

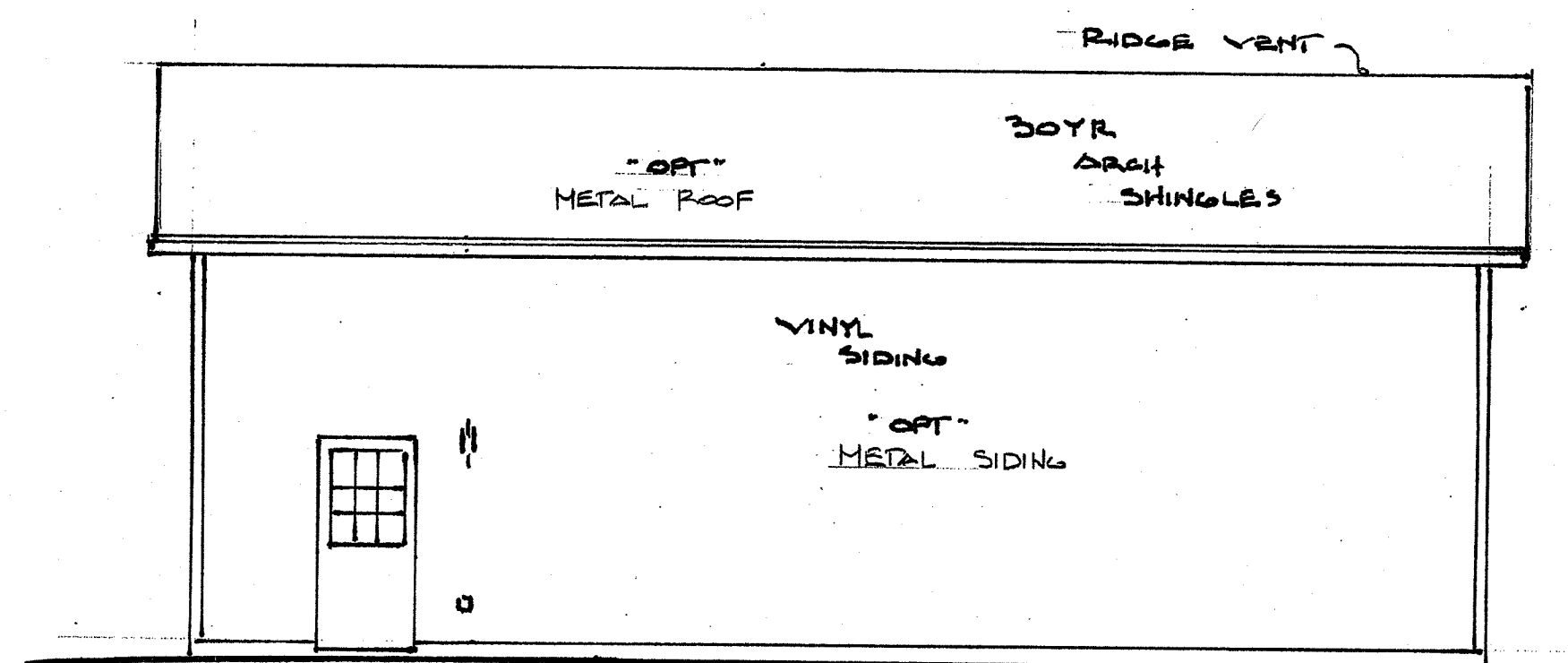
SECTION A-A

BRACE WALL

8955 SHERIDAN

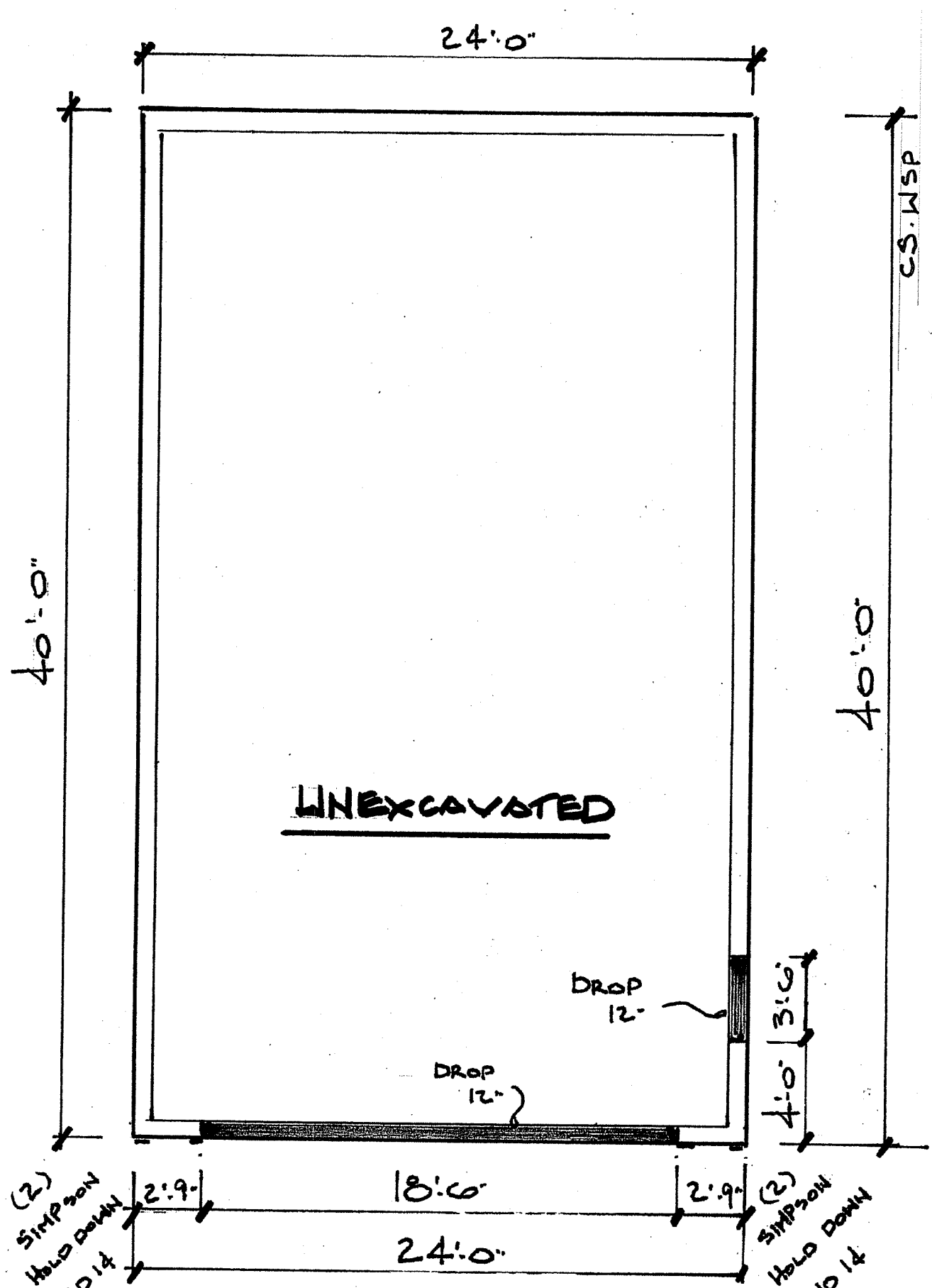
