSPACE		
OVERALL SITE GREENSPACE	30% (2.06 AC)	> 30%
INTERIOR GREENSPACE	8% (0.12 AC)	> 8%
MAX. BUILDING HEIGHT	35 FT	<= 35 FT
MAX. LOT COVERAGE (BLDG. & PVMT.)	70% MAX.	35.4%
RECREATION AREA (15% OF LOT AREA)	1.03 AC	1.10 AC (16%)

PARKING CALCULATION:

"RETAIL"
1 SPACE PER 150 GSF
7,200 SF / 150 = 48 SPACES

TOTAL SPACES REQUIRED = 48 SPACES

FLOODPLAIN/FLOODWAY INFORMATION:

- THE SITE IS LOCATED IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 585.20

- THE SITE IS LOCATED IN AN AREA REGULATED BY TOWN OF CLARENCE DENSITY FLOODWAY DEVELOPMENT STANDARDS. ALLOWABLE FILL AREA FOR THE FRONTAGE ON TRANSIT ROAD IS 71% OF THE LOT FRONTAGE.

ALLOWABLE FILL AREA = 71% x 529' = 375.59'

- LIMIT OF FILL SHALL BE THE BASE OF THE SLOPE.

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED. FOR DISTURBED AREAS WITHIN NYSDOT R.O.W. DISTURBED AREAS SHALL BE RESTORED USING ITEM 610.1402 - TOPSOIL ROADSIDE AND ITEM 610.1602 - TURF ESTABLISHMENT.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAP RAMPS AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.
7. KNOX KEY BOX TO BE INSTALLED TO ALLOW FIRE DEPARTMENT ACCESS TO BUILDING KEYS, LOCATION TO BE COORDINATED WITH OWNER AND TOWN.
8. ALL EDGES OF PAVEMENT SHALL BE CURVED.
9. ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. REFER TO NYSDOT STANDARD SHEET 608-03 FOR DRIVEWAY ENTRANCE AND LAYOUT INFORMATION ALONG TRANSIT ROAD.

SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED LIGHT POLE AND FIXTURE (15' M.H.)
- PROPOSED BLDG. MOUNTED LIGHT
- PROPOSED ASPHALT PAVEMENT

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

40' 40 0 40 80Ft.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development
7631 Transit Road
Clarence, NY

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan
Concept

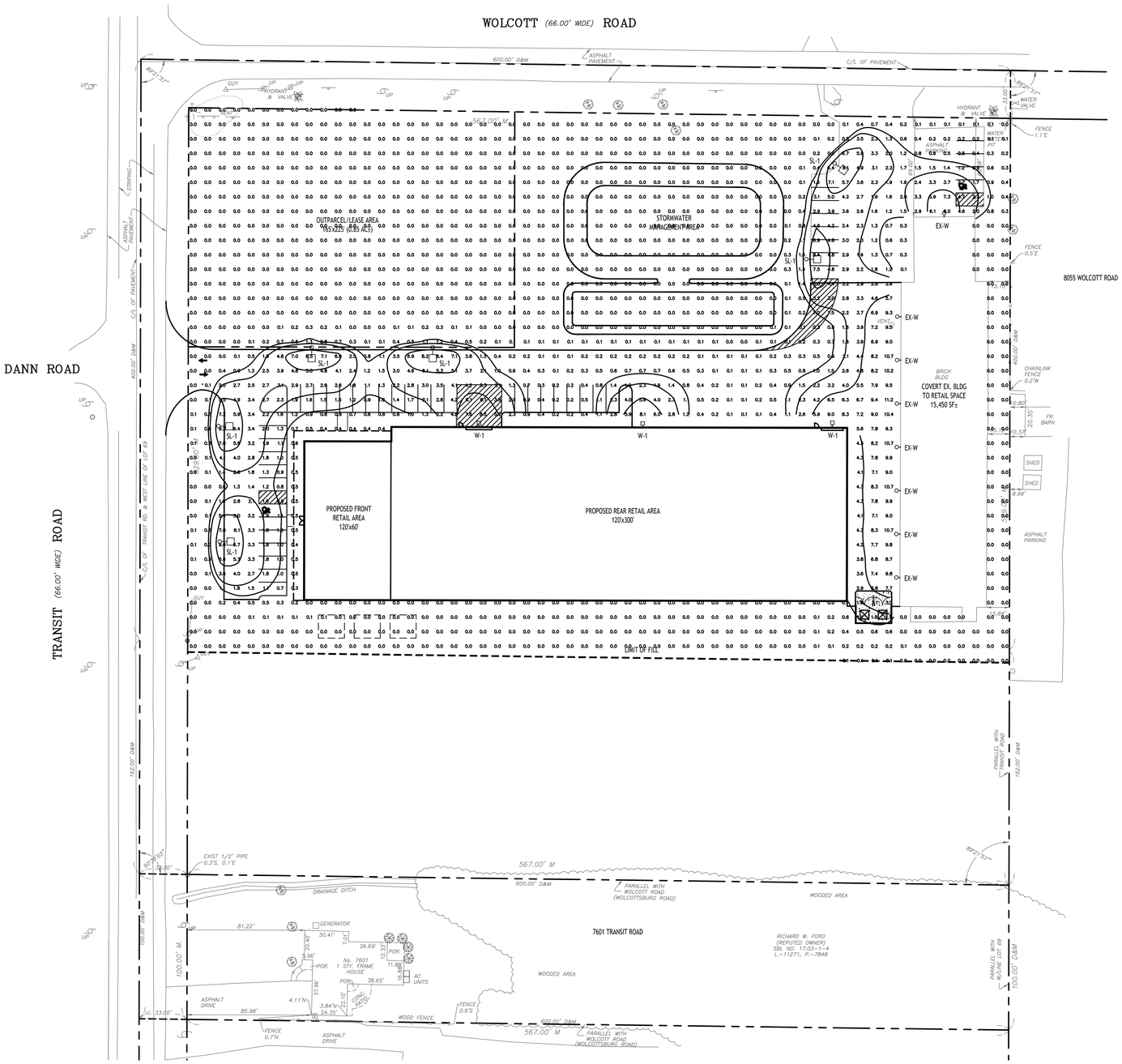
Date: 06.24.26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

Project No: 25-4172

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N

Site Plan

SCALE: 1"=40'

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	QUANTITY
Ex-W		(20) (20) 2200K CCT, 70 CRI LEDS	GEKKO WALL PACK 12000LM PACKAGE 70CRI 2200K FIXTURE w/ TYPE IV WIDE DISTRIBUTION OPTIC	ELECTRONIC	WALL	COOPER LIGHTING SOLUTIONS – McGraw-Edison, GKO-PB2E-722-U-T4W	120V 1P 2W	Existing Wallpack	BUG Rating: B2-U0-G2	8
S-1		(32)	GALLEON AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	ELECTRONIC	POLE	COOPER LIGHTING SOLUTIONS – McGRAW-EDISON (FORMERLY EATON), GALN-SA2C-740-U-SL4-HSS	120V 1P 2W	Mounting Height: 15.0'	BUG Rating: B1-U0-G2	6
W-1		(20) (20) 2200K CCT, 70 CRI LEDS	GEKKO WALL PACK 12000LM PACKAGE 70CRI 2200K FIXTURE w/ TYPE IV WIDE DISTRIBUTION OPTIC	ELECTRONIC	WALL	COOPER LIGHTING SOLUTIONS – McGraw-Edison, GKO-PB2E-722-U-T4W	120V 1P 2W	Mounting Height: 15.0'	BUG Rating: B2-U0-G2	3

SITE LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (27)
- PROPOSED SIGN
- PROPOSED LIGHT POLE AND FIXTURE (15' M.H.)
- PROPOSED BLDG. MOUNTED LIGHT
- PROPOSED ASPHALT PAVEMENT

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

40' 40 0 40 80Ft.

CARMINA WOOD DESIGN

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Commercial Development

7631 Transit Road
Clarence, NY

REVISIONS:

No.	Description	Date

PRELIMINARY
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DRAWING NAME:

Site Lighting Plan

Date: 05.01.26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

LP-100

Project No: 25-4172

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WOLCOTT (66.00' WIDE) ROAD

DANN ROAD

TRANSIT (66.00' WIDE) ROAD

8055 WOLCOTT ROAD

7601 TRANSIT ROAD

BENCHMARK
TOP OF SHUT OFF VALVE
ON HYDRANT 585.36'

BENCHMARK
TOP OF SHUT OFF VALVE
ON HYDRANT 585.66'

STDI
RIM=582.50'
INV 18" CMP W=578.85
INV 18" CMP E=578.95

STDI
RIM=582.85'
NV 18" CMP W=579.25'
INV 18" CMP E=579.60'
INV 12" CMP S=579.83'

STDI
RIM=582.85'
NV 18" CMP W=579.25'
INV 18" CMP E=579.60'
INV 12" CMP S=579.83'

STDI
RIM=582.67'
INV 12" CMP N=580.07'
INV 6" PVC SW=580.35'

STDI
RIM=582.95'
INV 12"CMP W=580.87'

OUTPARCEL/LEASE AREA
165'x225' (0.85 AC±)

PROPOSED FRONT
RETAIL AREA
120'x60'
F.F.E. 585.70

PROPOSED REAR RETAIL AREA
120'x300'
F.F.E. 585.70

COVERT EX. BLDG
TO RETAIL SPACE
15,450 SF±
F.F.E. 583.9±

BRICK BLDG
FF ELEV =583.80'
BYD RIM=582.90'
INV 6" PVC S=580.50'

BYD RIM=582.90'
SUMP=579.85'

BYD PAVED OVER

FF ELEV =583.90'

FF ELEV =583.79'

FF ELEV =583.90'

FR. BARN

SHED

SHED

WATER METER PIT

WATER VALVE

HYDRANT & VALVE

HYDRANT & VALVE

BIORETENTION BOTTOM EL. 581.20

SPILLWAY EL. 581.70

END SECTION 579.35

END SECTION 579.50

MEET EX. GRADE

LIMIT OF FILL

SWALE @ 0.21%

SWALE @ 0.21%

582.8± MATCH EX.

582.9± MATCH EX.

583.6± MATCH EX.

583.7± MATCH EX.

581.71 SWALE

581.92

581.97 SWALE

582.32 SWALE

582.26 SWALE

582.90 SWALE

CB X RIM 583.00

CB X RIM 581.70

CB X RIM 584.20

CB X RIM 584.80

CB X RIM 584.40

CB X RIM 583.70

TC 585.40 BC 584.90

TC 585.55 BC 585.48

TC 585.55 BC 585.05

SE COR. OF HEADWALL=581.92' INV 18"CIP E=579.59'

INV 12"TILE W =579.83'

INV 24"PIPE N=578.46'
INV 24"PIPE S=578.56'
INV 18"CIP W=579.16'

582.63 582.64 582.65 582.66 582.67 582.68 582.69 582.70 582.71 582.72 582.73 582.74 582.75 582.76 582.77 582.78 582.79 582.80 582.81 582.82 582.83 582.84 582.85 582.86 582.87 582.88 582.89 582.90 582.91 582.92 582.93 582.94 582.95 582.96 582.97 582.98 582.99 583.00 583.01 583.02 583.03 583.04 583.05 583.06 583.07 583.08 583.09 583.10 583.11 583.12 583.13 583.14 583.15 583.16 583.17 583.18 583.19 583.20 583.21 583.22 583.23 583.24 583.25 583.26 583.27 583.28 583.29 583.30 583.31 583.32 583.33 583.34 583.35 583.36 583.37 583.38 583.39 583.40 583.41 583.42 583.43 583.44 583.45 583.46 583.47 583.48 583.49 583.50 583.51 583.52 583.53 583.54 583.55 583.56 583.57 583.58 583.59 583.60 583.61 583.62 583.63 583.64 583.65 583.66 583.67 583.68 583.69 583.70 583.71 583.72 583.73 583.74 583.75 583.76 583.77 583.78 583.79 583.80 583.81 583.82 583.83 583.84 583.85 583.86 583.87 583.88 583.89 583.90 583.91 583.92 583.93 583.94 583.95 583.96 583.97 583.98 583.99 584.0 584.1 584.2 584.3 584.4 584.5 584.6 584.7 584.8 584.9 585.0 585.1 585.2 585.3 585.4 585.5 585.6 585.7 585.8 585.9 586.0 586.1 586.2 586.3 586.4 586.5 586.6 586.7 586.8 586.9 587.0 587.1 587.2 587.3 587.4 587.5 587.6 587.7 587.8 587.9 588.0 588.1 588.2 588.3 588.4 588.5 588.6 588.7 588.8 588.9 589.0 589.1 589.2 589.3 589.4 589.5 589.6 589.7 589.8 589.9 590.0 590.1 590.2 590.3 590.4 590.5 590.6 590.7 590.8 590.9 591.0 591.1 591.2 591.3 591.4 591.5 591.6 591.7 591.8 591.9 592.0 592.1 592.2 592.3 592.4 592.5 592.6 592.7 592.8 592.9 593.0 593.1 593.2 593.3 593.4 593.5 593.6 593.7 593.8 593.9 594.0 594.1 594.2 594.3 594.4 594.5 594.6 594.7 594.8 594.9 595.0 595.1 595.2 595.3 595.4 595.5 595.6 595.7 595.8 595.9 596.0 596.1 596.2 596.3 596.4 596.5 596.6 596.7 596.8 596.9 597.0 597.1 597.2 597.3 597.4 597.5 597.6 597.7 597.8 597.9 598.0 598.1 598.2 598.3 598.4 598.5 598.6 598.7 598.8 598.9 599.0 599.1 599.2 599.3 599.4 599.5 599.6 599.7 599.8 599.9 600.0

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	101
PROPOSED SPOT ELEVATION	100.00
PROPOSED TOP/BOTTOM OF CURB	TC 100.50 BC 100.00
PROPOSED CATCH BASIN	CB
PAVEMENT/GROUND SLOPE	
PROPOSED MANHOLE	MH
PROPOSED SWALE	

FLOOD ELEVATION - ZONE AE
FEMA BASE FLOOD EL (BFE) = 585.20
MIN. F.F.E. REQD = 585.70

*FILL BUILDING PAD LOCATIONS WITHIN FLOOD PLAIN TO MINIMUM ELEVATION 585.70 PRIOR TO CONSTRUCTION OF BUILDINGS, FILE LOMR-F TO REMOVE THESE AREAS FROM THE 100-YEAR FLOOD PLAIN.

NOTE: PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD ZONE AE ACCORDING TO FIRM PANEL 36029C0087H WITH AN EFFECTIVE DATE OF 6/7/2019. BASE FLOOD ELEVATION IS 585.2 (NAVD 88)

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

30' 0 30 60Ft.

N

Grading Plan
SCALE: 1"=30'

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

Commercial Development
7631 Transit Road
Clarence, NY

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Grading Plan

Date: 05.01.26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-200

Project No: 25-4172

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WOLCOTT (66.00' WIDE) ROAD

DANN ROAD

TRANSIT (66.00' WIDE) ROAD

7601 TRANSIT ROAD

8055 WOLCOTT ROAD

OUTPARCEL/LEASE AREA
165'x225' (0.85 AC±)

PROPOSED FRONT RETAIL AREA
120'x60'
F.F.E. 585.70

PROPOSED REAR RETAIL AREA
120'x300'
F.F.E. 585.70

COVERT EX. BLDG TO RETAIL SPACE
15,450 SF±
F.F.E. 583.9±

DRY DETENTION BASIN

BIORETENTION BOTTOM EL. = 581.20

APPROX. LOCATION 8" AIP WATER PER COMPANY RECORDS, PLUG

APPROXIMATE LOCATION OF 3" GASLINE PER COMPANY RECORDS

APPROX. LOCATION 8" PVC WATER PER COMPANY RECORDS

APPROX. LOCATION 12" PVC WATER PER COMPANY RECORDS

APPROX. LOCATION 10" AIP WATER PER COMPANY RECORDS

APPROX. LOCATION 4" FIRE SERVICE PER COMPANY RECORDS

APPROXIMATE LOCATION OF 4" GASLINE PER COMPANY RECORDS

CORE DRILL, CONNECT TO EX. CB INV 579.00

50 LF 8" HDPE @ 0.58%

CB X RIM 583.00 INV 579.29

12 LF 15" HDPE @ 0.5%

END SECTION INV 579.35

CB X RIM 581.70 INV 579.70

END SECTION INV 579.50

60 LF 6" PERFORATED HDPE UNDERDRAIN @ 0.25%

60 LF 6" PERFORATED HDPE UNDERDRAIN @ 0.25%

CB X RIM 581.70 INV 579.85

END SECTION INV 581.20

CB X RIM 583.00 INV 581.48

30 LF 18" HDPE @ 0.6%

END SECTION INV 581.20

CB X RIM 584.20 INV 581.97

CB X RIM 584.80 INV 581.68

96 LF 12" HDPE @ 0.3%

96 LF 12" HDPE @ 0.3%

CB X RIM 584.80 INV 581.39

CB X RIM 581.70 INV 579.85

62 LF 12" HDPE @ 0.45%

112 LF 12" HDPE @ 0.5%

101 LF 12" HDPE @ 0.3%

CB X RIM 584.40 INV 582.27

STDI RIM=581.66' INV 24"PIPE E=578.46' INV 24"PIPE S=578.56' INV 18"CIP W=579.16'

6" PERIMETER DRAIN, CONNECT ROOF DOWNSPOUTS, TYP.

CB X RIM 583.70 INV 581.71

60 LF 8" HDPE @ 0.2%

63 LF 8" HDPE @ 0.2%

CB X RIM 584.40 INV 582.40

CB X RIM 583.70 INV 581.83

STDI RIM=582.50' INV 18" CMP W=578.85 INV 18" CMP E=578.95

STDI RIM=582.85' NV 18" CMP W=579.25' INV 18" CMP E=579.60' INV 12" CMP S=579.83'

STDI RIM=582.85' NV 18" CMP W=579.25' INV 18" CMP E=579.60' INV 12" CMP S=579.83'

STDI RIM=582.67' INV 12" CMP N=580.07' INV 6" PVC SW=580.35'

STDI RIM=582.95' INV 12"CMP W=580.87'

BYD RIM=582.90' SUMP=579.85'

BYD PAVED OVER

BYD RIM=5 INV 6

BRICK BLDG

FR. BARN

SHED

SHED

WATER VALVE

WATER METER PIT

HYDRANT & VALVE

VENT

SE COR. OF HEADWALL=581.92' INV 18"CIP E=579.59'

INV 12"TILE W =579.83'

DRAINAGE DITCH

LIMIT OF FILL

30.41'

PROPOSED STORM DRAINAGE LEGEND

PROPOSED STORM PIPE	ST
PROPOSED PERFORATED STORM PIPE	
PROPOSED CATCH BASIN	
PROPOSED MANHOLE	
PROPOSED CLEANOUT	

CB: CATCH BASIN
MH: MANHOLE

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

30' 30 0 30 60Ft.

N

Storm Drainage Plan

SCALE: 1"=30'

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Commercial Development

7631 Transit Road
Clarence, NY

REVISIONS:

No.	Description	Date

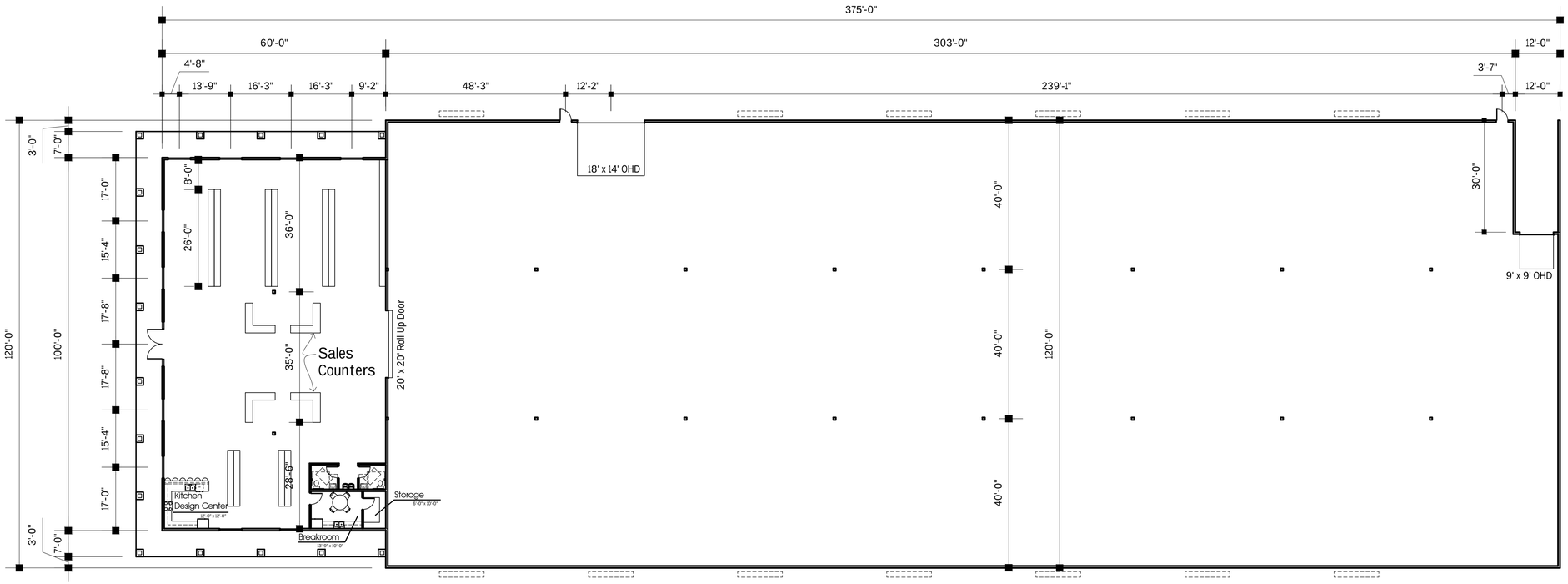
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Storm Drainage Plan

Date: 05.01.26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-300

Project No: 25-4172



Floor Plan

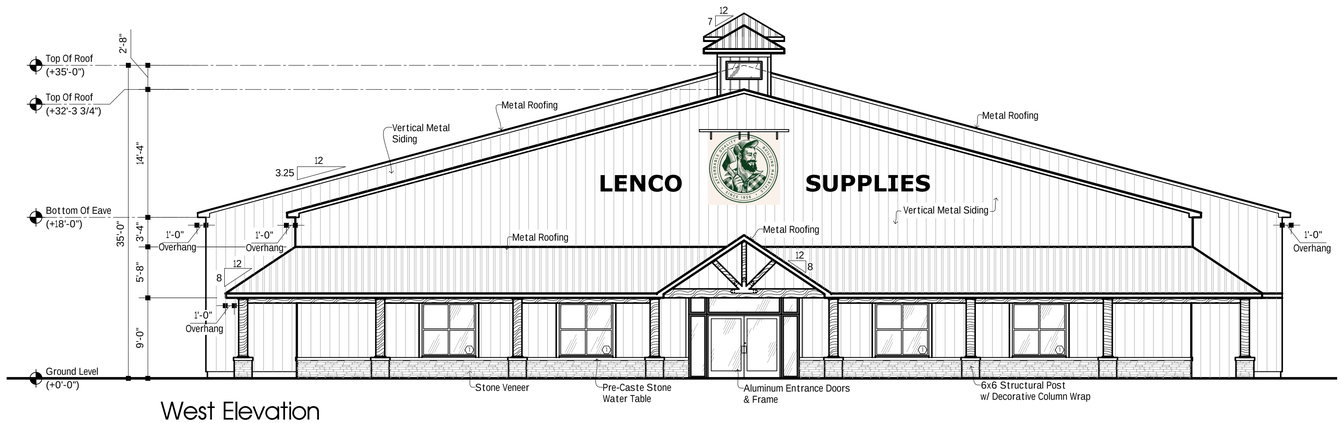
43,440 Square Feet

1/16" = 1'-0"