GARAGE

2020



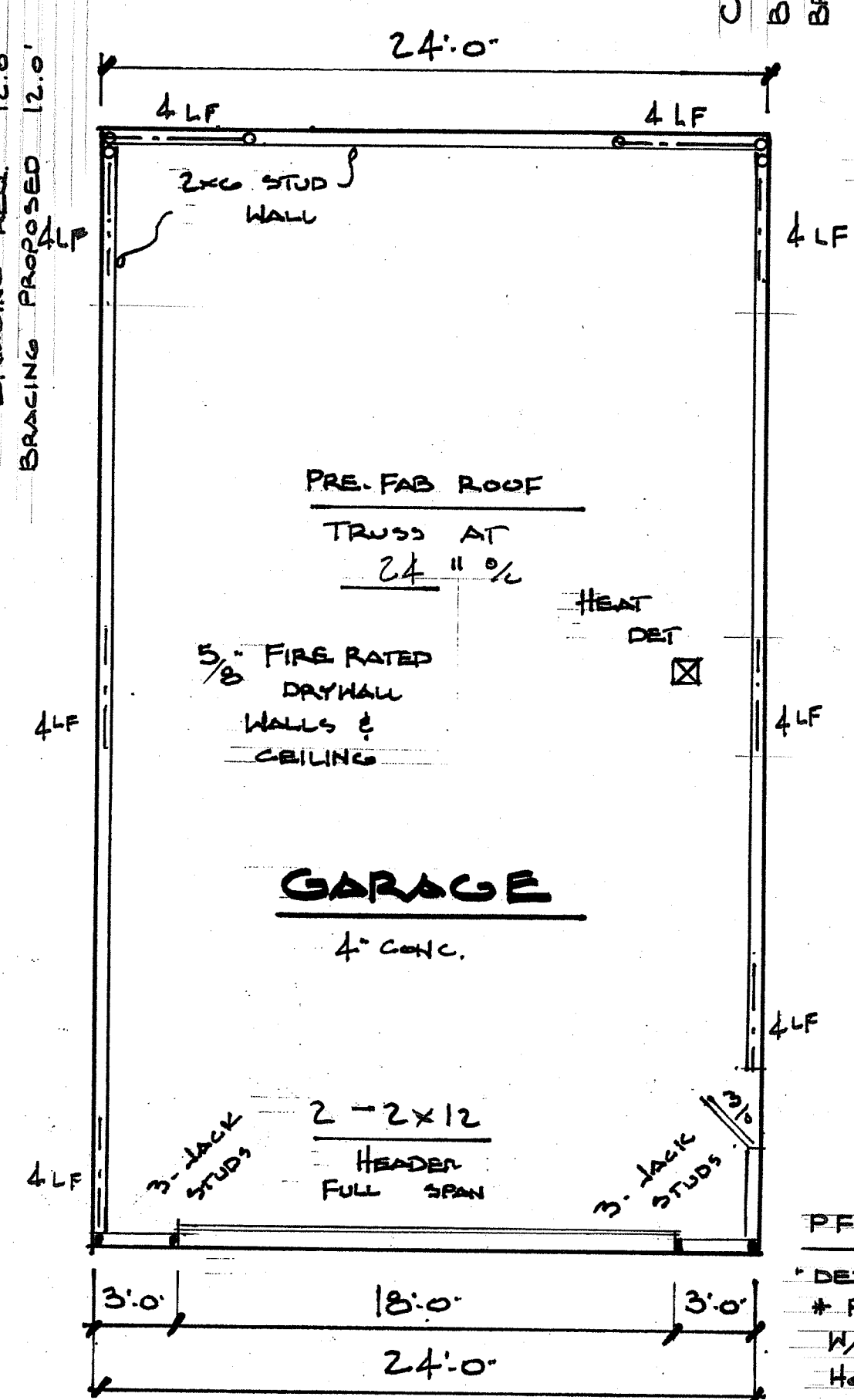
RIGHT SIDE

SCALE 3/16"=1'-0"