Concept Floor Plan

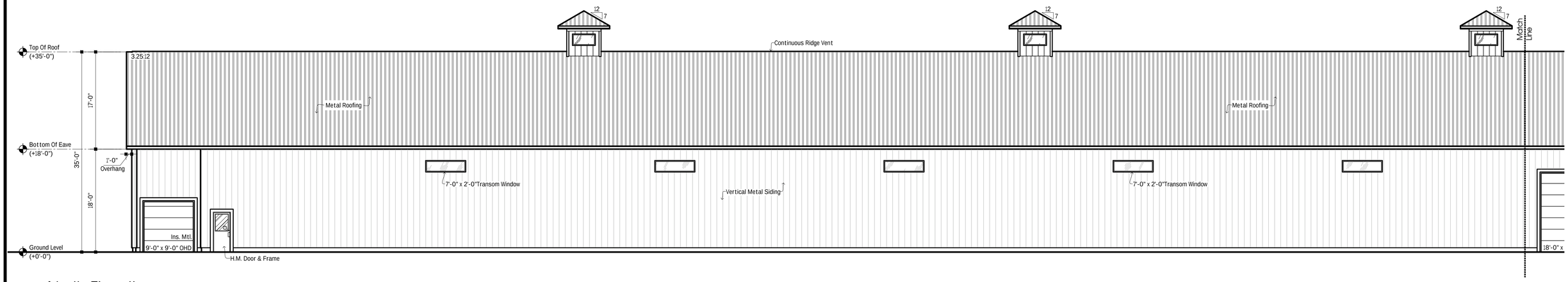
7631 Transit Road
Clarence, NY 14221
6/15/2026

SUTTON architecture
"Design 2 Build"



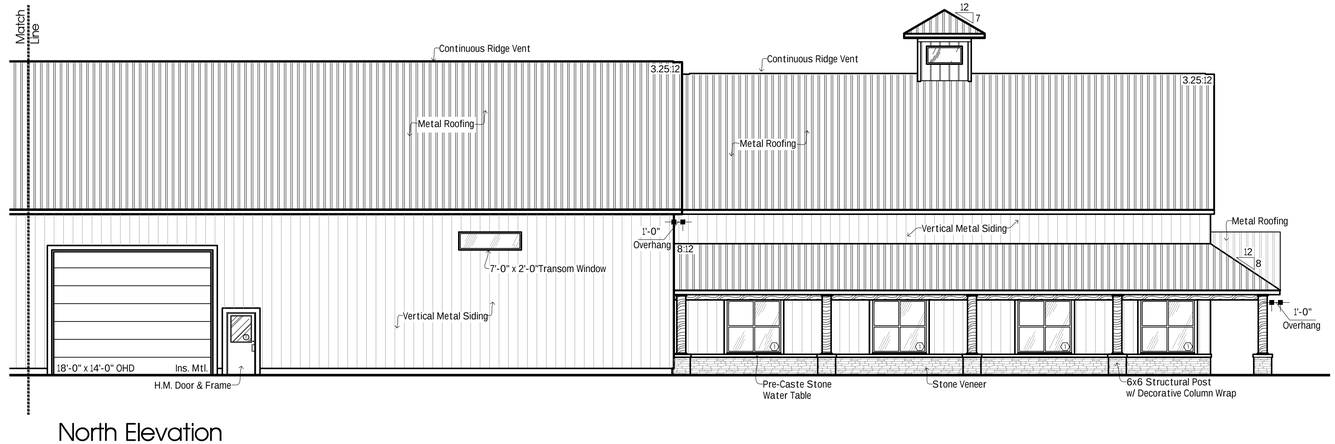
West Elevation

1/8" = 1'-0"



North Elevation

1/8" = 1'-0"



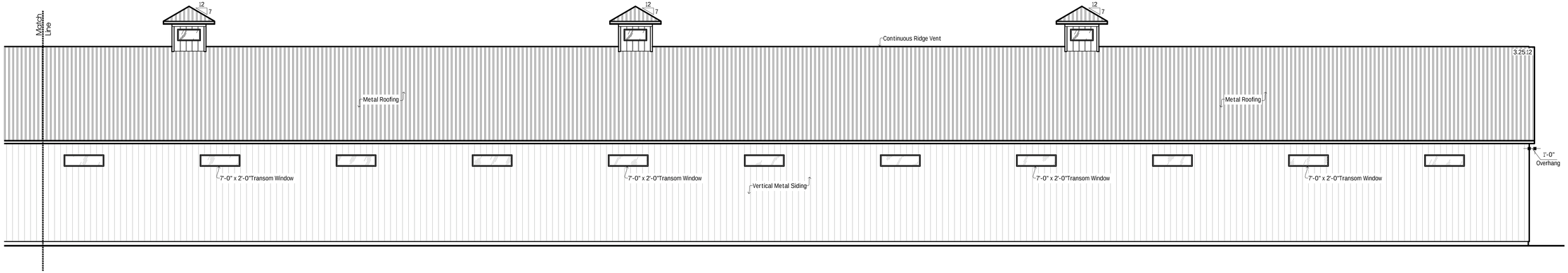
North Elevation

1/8" = 1'-0"

Concept Elevations

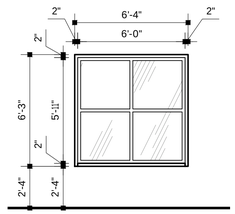
7631 Transit Road
Clarence, NY 14221
6/15/2026

SUTTON architecture
"Design 2 Build"



South Elevation

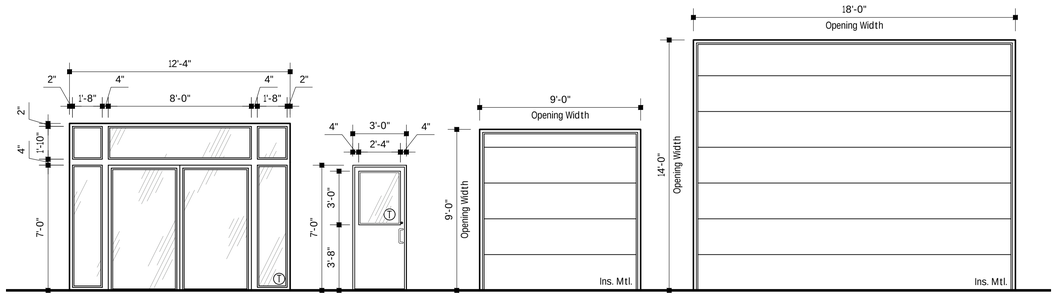
1/8" = 1'-0"



W1

Window Schedule

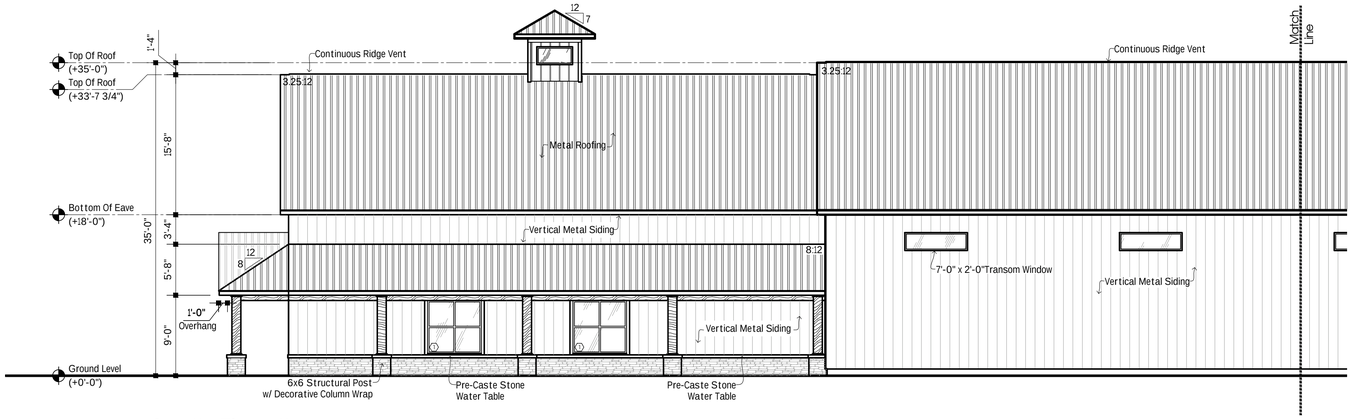
1/4" = 1'-0"



D1 D2 D3 D4

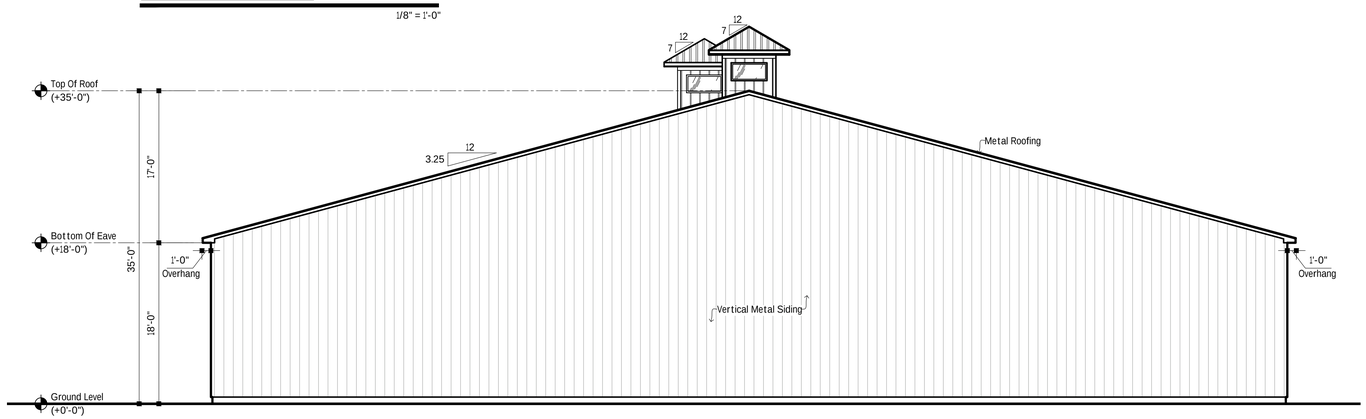
Door Schedule

1/4" = 1'-0"



South Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"

Concept Elevations

7631 Transit Road
Clarence, NY 14221
6/15/2026

SUTTON architecture
"Design 2 Build"


LENCO
SUPPLIES


LENCO
SUPPLIES


LENCO
SUPPLIES



Existing Configuration 2026





Legend

Parcels

8815 Goodrich Road

Size:
+/- 4.80 acres Total
+/- 4.39 acres E. Goodrich Rd.
+/- 0.41 acres W. Goodrich Rd.

Frontage:
+/- 266.98' – E. Goodrich Rd.
+/- 40.19' – E. Tona. Crk. Rd.
+/- 252.47' – W. Goodrich Rd.
+/- 78.74' – W. Tona. Crk. Rd.