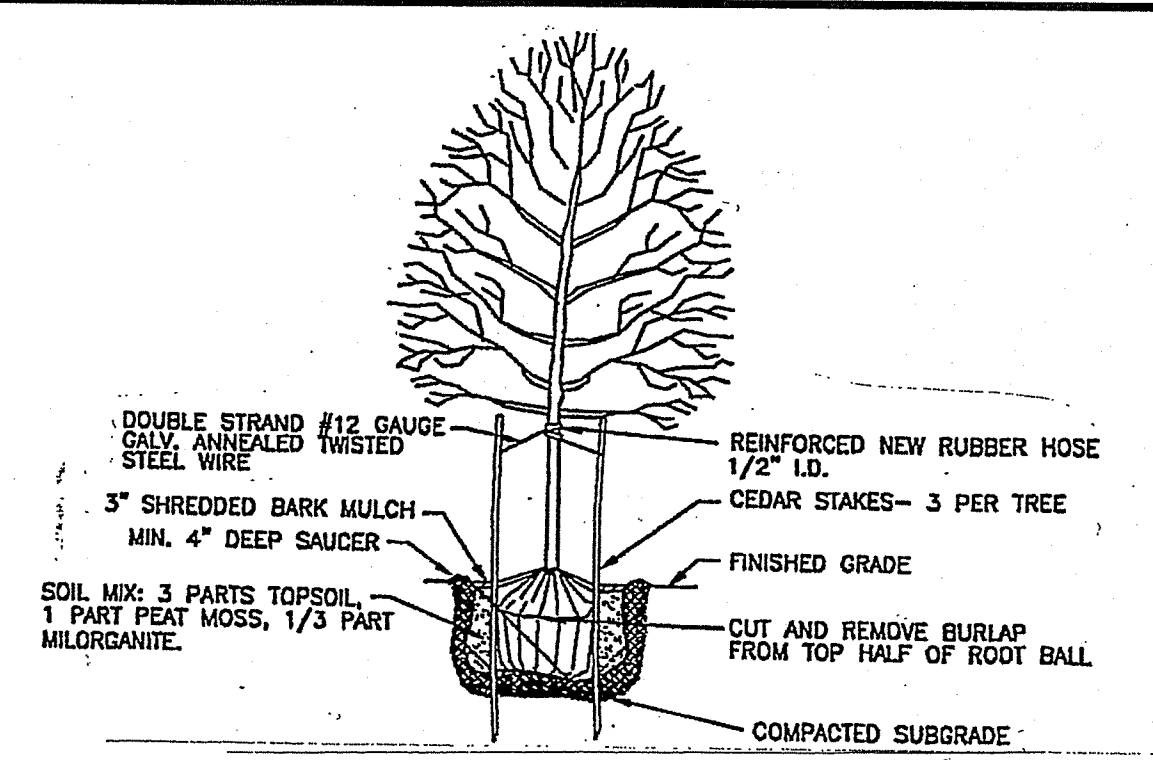
FOUNDATION PLAN

SCALE 3/16"=1'-0"



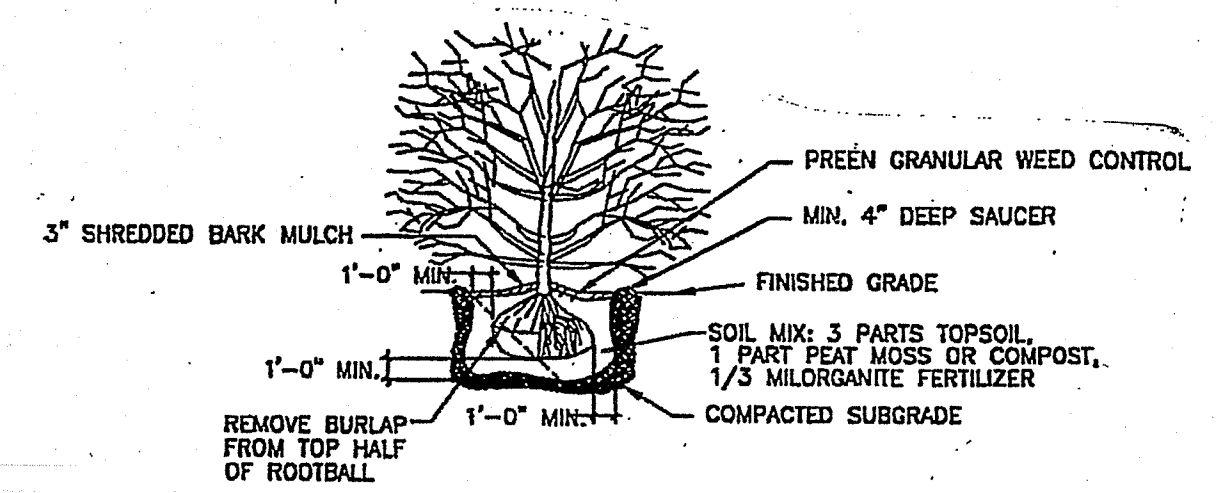
FLOOR PLAN

SCALE 3/16"=1'-0"