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

0.1 0 0.04 0.1 Miles

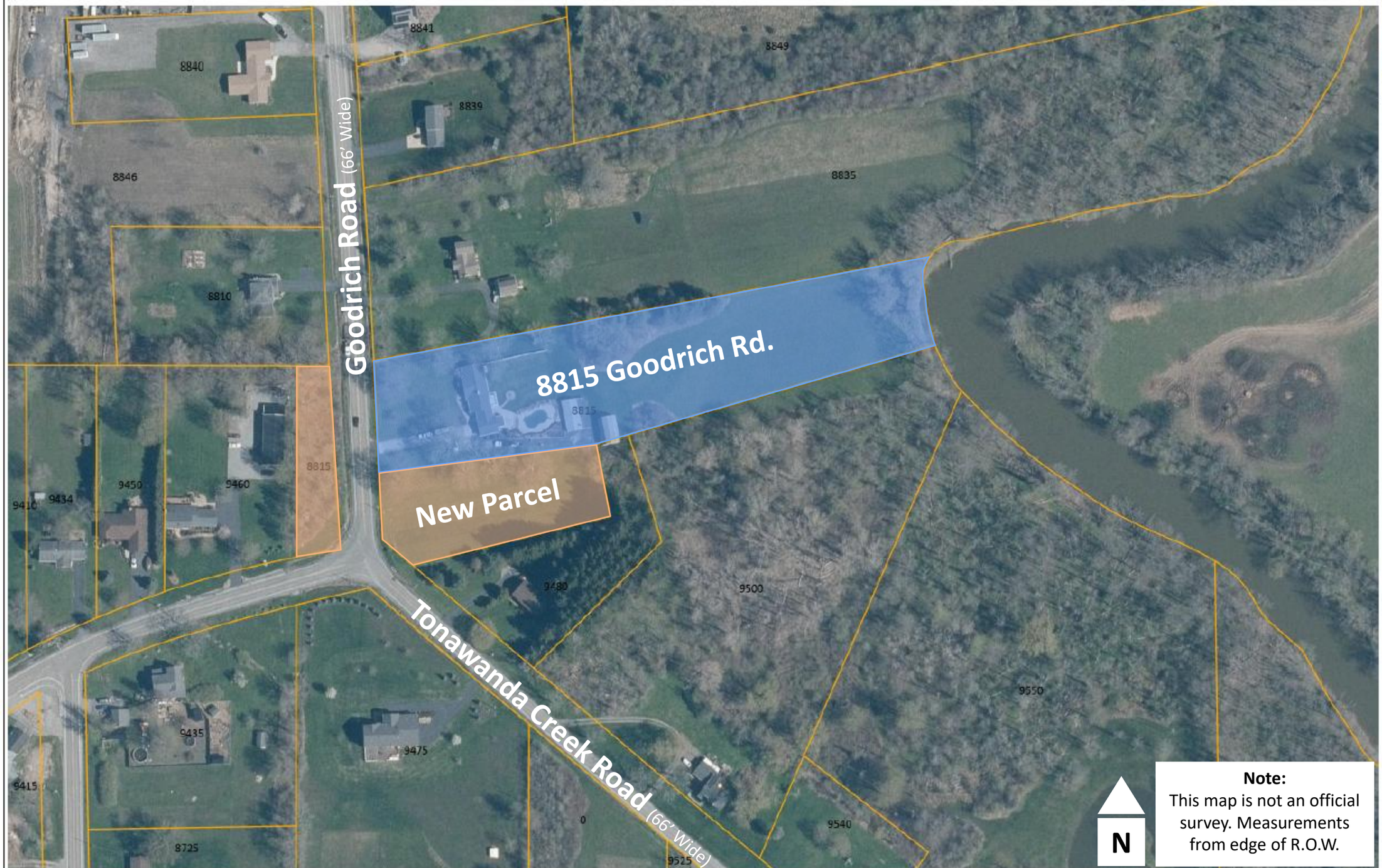
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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



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



Legend

Parcels

8815 Goodrich Road
Size:
+/- 3.47 acres Total
Frontage:
+/- 150.0' – E. Goodrich Rd.

New Parcel
Size:
+/- 1.33 acres Total
+/- 0.92 acres E. Goodrich Rd.
+/- 0.41 acres W. Goodrich Rd.
Frontage:
+/- 116.98' – E. Goodrich Rd.
+/- 40.19' – E. Tona. Crk. Rd.
+/- 252.47' – W. Goodrich Rd.
+/- 78.74' – W. Tona. Crk. Rd.

1: 2,257

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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N

NO PHYSICAL BOUNDS

REPUTED OWNER
WILLIAM R. & BARBARA A. KERN
L-8378, P-45

(66.0' WIDE)

℄

20.80' DEED

(FORMERLY CLARENCE ROAD)

REPUTED OWNER
NANCY J. CHURCHILL
L-9017, P-351

946.02' DEED
SOUTH LINE L-8839, P-349
949.11'± DEED & MEAS.
919.58' DEED = 837.29' MEAS.

NOW OR FORMERLY
PAUL WILLAX
L-8839, P-349

SET IRON PIPE W/CAP

36" ASH

TONAWANDA CREEK

312'± DEED= 259'± MEAS.

TOP OF BANK

WATERS EDGE

EX. IRON PIPE

498'± DEED= 494'± MEAS.

REPUTED OWNER
SALLY FREEBERG, ET AL
L-11008, P-3080
FIRST DESCRIBED PARCEL
4.39± Ac.

59.11' DEED=
58.73' MEAS.

EX. IRON PIPE
0.53' EAST

EX. IRON PIPE
0.53' EAST

EX. IRON PIPE
2.17' NORTH
0.20' EAST

EX. IRON PIPE
0.46' EAST

90°-06'-45"

90°-06'
DEED & MEAS.

119.53'

42.20'

42.35'

30.75'

15.3'

4.0'

34.0'

8.0'

CONC. STOOP
W/OVERHANG

HO. NO. 8815

62.25'

13.0'

20.7'

26.0'

11.8'

16.2'

4.0'

20.7'

CONC. STOOP
W/OVERHANG

20.15'

44.2'

GARAGE

12.1'

ROOFED ENC.

BARN

38.4'

24.6'

21.30'

20.79'

140.86'

EX. IRON PIPE

EX. IRON PIPE

90°-00'

100.0' DEED
& MEAS.

90°-00'

EX. IRON PIPE
0.61' NORTH
1.14' EAST

REPUTED OWNER
LAWRENCE R. & JANE E. BROWN
L-7847, P-349

RALPH M. & MARY E. GRAF
L-9905, P-567

274.39' DEED= 274.89' MEAS.

VACANT

REPUTED OWNER
SALLY FREEBERG, ET AL
L-11008, P-3080
SECOND DESCRIBED PARCEL
0.41± Ac.

257.65' DEED= 266.98' MEAS.

250.97' DEED= 252.47' MEAS.

SEE 15' WIDE RIGHT OF WAY TO
IROQUOIS GAS CORPORATION
L-7405, P-566

15' DEED

172.29'

77°-25' DEED=
77°-57'-40" M

EX. IRON PIPE
0.73' NORTH
0.95' EAST

80.07' DEED=
78.74' MEAS.

EX. IRON PIPE
0.17' EAST

EX. IRON PIPE
1.06' EAST

SET IRON PIPE
W/CAP

49.67'
40.19' DEED=
MEAS.

135°-30'-10" DEED=
134°-29'-57" MEAS.

EX. IRON PIPE
1.19' NORTH
6.72' EAST

SET IRON PIPE
W/CAP

298.12' DEED= 305.52' MEAS.

53°-45'-45" DEED=
53°-03'-04" MEAS.

REPUTED OWNER
EILEEN A. GREENE
L-11118, P-1467

TONAWANDA CREEK ROAD (66.0' WIDE) ℄

EAST LINE LOT-25

WEST LINE LOT-23

NOTES:

1) SEE RIGHT OF WAY TO IROQUOIS GAS CORPORATION L-7405, P-567. DOES NOT APPEAR TO AFFECT PREMISES. (SOUTHERLY SIDE OF TONAWANDA CREEK ROAD)
2) SEE EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. AND NEW YORK TELEPHONE COMPANY L-6268, P-389. (NO SPECIFIC LOCATION DESCRIBED)

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK PHONE 434-9138
BUFFALO, NEW YORK PHONE 625-8360

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NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

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

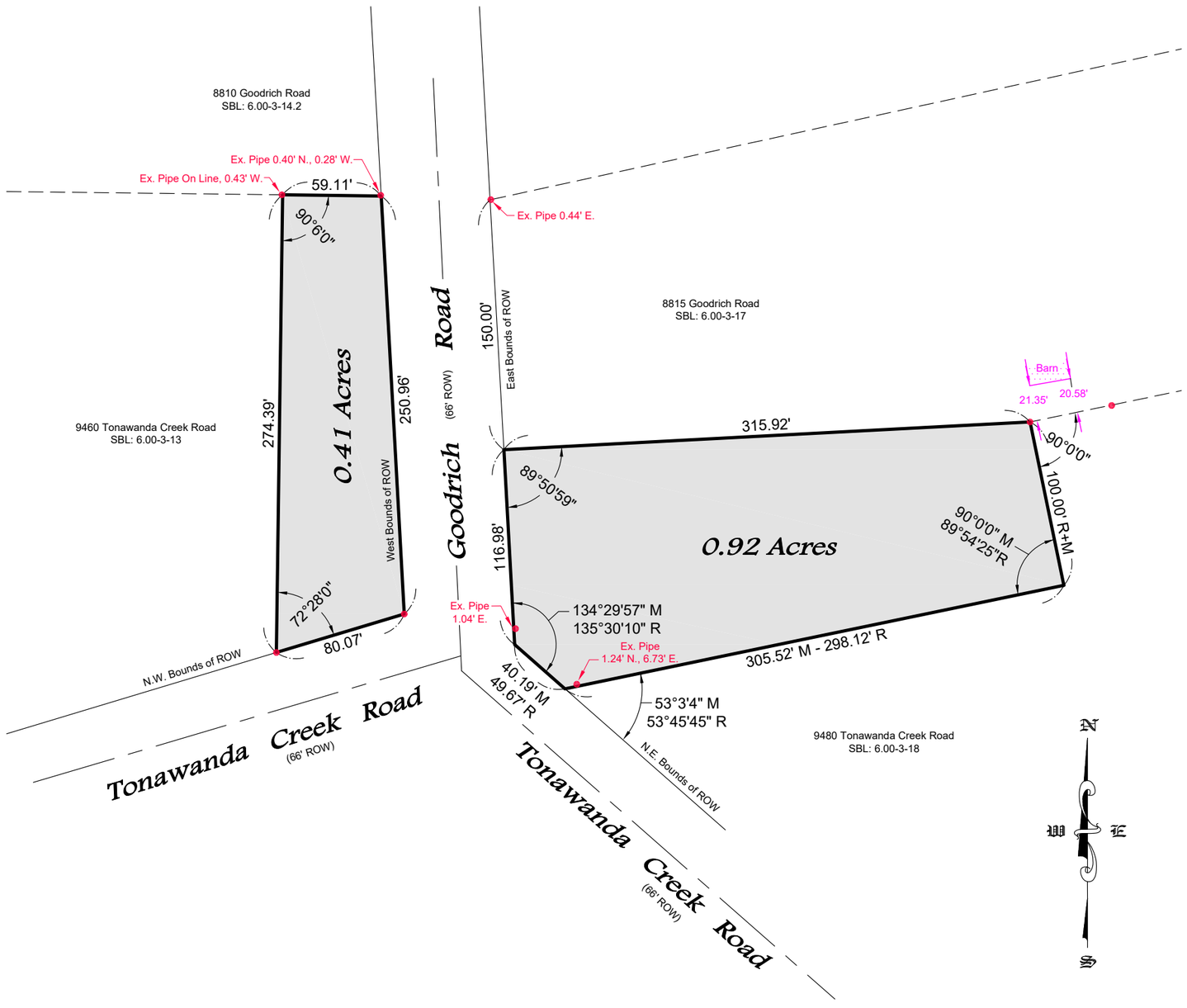
RESURVEY	REVISION

SURVEY OF PART OF LOT-23, TWP.-13, R.-6, HOLLAND PURCHASE

LOCATION: TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

JOB No. 889-C | SCALE: 1"= 50' | DATE: DECEMBER 10, 2008

DRAWN
COMP.
DESC.
CHECKED



Miscellaneous Notes

MN1 All dimensions are in the "U.S. Survey Foot" unless specified otherwise.

MN2 Certain easements and /or utility lines, may or may not be shown hereon, however **this shall not imply** that all easements or utilities affecting premises are shown.

MN3 Unauthorized Alteration or Addition to this Survey Map is a Violation of Section 7209 Provision 2 of the New York State Education Law.

MN4 **This Survey was prepared without the benefit of an up-to-date abstract of title** and is subject to any state of facts that may be revealed by an examination of such.

MN5 SKETCH ONLY - THIS IS NOT A FINAL BOUNDARY SURVEY

Legend of Symbols & Abbreviations

IP / ReRod
Power Pole

N.	North	Enc.	Encroachment
S.	South	ROW	Right-of-way
E.	East	℄	Centerline
W.	West		Indicates Mutual Owner
°	Degrees	N/F	Now or Formerly
'	Ft. or Min.	One Chain = 66.0 Ft.	
"	In. or Sec.	One Meter = 3.2808333 Ft.	
R	Record	One Acre = 43,560.0 Sq.Ft.	
M	Measured		
L.	Liber		
P.	Page		
Ex.	Existing		

Property Boundary
Line of Record
Edge of R.O.W.
Holland Land Co. Lot Line
Road Centerline
Fence

Sketch

Being Part of
Lot 23 Township 13 Range 6
Holland Purchase
Town of Clarence
Erie County, New York

Surveyor's Certification

I hereby certify

that this survey was prepared in accordance with the current **Code of Practice for Land Surveyors.**

This certification does not extend to subsequent owners, mortgages, or insurers unless this survey has been re-surveyed for this purpose by the surveyors. This certification is void unless signed by the surveyor listed below. This certification is null and void if the fee for said certification is not paid.