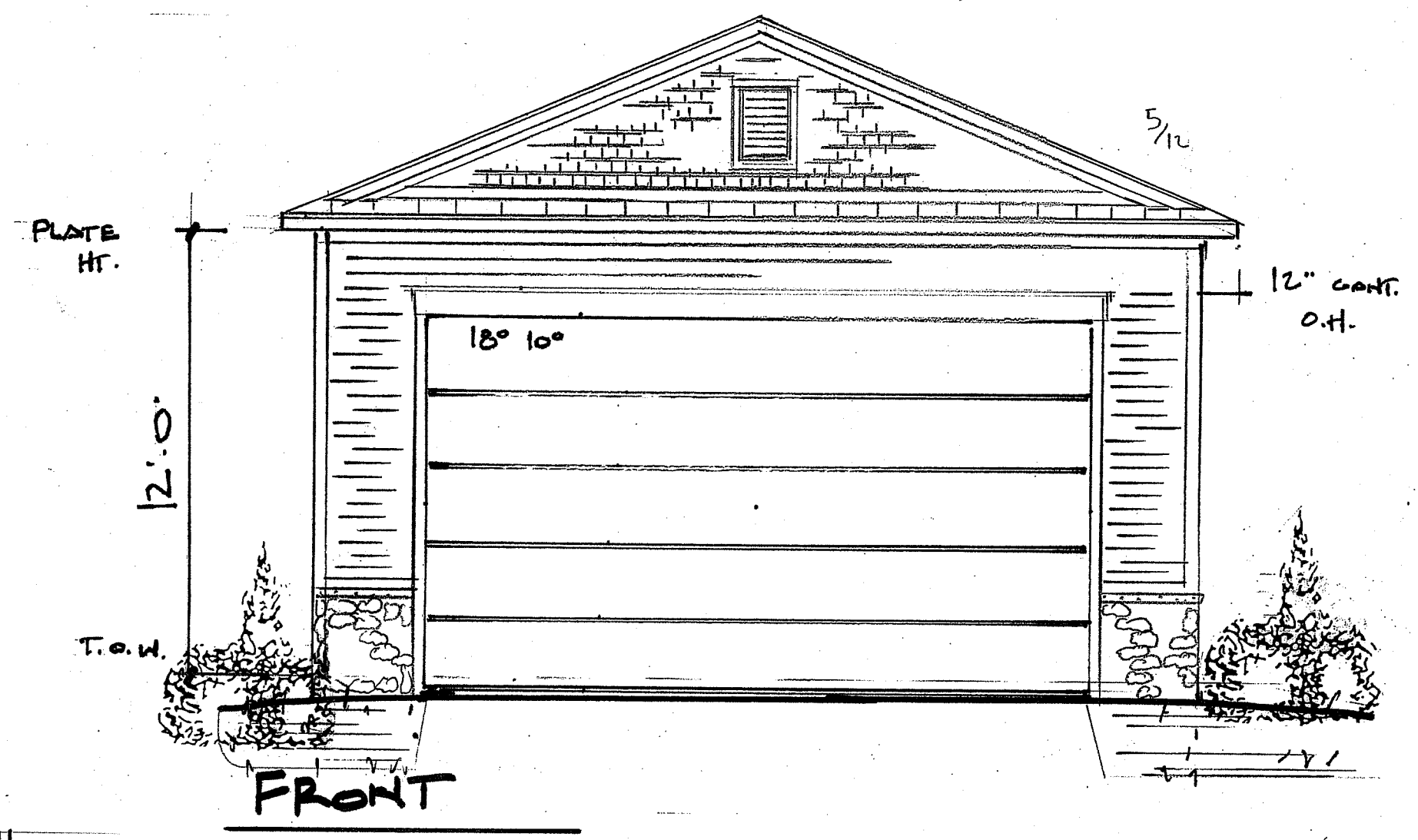
TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

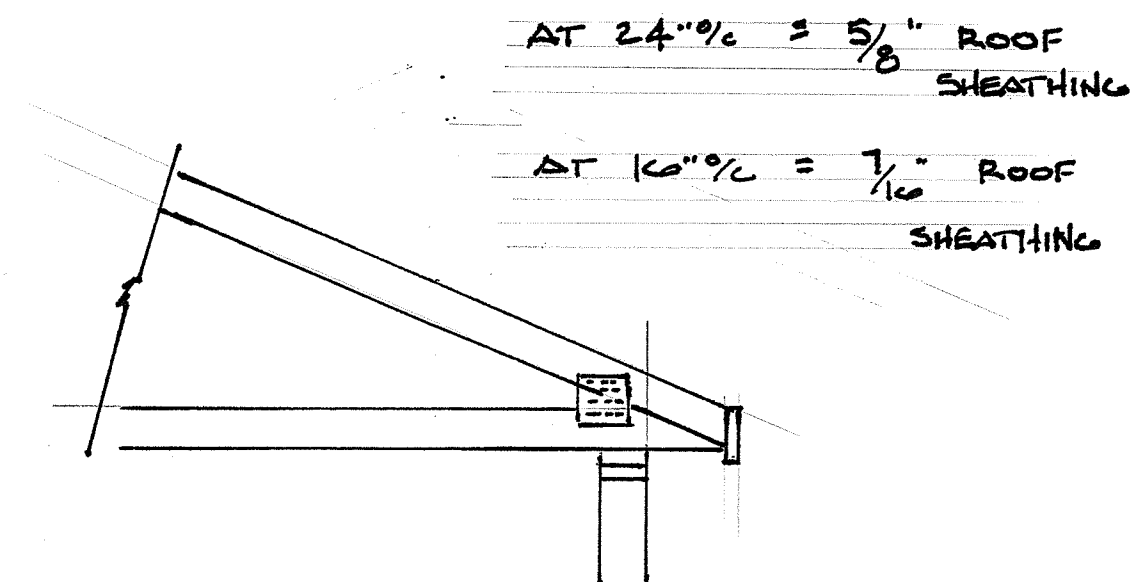
NOT TO SCALE



FRONT

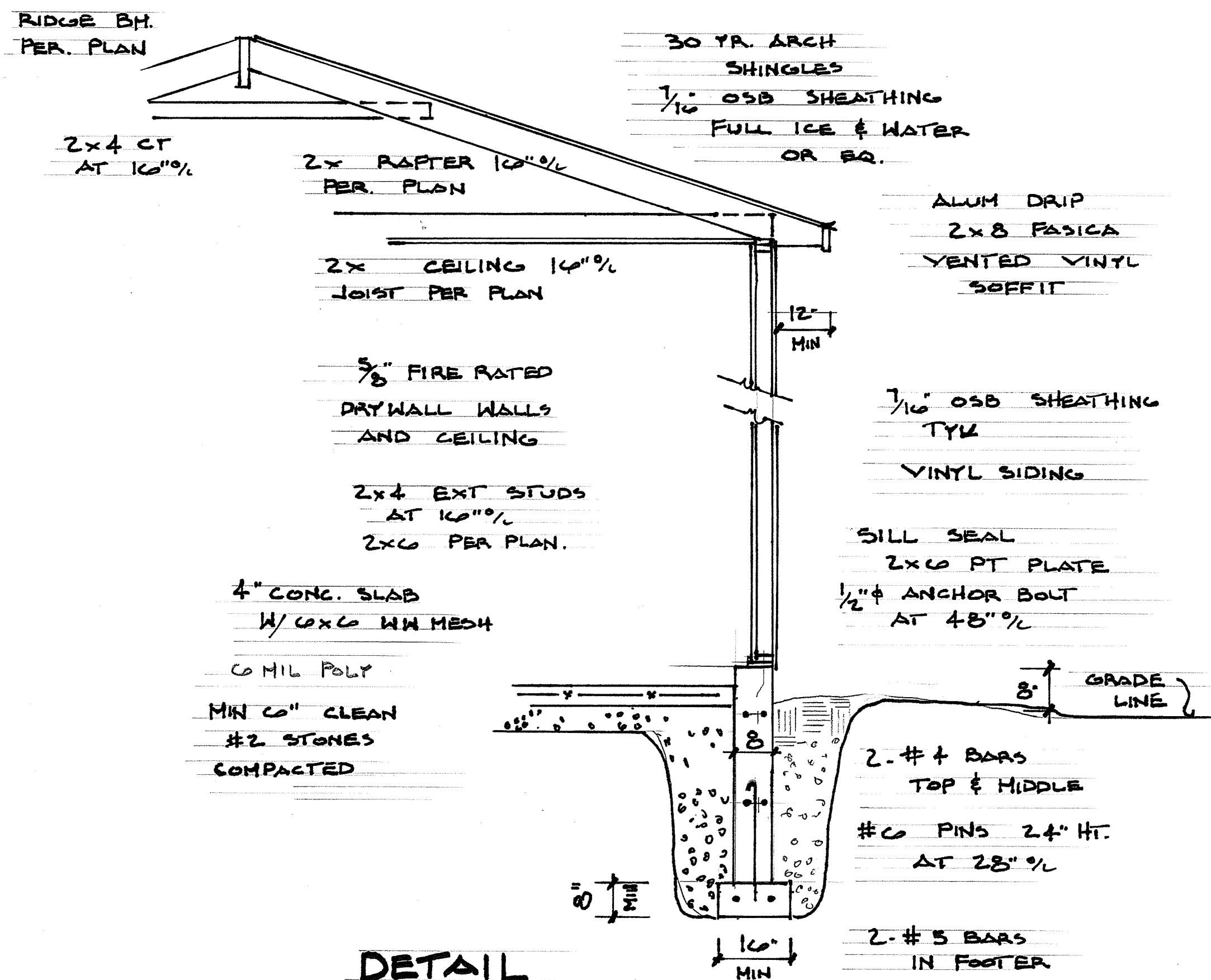
8955 SHERIDAN DRIVE CLARENCE NY			
SCALE: AS NOTED	APPROVED BY: DANTE	DATE: 7-12-2024	DRAWN BY: DANTE
24x40 GARAGE			
DANTE@HOMEVIEWPROPERTIES.COM			DRAWING NUMBER: A-1