Survey Prepared By:
Licensed Surveyor: David S. Freeman
License No.: 50480
In the State of: New York

Date of Survey: May 20, 2026
Date of Last Revision: May 29, 2026
Drawing Scale: 1" = 75'
Freeman Job No. 17362

Freeman Land Surveying PLLC
Resurveying the Holland Land Company for the 21st Century
10432 Cump Road - Glenwood, N.Y. 14069
Phone: (716) 592-7740, Email: Survey@FreemanSurveyors.com

Freeman Land Surveying PLLC 716-592-7740

Freeman Land Surveying PLLC Copyright 2026

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:
Fieramusca Minor Subdivision

Project Location (describe, and attach a location map):
8815 Goodrich Road

Brief Description of Proposed Action:
Minor subdivision of land to create one (1) new lot of record in the Agricultural Floodzone.

Name of Applicant or Sponsor:	Telephone: (716) 553-8126
Kathleen Fieramusca	E-Mail: kfoxyds@verison.net

Address:
8815 Goodrich Road

City/PO:	State:	Zip Code:
Clarence Center	NY	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 from Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 4.80 acres
   b. Total acreage to be physically disturbed? 0.00 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.80 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☑ Agriculture ☑ Aquatic ☐ Other(Specify):
   ☐ Parkland

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

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

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
Minor subdivision of land only. No physical land disturbance as a result of this requested action.	☐	☑
_____		

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

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

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

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

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

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

☐ Wetland ☐ Urban ☐ Suburban

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

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

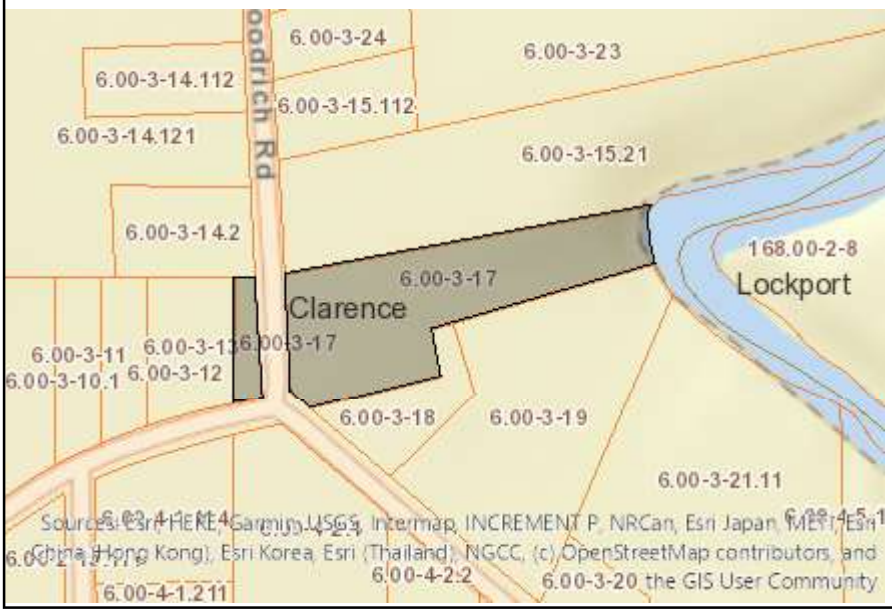
Applicant/sponsor/name: Kathleen Fieramusca Date: June 1, 2026

Signature: ON FILE Title: Applicant

PRINT FORM

EAF Mapper Summary Report

Tuesday, June 2, 2026 8:33 AM



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



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

Agency Use Only [If applicable]

Project: 8815 Goodrich Rd - Minor Sub

Date: 07-01-2026

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: 8815 Goodrich Road - M

Date: 07-01-2026

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 one (1) new vacant frontage lot along Goodrich Road. There is no physical land disturbance as a result of this approval. The newly created lot and remaining parent parcel meets the minimum lot standards per the Town of Clarence Zoning Code. The lots are not in sharp contrast to the surrounding existing parcels.

☐ 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	07-01-2026
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

Existing Configuration 2026





Legend

Parcels

9825 Martin Rd (Parcel 1)
Size:
+/- 5.6 acres
Frontage:
+/- 239.7' – Martin Road

9855 Martin Rd (Parcel 2)
Size:
+/- 1.9 acres
Frontage:
+/- 357.75' – Martin Road

0 Martin Rd (Parcel 3)
Size:
+/- 31.0 acres
Frontage:
+/- 1,325.8' – County Road
+/- 509.2' – E. Martin Road
+/- 151.9' – W. Martin Road

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

1: 4,514

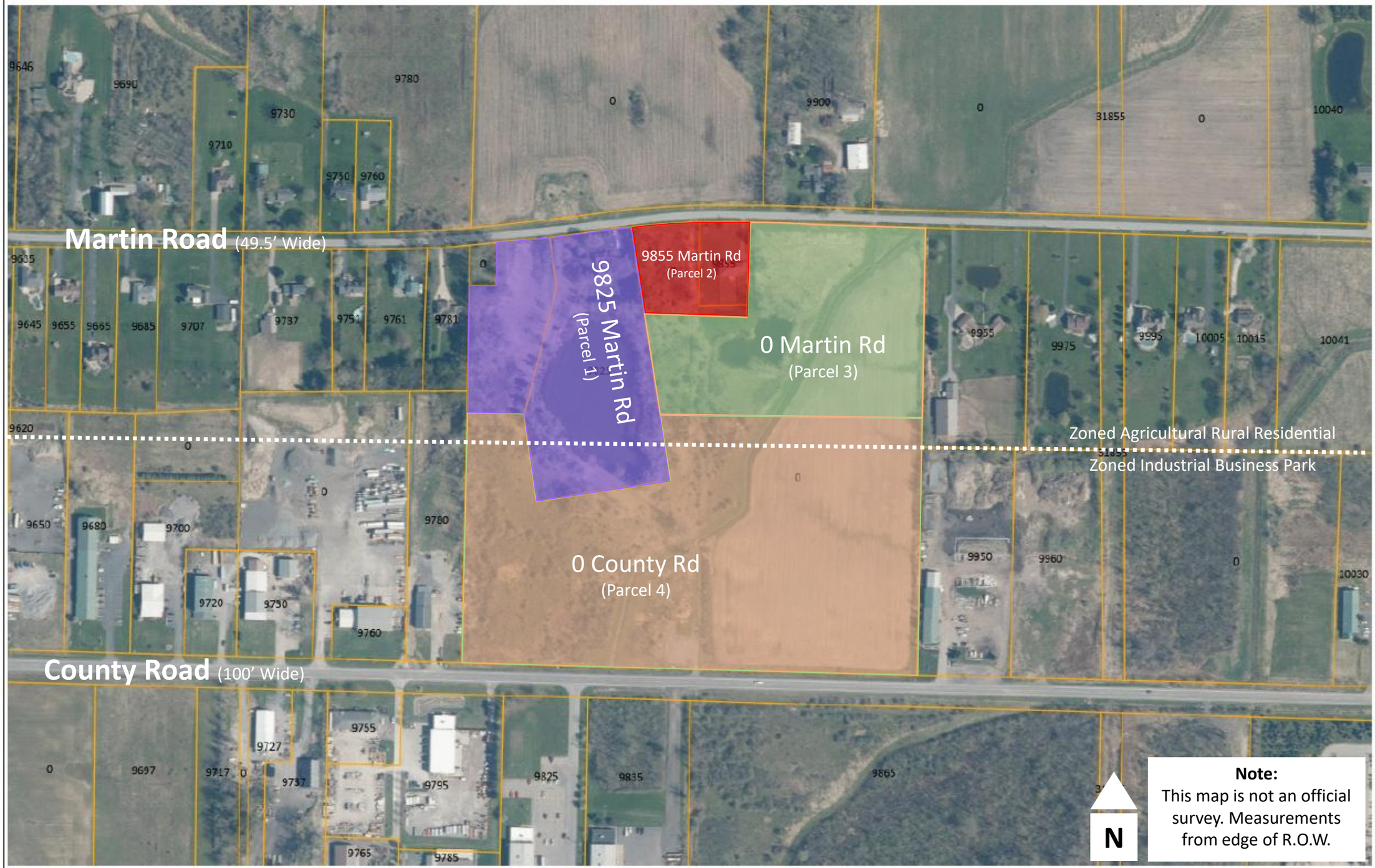
0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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Proposed Configuration 2026





Legend

Parcels

9825 Martin Rd (Parcel 1)
Size:
+/- 7.8 acres
Frontage:
+/- 391.6' – Martin Road

9855 Martin Rd (Parcel 2)
Size:
+/- 1.9 acres
Frontage:
+/- 357.75' – Martin Road

0 Martin Rd (Parcel 3)
Size:
+/- 7.2 acres
Frontage:
+/- 509.2' – Martin Road

0 County Rd (Parcel 4)
Size:
+/- 21.6 acres
Frontage:
+/- 1,325.8' – County Road

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

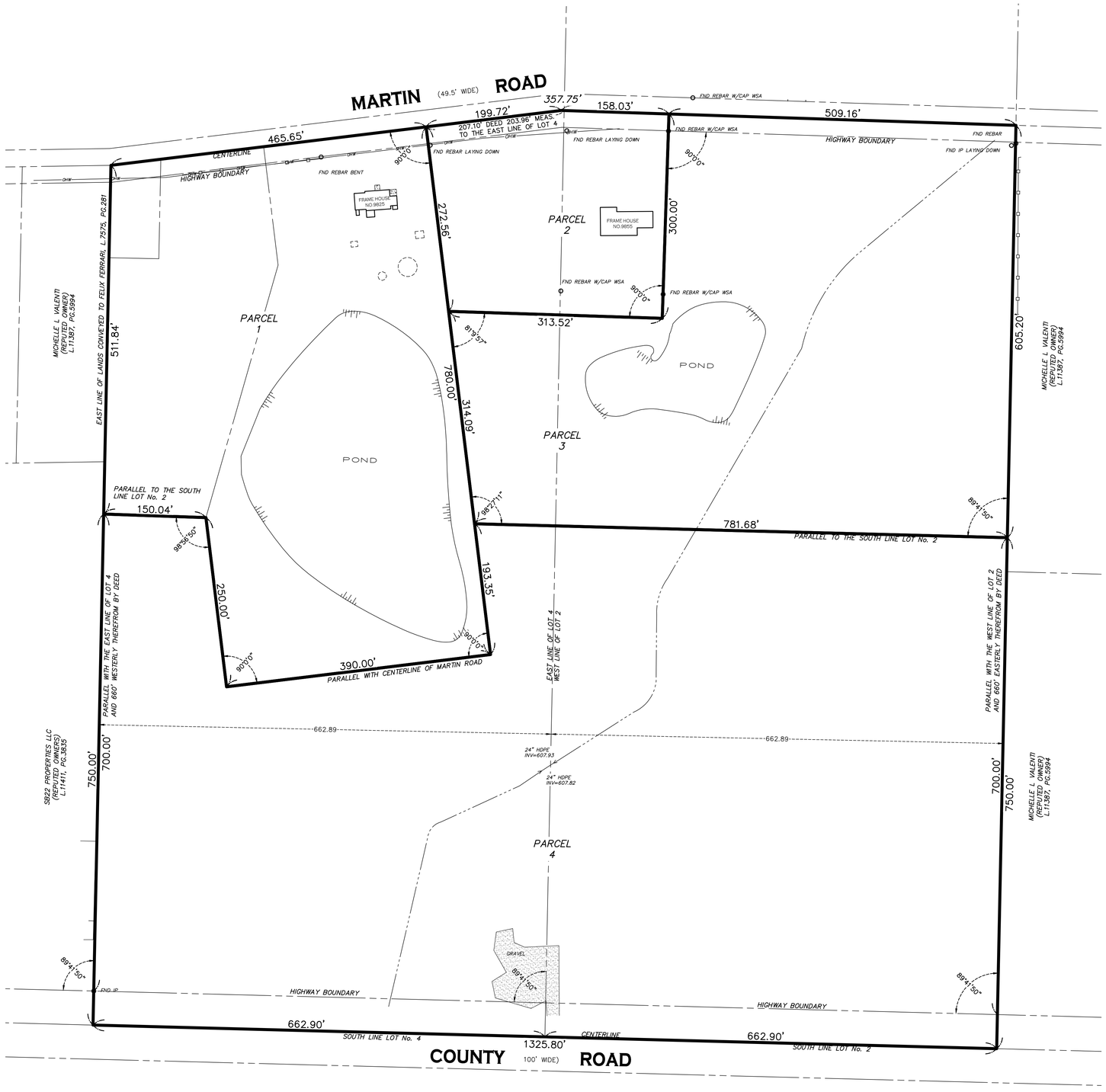
1: 4,514

0.1 0 0.07 0.1 Miles

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DEPARTMENT OF ENVIRONMENT & PLANNING
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LEGAL DESCRIPTION:

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF CLARENCE, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT 4, SECTION 8, TOWNSHIP 12, AND RANGE 6 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF MARTIN ROAD AT THE INTERSECTION WITH EAST LINE OF LANDS CONVEYED TO FELIX FERRARI, L.7575, PG.281, SAID LINE BEING PARALLEL WITH AND 660 FEET RECORD, 662.89 FEET MEASURED WEST OF THE EAST LINE OF LOT 4 AS MEASURED ON A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE; THENCE EASTERLY ALONG THE CENTERLINE OF MARTIN ROAD A DISTANCE OF 465.65 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID CENTERLINE A DISTANCE OF 780.00 FEET; THENCE WESTERLY AND PARALLEL WITH THE CENTERLINE OF MARTIN ROAD A DISTANCE OF 390.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE PREVIOUS COURSE A DISTANCE OF 250.00 FEET; THENCE WESTERLY AND PARALLEL TO THE SOUTH LINE OF LOT 2, SECTION 8, TOWNSHIP 12, RANGE 6 A DISTANCE OF 150.04 TO A LINE PARALLEL TO AND DISTANT 660.00 FEET RECORD, 662.89 FEET MEASURED, WESTERLY FROM THE EAST LINE OF LOT 4; THENCE NORTH ALONG SAID LINE A DISTANCE OF 518.84 FEET TO THE POINT OF BEGINNING.

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF CLARENCE, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOTS 2 AND 4, SECTION 8, TOWNSHIP 12, AND RANGE 6 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF MARTIN ROAD 465.65 FEET EASTERLY FORM THE EAST LINE OF LANDS CONVEYED TO FELIX FERRARI, L.7575, PG.281 AS MEASURED ALONG SAID CENTERLINE, SAID EASTERLY LINE BEING PARALLEL WITH AND 660 FEET RECORD, 662.89 FEET MEASURED WEST OF THE EAST LINE OF LOT 4 AS MEASURED ON A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE; THENCE CONTINUE EASTERLY ALONG SAID CENTERLINE A DISTANCE OF 357.75 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID CENTERLINE A DISTANCE OF 300.00 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE PREVIOUS COURSE A DISTANCE OF 313.52 FEET; THENCE NORTHERLY A DISTANCE OF 272.56 FEET TO THE POINT OF BEGINNING

PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF CLARENCE, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOTS 2 AND 4, SECTION 8, TOWNSHIP 12, AND RANGE 6 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF MARTIN ROAD WHERE SAID CENTERLINE INTERSECTS A LINE PARALLEL WITH AND 660.00 FEET RECORD, 662.89 FEET MEASURED EAST OF THE WEST LINE OF LOT 2 AS MEASURED ON A LINE DRAWN AT RIGHT ANGLES TO SAID WEST LINE; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF LOT 2 A DISTANCE OF 605.20 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF LOT 2 A DISTANCE OF 781.68 FEET; THENCE NORTHERLY AT AN INTERIOR ANGLE OF 98°27'11" A DISTANCE OF 341.09 FEET; THENCE EAST AT AN INTERIOR ANGLE OF 81°19'57" A DISTANCE OF 313.52 FEET; THENCE NORTH AT RIGHT ANGLES TO THE PREVIOUS COURSE A DISTANCE OF 300.00 TO THE POINT OF BEGINNING

PARCEL 4

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF CLARENCE, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOTS 2 AND 4, SECTION 8, TOWNSHIP 12, AND RANGE 6 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF COUNTY ROAD, ALSO BEING THE SOUTH LINE OF LOT 2 WHERE SAID CENTERLINE INTERSECTS A LINE BEING PARALLEL WITH AND 660.00 FEET RECORD, 662.89 FEET MEASURED EAST OF THE WEST LINE OF LOT 2 AS MEASURED ON A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE; THENCE WEST ALONG SAID CENTERLINE AND ALONG THE SOUTH LINE OF LOTS 2 AND 4 A DISTANCE OF 1325.80 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 660 FEET RECORD, 662.89 FEET MEASURED WEST OF THE EAST LINE OF LOT 4 AS MEASURED ON A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF LOT 4 A DISTANCE OF 750.00 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF LOT 2 A DISTANCE OF 150.04 FEET; THENCE SOUTHERLY AT AN INTERIOR ANGLE OF 98°36'50" A DISTANCE OF 250.00 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE PREVIOUS COURSE A DISTANCE OF 390.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE PREVIOUS COURSE A DISTANCE OF 193.35 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF LOT 2 A DISTANCE OF 781.68 FEET TO A LINE PARALLEL WITH AND 660.00 FEET RECORD, 662.89 FEET MEASURED EAST OF THE WEST LINE OF LOT 2 AS MEASURED ON A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF LOT 2 750.00 FEET TO THE POINT OF BEGINNING

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

0 60 90 120 180 240

SCALE: 1"=60'
GRAPHIC SCALE IN FEET

MEMBER OF: NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

MEMBER OF: NIAGARA FRONTIER LAND SURVEYORS ASSOCIATION INC.

DRAWING REVISIONS

ITEM	DATE	DESCRIPTION

DESIGNED BY:
DRAWN BY: DJR
CHECKED BY: DJR
DATE: 10/09/2024

WARNING:
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ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE SURVEYOR'S INK EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES

WM SCHUTT ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

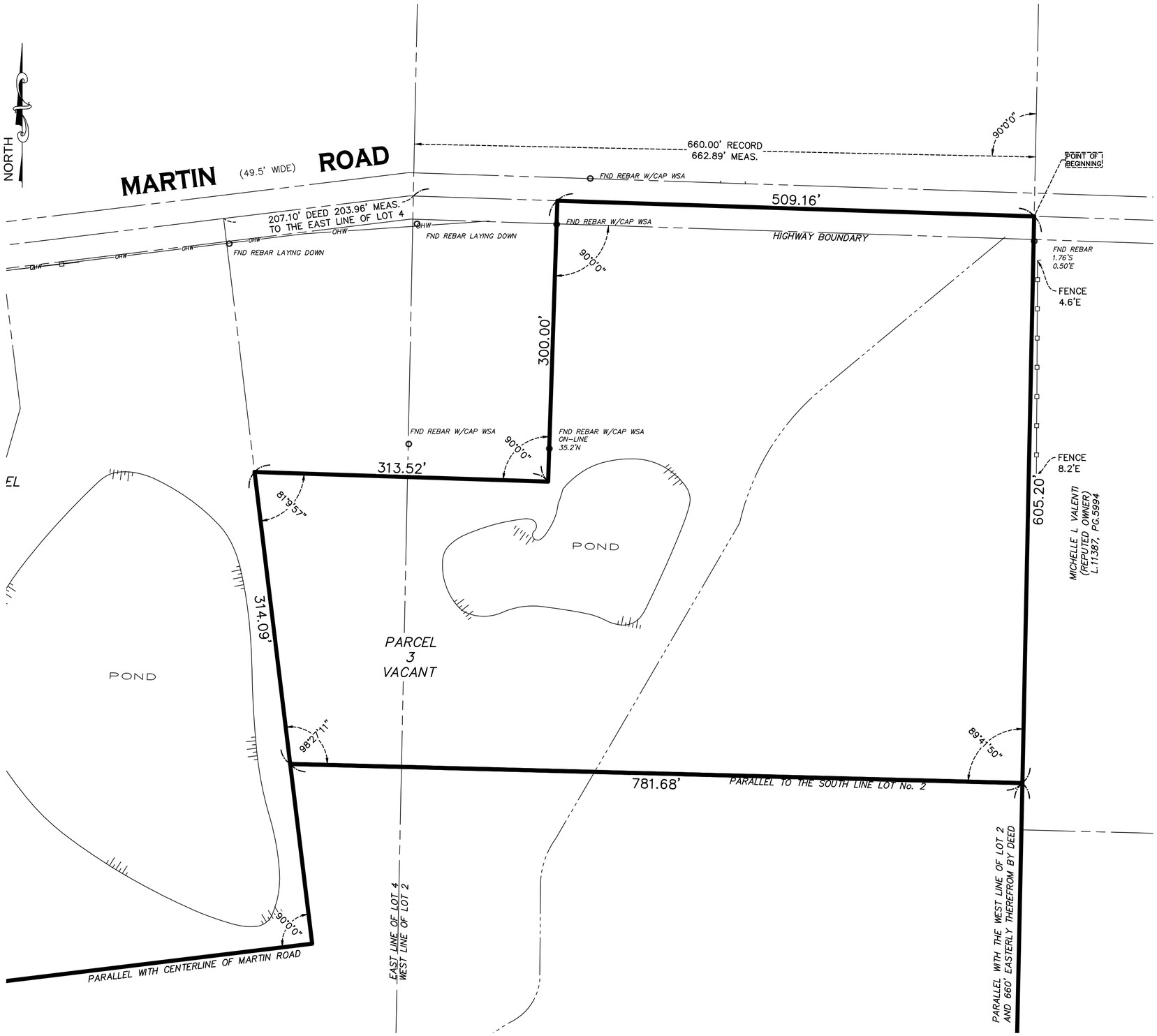
TOWN OF CLARENCE
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 2 & 4, SECTION 8, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY

MARTIN ROAD
BOUNDARY SURVEY

BS-1

DRAWING SCALE: 1"=60'

SURVEY FILE: D/13228-01-GRID
WSA PROJECT NO. 13228



PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF CLARENCE, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOTS 2 AND 4, SECTION 8, TOWNSHIP 12, AND RANGE 6 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF MARTIN ROAD WHERE SAID CENTERLINE INTERSECTS A LINE PARALLEL WITH AND 660.00 FEET RECORD, 662.89 FEET MEASURED EAST OF THE WEST LINE OF LOT 2 AS MEASURED ON A LINE DRAWN AT RIGHT ANGLES TO SAID WEST LINE; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF LOT 2 A DISTANCE OF 605.20 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF LOT 2 A DISTANCE OF 781.68 FEET; THENCE NORTHERLY AT AN INTERIOR ANGLE OF 98°27'11" A DISTANCE OF 341.09 FEET; THENCE EAST AT AN INTERIOR ANGLE OF 81°19'57" A DISTANCE OF 313.52 FEET; THENCE NORTH AT RIGHT ANGLES TO THE PREVIOUS COURSE A DISTANCE OF 300.00 TO THE POINT OF BEGINNING

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

0 80 120 160 240 320

SCALE: 1"=80'
GRAPHIC SCALE IN FEET

BS-1

DRAWING SCALE: 1"=80'

SURVEY FILE: DJ13228-01-GRID-3
WSA PROJECT NO. 13228

TOWN OF CLARENCE
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOTS 2 & 4, SECTION 8, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY

MARTIN ROAD
BOUNDARY SURVEY

WM SCHUTT ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES

DESIGNED BY:	
DRAWN BY:	DJR
CHECKED BY:	DJR
DATE:	10/09/2024

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DRAWING REVISIONS

ITEM	DATE	DESCRIPTION

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:
Minor Sub-Division of Vacant Land on Martin Road, Town of Clarence, NY

Project Location (describe, and attach a location map):
Martin Road, Town of Clarence, NY, Part of SBL# 30.00-4-72.11

Brief Description of Proposed Action:
Looking to parcel off a portion of the land for future use as a residential building lot.

Name of Applicant or Sponsor:	Telephone: 716-908-4311
Estate of Jeanne Smith c/o Maureen Richer	E-Mail: mricher11@gmail.com

Address:
9825 Martin Road

City/PO:	State:	Zip Code:
Clarence Center	NY	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:	☐	☑

3. a. Total acreage of the site of the proposed action? 11.0 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 97 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

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

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

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

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

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

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

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

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

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☑
If Yes, explain the purpose and size of the impoundment: Existing Pond on the site.		
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: Estate of Jeanne Smith c/o Maureen Richer, Executor Date: 6/15/26

Signature: _____ Title: Executor

PRINT FORM

Agency Use Only [If applicable]

Project: Martin Rd & County Rd - Minor Sub

Date: 07-01-2026

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: Martin Rd & County Rd

Date: 07-01-2026

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 one (1) new vacant frontage lot along Martin Road, and the parent parcel would retain land fronting County Road. There is no physical land disturbance as a result of this approval. The newly created lot and remaining parent parcel meets the minimum lot standards per the Town of Clarence Zoning Code. The lots are not in sharp contrast to the surrounding existing parcels.

☐ 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	07-01-2026
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

Existing Configuration 2026





Legend

Parcels

8575 Roll Road

Size:
+/- 4.57 acres

Frontage:
+/- 435' – Roll Road

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

1: 1,128

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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

Proposed Configuration 2026





Legend

Parcels

8575 Roll Road

Size:
+/- 1.3 acres

Frontage:
+/- 230' – Roll Road

New Parcel

Size:
+/- 3.27 acres

Frontage:
+/- 205' – Roll Road

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

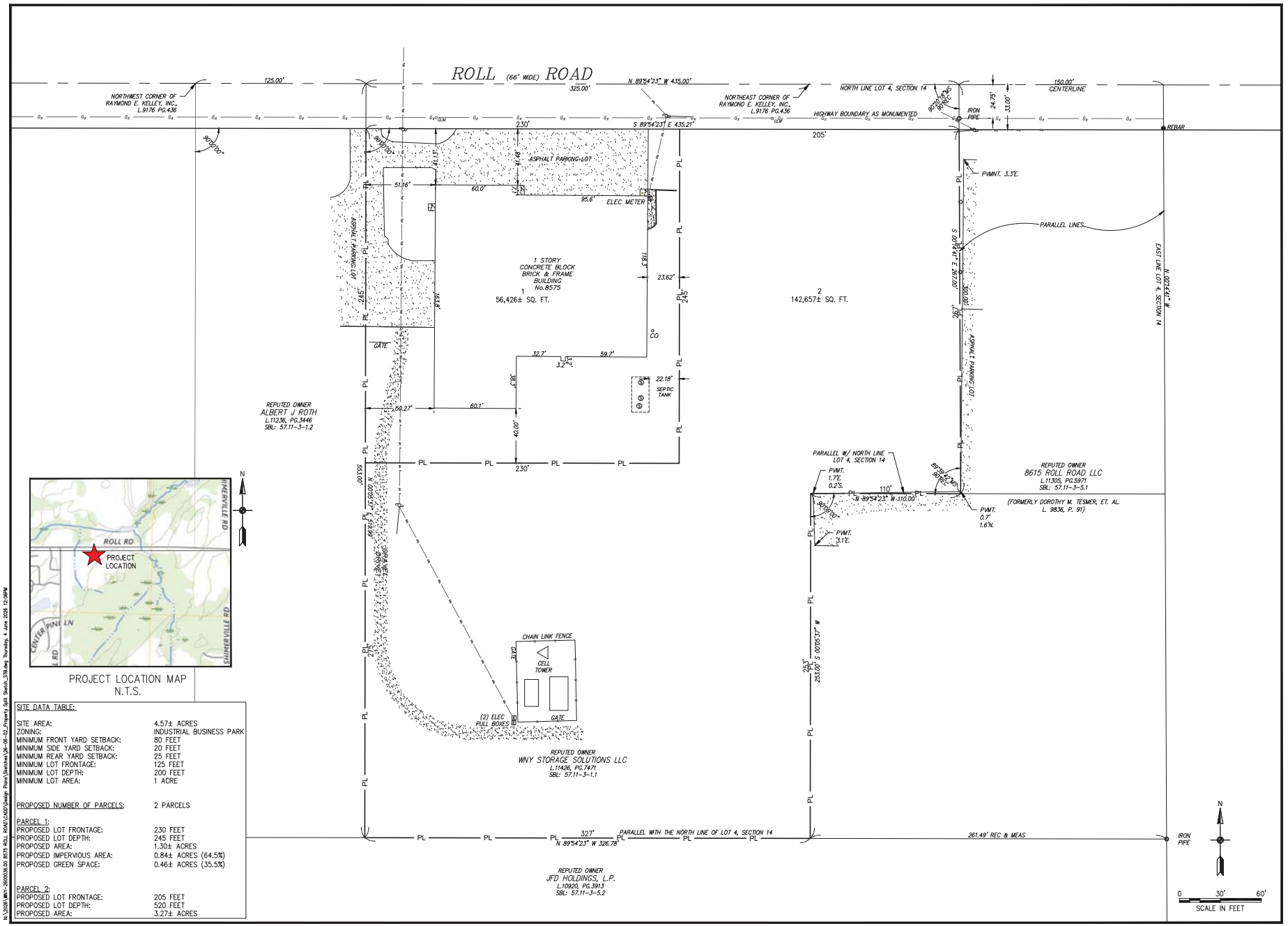
0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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

1: 1,128



PROJECT LOCATION MAP
N.T.S.

SITE DATA TABLE:

SITE AREA:	4.57± ACRES
ZONING:	INDUSTRIAL BUSINESS PARK
MINIMUM FRONT YARD SETBACK:	80 FEET
MINIMUM SIDE YARD SETBACK:	20 FEET
MINIMUM REAR YARD SETBACK:	25 FEET
MINIMUM LOT FRONTAGE:	125 FEET
MINIMUM LOT DEPTH:	200 FEET
MINIMUM LOT AREA:	1 ACRE
PROPOSED NUMBER OF PARCELS:	2 PARCELS
PARCEL 1:	
PROPOSED LOT FRONTAGE:	230 FEET
PROPOSED LOT DEPTH:	245 FEET
PROPOSED AREA:	1.30± ACRES
PROPOSED IMPERVIOUS AREA:	0.84± ACRES (64.5%)
PROPOSED GREEN SPACE:	0.46± ACRES (35.5%)
PARCEL 2:	
PROPOSED LOT FRONTAGE:	205 FEET
PROPOSED LOT DEPTH:	520 FEET
PROPOSED AREA:	3.27± ACRES

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

PREPARED FOR
WNY Storage Solutions, LLC
20 Norris Street
Buffalo, NY 14207

8575 ROLL ROAD LOT SPLIT

8575 Roll Road
Clarence, NY 14032

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

REVISIONS

NO.	REVISION	DATE

June 2026

DRAWN/DESIGN BY	CHECKED BY
JS	KZ

MINOR SUBDIVISION PLAN

SCALE: 1" = 30'

WNY-2600036.00

01 OF 01

N:\2026\WNY-2600036.00 8575 ROLL ROAD\CAD\Design Plans\Sketches\36-40-20_Property Split Sketch_STB.dwg Thursday, 4 June 2026 12:29PM

DECLARATION OF EASEMENT

This Declaration of Easement is made as of the ___ day of _____, 2026, by WNY STORAGE SOLUTIONS, LLC, a limited liability company organized and existing pursuant to the laws of the State of New York, having an office at 20 Norris Street, Buffalo, New York 14207 ("Owner").

WITNESSETH:

WHEREAS, Owner is the owner of a certain parcel of land commonly known as 8575 Roll Road in the Town of Clarence, County of Erie and State of New York, with section-block-lot number 57.11-3-1.1, comprising 4.47 acres (the "Roll Road Property")

WHEREAS, it is Owner's intention to subdivide the Roll Road Property into two lots.

WHEREAS, a rendering of the Roll Road Property, prepared by Greenman-Pedersen, Inc., dated June ___, 2026, generally depicting the Roll Road Property, consisting of an approximately 56,426 square foot parcel identified therein as "Parcel 1" and a 142,657 square foot parcel identified therein as "Parcel 2" is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, Owner wishes to provide certain nonexclusive ingress and egress rights along and across Parcel 1 for purposes of accessing and providing utility services to Parcel 2.

NOW THEREFORE, Owner hereby declares as follows:

1. Owner hereby declares there to be a non-exclusive, permanent easement for (a) vehicular and pedestrian access and for (b) the purposes of installing, accessing, operating, repairing, cleaning, maintaining, replacing and removing any and all above or below ground utility lines, including, without limitation, electrical, telephone, cable, data and communication lines, from and to Parcel 2 to Roll Road over a portion of Parcel 1 depicted as the "25' ACCESS & UTILITY EASEMENT" on the rendering attached hereto as Exhibit B and made a part hereof, and being more particularly described as follows:

COMMENCING from a PVC pipe (flagged & staked) found marking the northeast corner of said lands and the south right of way line of Roll Road;

THENCE running N 87°48'03" W along said right of way line of Roll Road;

THENCE running N 87°48'03" W along said right of way line a distance of 423.74 feet to the point of beginning of an easement being 25 feet in width and lying 12.5 feet on each side of the following described centerline;

THENCE departing said right of way line S 01°48'40" W a distance of 99.01 feet to a point;

THENCE S 12°03'22" E a distance of 68.84 feet to a point;

THENCE S 13°34'56" W a distance of 80.87 feet to a point;

THENCE S 01°48'40" W to the southern boundary of Parcel 1;

2. The easement granted herein is not personal, but shall run with the land and be binding upon and inure to the benefit of the owner of Parcel 1 and the owner of Parcel 2 and their respective heirs, successors and assigns.

3. Provided that the Roll Road Property is subdivided into two or more lots, this Easement shall not merge into the fee ownership of the Roll Road Property or terminate upon common ownership or control of any such two or more lots.

4. If any term or provision of this Declaration of Easement or the application thereof to any persons or circumstances shall, to any extent be invalid or unenforceable, the remainder of this Declaration of Easement or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Declaration of Easement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Easement the day and year first written above.

WNY STORAGE SOLUTIONS, LLC

By: _____
Leonard A. Deni, Manager

STATE OF NEW YORK)
COUNTY OF ERIE) ss.:

On the _____ day of _____, 2026 before me, the undersigned, personally appeared LEONARD A. DENI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

EXHIBIT A

Roll Road Property

Parcel 1
Parcel 2

ROLL (66' WIDE) ROAD

NORTHWEST CORNER OF RAYMOND E. KELLEY, INC., L.9176 PG.436

125.00'

325.00'

N 89°54'23" W 435.00'

NORTHEAST CORNER OF RAYMOND E. KELLEY, INC., L.9176 PG.436

NORTH LINE LOT 4, SECTION 14

HIGHWAY BOUNDARY AS MONUMENTED

IRON PIPE

24.75'

33.00'

150.00' CENTERLINE

REBAR

S 89°54'23" E 435.21'

230'

205'

90°00'00"

ASPHALT PARKING LOT

41.13'

41.48'

51.16'

60.0'

95.6'

ELEC METER

PVMNT. 3.3'E.

PARALLEL LINES

Parcel 1

1 STORY CONCRETE BLOCK BRICK & FRAME BUILDING No.8575

1

56,426± SQ. FT.

Parcel 2

2

142,657± SQ. FT.