GARAGE WALL DETAIL
2026



"OPT"
ROOF TRUSS

SCALE 1/2" = 1'-0"



DETAIL

SCALE 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"		APPROVED BY:	DRAWN BY: ANDRE
DATE: 1-2026			REVISED:
SECTION			
DRAWING NUMBER			A-G-2

TYPICAL (NO GARAGE STORAGE)

TYPICAL (GARAGE STORAGE)

DESIGN LOADS:

1. TABLE OF LOADS FOR HOUSE STRUCTURES

BUILDING CODES: 2025 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS)

FLOOR LIVING AREAS	- 40# P.S.F. (LIVE) - 10# P.S.F. (DEAD) unless noted otherwise by calculations.
FLOOR SLEEPING AREAS	- 40# P.S.F. (LIVE) unless noted otherwise by calculations, then use 30# - 10# P.S.F. (DEAD) unless noted otherwise by calculations.
GARAGE FLOORS	- 50# P.S.F. (LIVE) - 50# P.S.F. (DEAD)
ROOF AREAS - TOP CHORD	- 50# P.S.F. (LIVE) - 10# P.S.F. (DEAD)
BOTTOM CHORD	- 10# P.S.F. (LIVE) - 10# P.S.F. (DEAD)
GROUND SNOW LOAD	- 50# P.S.F. (PER 2020 RCNYS FIG. R301.2(6)) - BUILDING SITES AT ELEVATIONS ABOVE 1,000 FT., THE GROUND SNOW LOAD SHALL BE INCREASED BY 2 P.S.F. FOR EVERY 100 FEET ABOVE 1,000 FEET PER 2025 RCNYS TABLE R301.2(1) FOOTNOTE "a"

SEISMIC DESIGN CATEGORY = B

WEATHERING INDEX = SEVERE

WIND LOAD = 115 MPH

DESIGN CRITERIA

DESIGN CODES

- NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY NATIONAL FOREST PRODUCTS ASSOCIATION.
- SPECIFICATION FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, BY AMERICAN INST. OF STEEL CONSTRUCTION.

DESIGN CODES

HEADERS* SPRUCE PINE FIR (KD-19) No. 2 GRADE
STUDS* SPRUCE - PINE - FIR STUD. GRADE
JACKS* 1/2" X 4" STUD. GRADE
BEAMS* SPRUCE PINE FIR (KD-19) No. 2 GRADE
2X12 SPRUCE PINE FIR (KD-19) No. 2 GRADE OR BETTER
2X10 SPRUCE PINE FIR (KD-19) No. 2 GRADE OR BETTER (NLGA)

* WHERE REQUIRED, LAMINATED VENEER LUMBER MAY BE USED PER ENGINEERING

STRUCTURAL STEEL - A.S.T.M. A36

DESIGN LOADS:

1. TABLE OF LOADS FOR HOUSE STRUCTURES

BUILDING CODES: 2025 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS)

FLOOR LIVING AREAS	- 40# P.S.F. (LIVE) - 10# P.S.F. (DEAD) unless noted otherwise by calculations.
FLOOR SLEEPING AREAS	- 40# P.S.F. (LIVE) unless noted otherwise by calculations, then use 30# - 10# P.S.F. (DEAD) unless noted otherwise by calculations.
GARAGE FLOORS	- 50# P.S.F. (LIVE) - 50# P.S.F. (DEAD)
ROOF AREAS - TOP CHORD	- 50# P.S.F. (LIVE) - 10# P.S.F. (DEAD)
BOTTOM CHORD	- 20# P.S.F. (LIVE) - 10# P.S.F. (DEAD)
GROUND SNOW LOAD	- 50# P.S.F. (PER 2020 RCNYS FIG. R301.2(6)) - BUILDING SITES AT ELEVATIONS ABOVE 1,000 FT., THE GROUND SNOW LOAD SHALL BE INCREASED BY 2 P.S.F. FOR EVERY 100 FEET ABOVE 1,000 FEET PER 2025 RCNYS TABLE R301.2(1) FOOTNOTE "a"

SEISMIC DESIGN CATEGORY = B

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* WHERE REQUIRED, LAMINATED VENEER LUMBER MAY BE USED PER ENGINEERING

STRUCTURAL STEEL - A.S.T.M. A36

CONCRETE QUALITY, DESIGN, AND CONTROL

A.) DESIGN OF MIXTURES - CONCRETE DESIGNED IN ACCORDANCE WITH ACI 301 (LATEST EDITION) TO ATTAIN FOLLOWING PROPERTIES OF STRENGTH, SLUMP, AND ENTRAINED AIR CONTENT, WATERPROOFING, AND SUBMITTED TO ARCHITECT FOR APPROVAL. ALL CONCRETE TO BE A MINIMUM 3.5 BAG MIX.

USE	CLASS	28 DAY PSI	AGGR. SIZE AIR	SLUMP	W/C RATIO
FOOTINGS, WALLS & PIERS	NO. 1	3000#	67 5/8"-7/8"	4"	0.50
SLABS ON GRADE	NO. 2	3500#	67 5/8"-1"	3"	0.45
EXTERIOR CONCRETE	NO. 3	4000#	67 1/4"-7/8"	3"	0.45

ALL CONCRETE NOT DEFINITELY SPECIFIED TO BE OF CLASS 2. REINFORCEMENT INSTALLED WHERE AND AS SHOWN.

B.) IF, AT ANY TIME, TESTS FOR JOB CONCRETE, INDICATE FAILURE TO MEET STRENGTH, SLUMP, WATERPROOFING OR AIR CONTENT, THE CONTRACTOR IS REQUIRED TO CHANGE PROPORTIONS TO MEET REQUIREMENTS.

C.) BATCHING OF MATERIALS - IN CONFORMANCE TO REQUIREMENTS OF ASTM SPECIFICATIONS C94. WEIGHT-BATCH APPARATUS FOR CONVENTIONAL TYPE MIXERS TO ALSO MEET SAME REQUIREMENTS.

MIXING OF CONCRETES

A.) UNLESS OTHERWISE AUTHORIZED, MIXING OF CONCRETE READY-MIX EQUIPMENT CONFORMING TO ASTM SPECIFICATIONS C94. VOLUME OF MIXED MATERIAL FOR EACH BATCH NOT TO EXCEED THE MANUFACTURER'S RATED MIXER CAPACITY.

B.) CONCRETE MIXED UNTIL THERE IS A UNIFORM DISTRIBUTION OF MATERIALS AND DISCHARGED COMPLETELY BEFORE MIXER IS RECHARGED. CONCRETE DELIVERED TO SITE OF WORK AND, DISCHARGE COMPLETED WITHIN ONE (1) HOUR FROM THE TIME WATER IS ADDED TO THE MIX, OR BEFORE DRUM HAS REVOLVED 300 REVOLUTIONS, WHICHEVER COMES FIRST. CONCRETE BEYOND THESE LIMITS SHALL BE REJECTED.

STAIR NOTES:

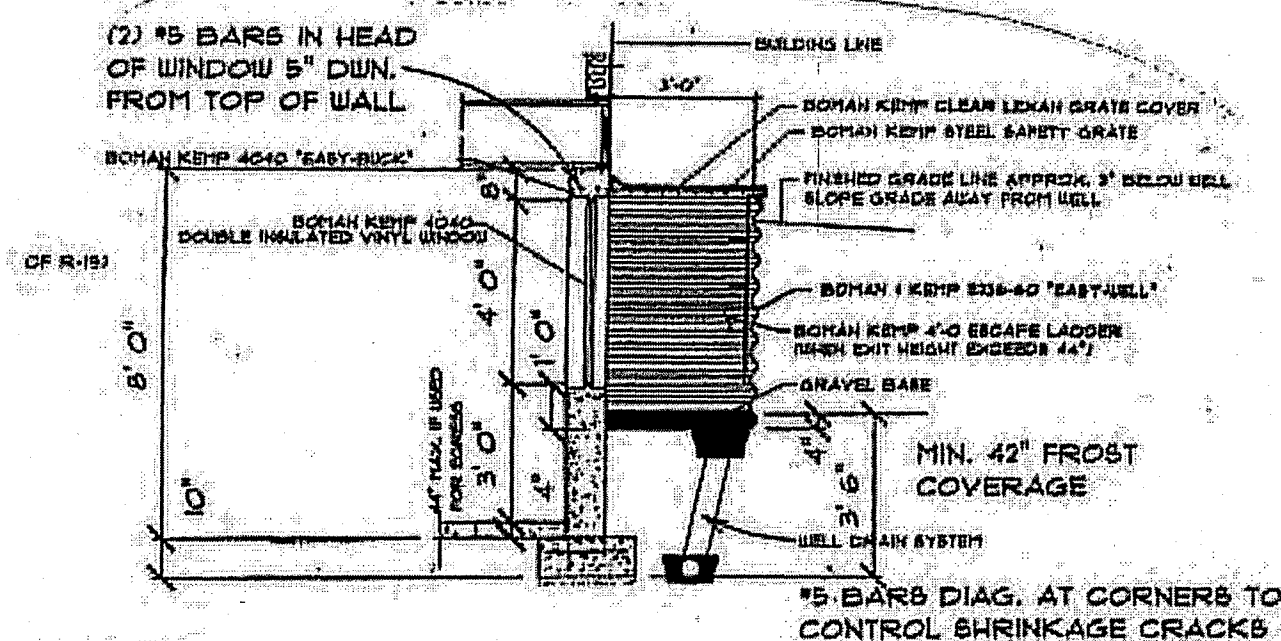
- ALL CONSTRUCTION OF STAIRWAY REQUIREMENTS SHALL MEET THE 2025 RCNYS (RESIDENTIAL CODE OF NY STATE) AS PER R311.7
- ALL CONSTRUCTION OF STAIR LANDING REQUIREMENTS SHALL MEET THE 2025 RCNYS (RESIDENTIAL CODE OF NY STATE) AS PER R311.7.6
- ALL CONSTRUCTION OF STAIR RISER AND TREAD REQUIREMENTS SHALL MEET THE 2025 RCNYS (RESIDENTIAL CODE OF NY STATE) AS PER R311.7.5
- HANDRAIL LOCATION AND GRIP REQUIREMENTS SHALL MEET THE 2025 RCNYS (RESIDENTIAL CODE OF NY STATE) AS PER R311.7.8
- REQUIREMENTS FOR GUARDRAILING LIMITATIONS SHALL MEET THE 2025 RCNYS (RESIDENTIAL CODE OF NY STATE) AS PER R312.1