118.3'

23.62'

245'

S 00°14'41" E 367.00'

300.00'

257'

N 00°14'41" W

EAST LINE LOT 4, SECTION 14

ASPHALT PARKING LOT

GATE

Access easement needed for ability to use existing drive to access cell tower

32.7'

59.7'

3.2'

38.3'

22.18'

SEPTIC TANK

REPUTED OWNER
ALBERT J ROTH
L.11236, PG.3446
SBL: 57.11-3-1.2

50.27'

60.1'

40.00'

230'

553.00'

N 00°05'37" E 519.99'

GRAVEL DRIVE

PARALLEL W/ NORTH LINE LOT 4, SECTION 14

PVMT. 1.7'E. 0.2'S.

110'

N 89°54'23" W 110.00'

89°54'23" 90°REC

REPUTED OWNER
8615 ROLL ROAD LLC
L.11305, PG.5971
SBL: 57.11-3-5.1

(FORMERLY DOROTHY M. TESMER, ET. AL. L. 9836, P. 91)

PVMT. 0.7'N. 1.6'N.

PVMT. 3.1'E.

CHAIN LINK FENCE

GATE

CELL TOWER

(2) ELEC PULL BOXES

GATE

275'

253.00' S 00°05'37" W

REPUTED OWNER
WNY STORAGE SOLUTIONS LLC
L.11426, PG.7471
SBL: 57.11-3-1.1

327'

N 89°54'23" W 326.78'

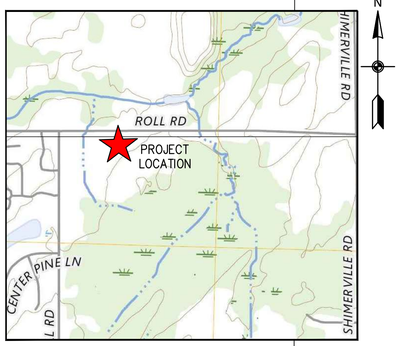
PARALLEL WITH THE NORTH LINE OF LOT 4, SECTION 14

261.49' REC & MEAS

IRON PIPE

REPUTED OWNER
JFD HOLDINGS, L.P.
L.10920, PG.3913
SBL: 57.11-3-5.2

0 30' 60'
SCALE IN FEET



PROJECT LOCATION MAP
N.T.S.

SITE DATA TABLE:

SITE AREA:	4.57± ACRES
ZONING:	INDUSTRIAL BUSINESS PARK
MINIMUM FRONT YARD SETBACK:	80 FEET
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MINIMUM REAR YARD SETBACK:	25 FEET
MINIMUM LOT FRONTAGE:	125 FEET
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MINIMUM LOT AREA:	1 ACRE
PROPOSED NUMBER OF PARCELS:	2 PARCELS
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PROPOSED LOT DEPTH:	245 FEET
PROPOSED AREA:	1.30± ACRES
PROPOSED IMPERVIOUS AREA:	0.84± ACRES (64.5%)
PROPOSED GREEN SPACE:	0.46± ACRES (35.5%)
PARCEL 2:	
PROPOSED LOT FRONTAGE:	205 FEET
PROPOSED LOT DEPTH:	520 FEET
PROPOSED AREA:	3.27± ACRES

N:\2026\WNY-2600036.00 8575 ROLL ROAD\CAD\Design Plans\Sketches\26-06-02 Property Split Sketch_STR.dwg Thursday, 4 June 2026 12:06PM

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

PREPARED FOR
WNY Storage Solutions, LLC
20 Norris Street
Buffalo, NY 14207

8575 ROLL ROAD LOT SPLIT

8575 Roll Road
Clarence, NY 14032

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

REVISIONS

NO.	REVISION	DATE

June 2026

DRAWN/DESIGN BY	CHECKED BY
JS	KZ

MINOR SUBDIVISION PLAN

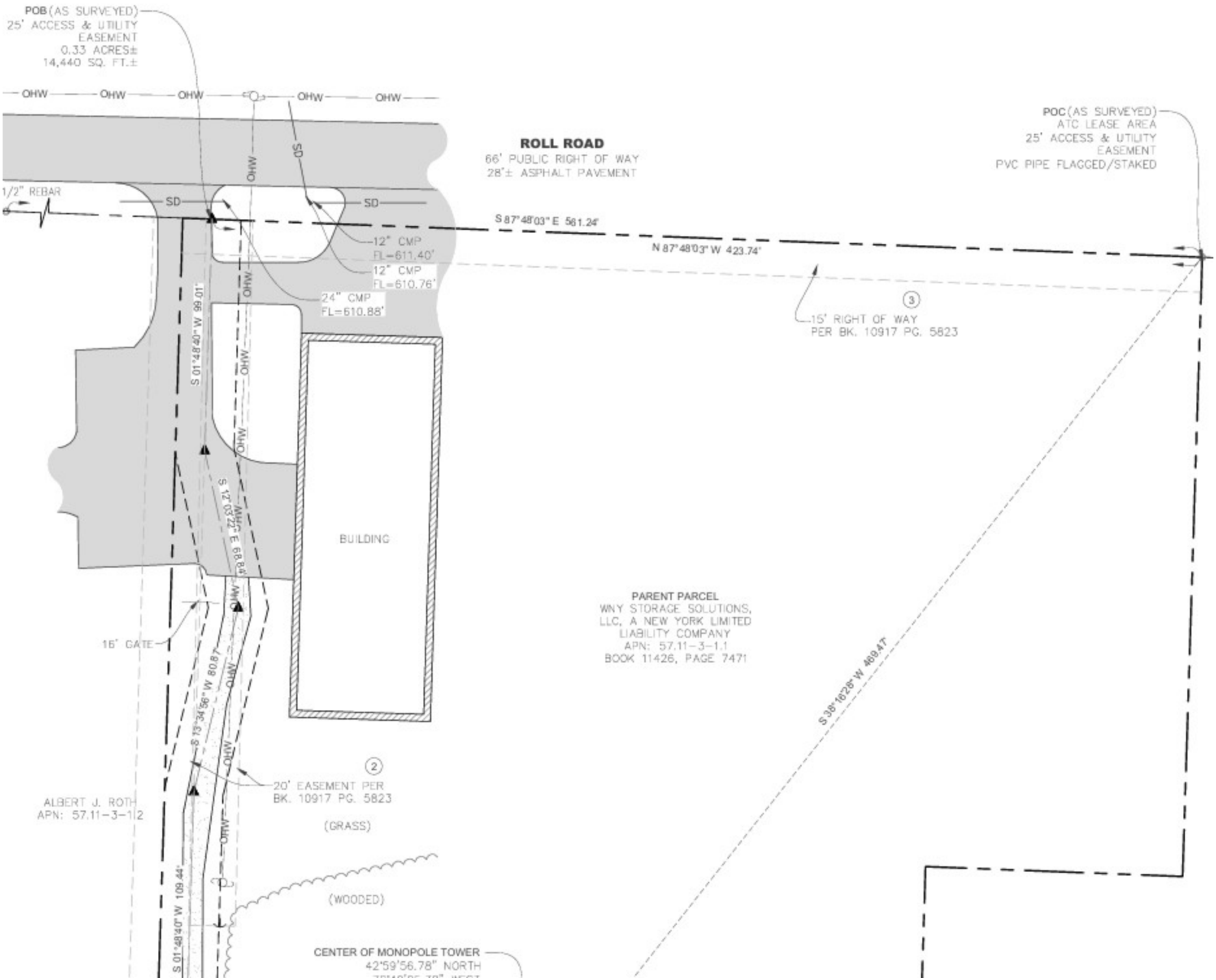
SCALE: 1" = 30'

WNY-2600036.00

01 OF 01

EXHIBIT B

25’ Access & Utility Easement


POB (AS SURVEYED)
25' ACCESS & UTILITY EASEMENT
0.33 ACRES±
14,440 SQ. FT.±
OHW
SD
1/2" REBAR
ROLL ROAD
66' PUBLIC RIGHT OF WAY
28'± ASPHALT PAVEMENT
POC (AS SURVEYED)
ATC LEASE AREA
25' ACCESS & UTILITY EASEMENT
PVC PIPE FLAGGED/STAKED
S 87°48'03" E 561.24'
N 87°48'03" W 423.74'
12" CMP
FL=611.40'
12" CMP
FL=610.76'
24" CMP
FL=610.88'
S 01°48'40" W 99.01'
15' RIGHT OF WAY
PER BK. 10917 PG. 5823
BUILDING
S 12°03'22" E 68.84'
PARENT PARCEL
WNY STORAGE SOLUTIONS, LLC, A NEW YORK LIMITED LIABILITY COMPANY
APN: 57.11-3-1.1
BOOK 11426, PAGE 7471
16' GATE
S 38°16'28" W 469.47'
S 13°34'56" W 80.87'
20' EASEMENT PER BK. 10917 PG. 5823
ALBERT J. ROTH
APN: 57.11-3-1.2
(GRASS)
(WOODED)
S 01°48'40" W 109.44'
CENTER OF MONOPOLE TOWER
42°59'56.78" NORTH

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:

8575 Roll Road Lot Split

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

8575 Roll Road, Clarence, New York 14032

Brief Description of Proposed Action:

The proposed development consists of dividing the existing parcel 8575 Roll Road (SBL: 57.11-3-1.1) into two new parcels. One new parcel will contain the existing building and the second new parcel will be vacant with potential of future development. The two new parcels meet all zoning requirements for each of their respective uses.

Name of Applicant or Sponsor:	Telephone: 716-983-9492
WNY Storage Solutions, LLC	E-Mail: lad@deni.com

Address:

20 Norris Street

City/PO:	State:	Zip Code:
Buffalo	New York	14207

	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:	☑	☐

3. a. Total acreage of the site of the proposed action? 4.6± acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.6± acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

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

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

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ The existing building has an existing water service connecting to the ECWA public watermain along Roll Road. _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ The existing building has an existing septic system therefore does not need to connect to any wastewater utilities. _____	☑	☐

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

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

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

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

☐ Wetland ☐ Urban ☐ Suburban

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

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

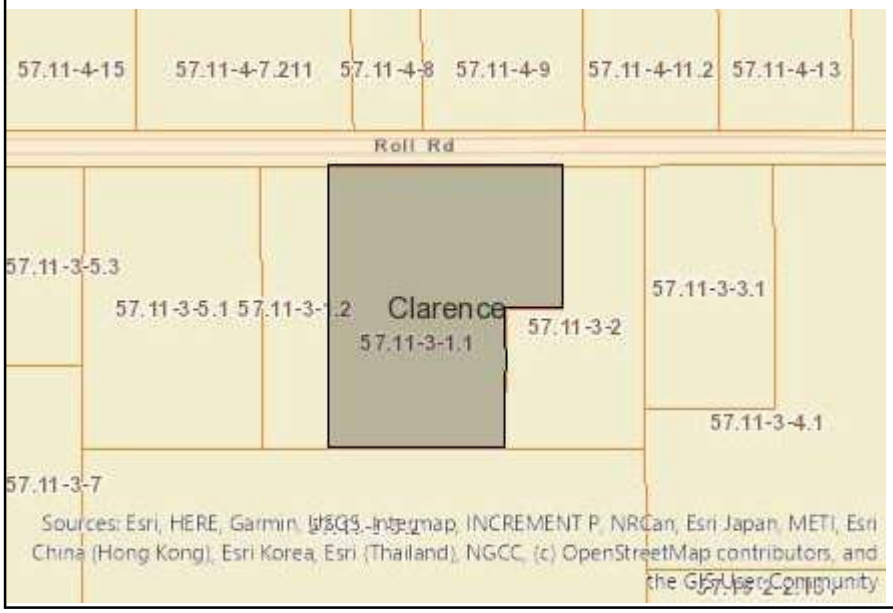
Applicant/sponsor/name: WNY Storage Solutions, LLC Date: June 3, 2026

Signature: Kenneth C. Zollitsch Title: Project Manager

PRINT FORM

EAF Mapper Summary Report

Wednesday, June 3, 2026 1:57 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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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

Agency Use Only [If applicable]

Project: 8575 Roll Road - Minor Sub

Date: 07-01-2026

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: 8575 Roll Road - Minor S

Date: 07-01-2026

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 one (1) new vacant frontage lot along Roll Road. There is no physical land disturbance as a result of this approval. The newly created lot and remaining parent parcel meets the minimum lot standards per the Town of Clarence Zoning Code. The lots are not in sharp contrast to the surrounding existing parcels.

☐ 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	07-01-2026
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