PROJECT NOTES:

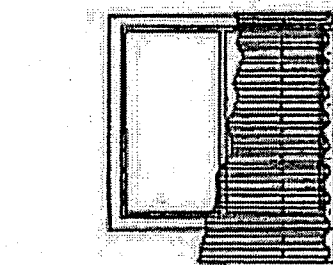
- ALL CONSTRUCTION MEETS OR EXCEEDS THE 2025 RCNYS (RESIDENTIAL CODE OF NY STATE) / ENERGY CODE
- WINDOWS ARE TO BE ANDERSEN WINDOWS W/ LOW E ARGON FILLED GLASS (OR APPROVED EQUAL)
- ALL SMOKE ALARMS & C.O. DETECTOR MUST BE INTER-CONNECTED AND BATTERY BACK-UP AS PER R314 OF THE 2025 RCNYS (RESIDENTIAL CODE OF NY STATE), INCLUDING ALL EXISTING BEDROOMS
- PROVIDE HEAT DETECTOR (RATED FOR AMBIENT OUTDOOR TEMPERATURES) CENTRALLY LOCATED IN GARAGE PER R314.2.3
- GARAGE FLOOR SLOPE REQUIREMENTS SHALL COMPLY AS PER R309.1 OF THE 2025 RCNYS (RESIDENTIAL CODE OF NY STATE)
- ALL COLUMNS TO BE LOAD-BEARING COLUMNS
- ALL EXHAUST FANS TO VENT TO EXTERIOR
- ATTIC ACCESS IN CEILING SHALL COMPLY AS PER R807 OF THE 2025 RCNYS (RESIDENTIAL CODE OF NY STATE)
- PROVIDE ARTIFICIAL LIGHT IN ALL HALLWAYS AND STAIRS, BOTH INTERIOR AND EXTERIOR
- THE CEILING JOISTS ARE DESIGNED WITH NO INTENDED STORAGE
- PROVIDE SAFETY GLAZING IN APPROPRIATE LOCATIONS AS PER R308.4 OF THE 2025 RCNYS (RESIDENTIAL CODE OF NY STATE)

GENERAL NOTES:

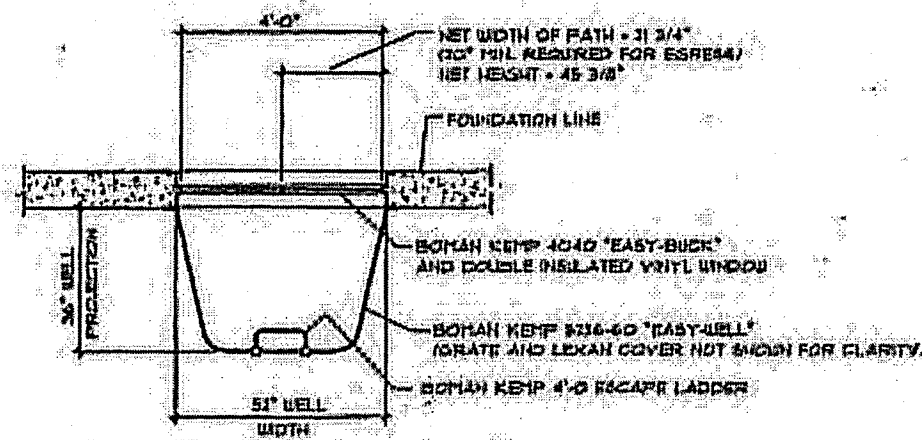
- ALL COMPOSITE WOOD BEAMS AND HEADERS TO BE CONSTRUCTED WITH CONTINUOUS MEMBERS WITH NO SPLICES. GLUE ALL CONTACT SURFACES.
- ALL FOOTINGS POURED ON DRY, FROST FREE, UNDISTURBED VIRGIN SOIL WITH 1500 LB/SF MIN. BEARING CAPACITY.
- ALL POURED CONCRETE TO BE MIN. 5-1/2 BAG MIX WITH MIN. $F_c = 3000$ PSI @ 28 DAYS
- ALL STRUCTURAL STEEL TO BE A-36 WITH MIN. $F_u = 24000$ PSI. ALL CONNECTIONS AND JOINTS TO DEVELOP 100% CAPACITY OF EACH MEMBER. PROVIDE MIN. 6" BEARING FOR ALL MEMBERS.
- ALL REINFORCING RODS TO BE DEFORMED TYPE "INTERMEDIATE GRADE" WITH MIN. ALLOWABLE TENSILE STRESS OF 20,000 PSI LAP ENDS 24" MIN. INSTALL 2'-6" BENT RODS @ CORNERS.
- ANCHOR BOLTS TO BE 1/2" DIA. X 16" LG. 6'-0" O.C. MAX 12" FROM CORNERS AND ENDS OF PLATES W/ MIN. 7" EMBEDMENT MINIMUM (2) BOLTS PER SILL PLATE



WALL SECTION THRU WINDOW WELL



WINDOW ELEVATION WITH WELL



PLAN VIEW WINDOW WELL

HEADER SCHEDULE

Load-Bearing Headers Over Wall Openings Shall be as Follows Unless Noted

OPENING WIDTH	HEADER	END SUPPORTS
UP TO 3'-0"	(2) 2 x 6	(1) JACK STUD + KING STUD(S) PER SCHEDULE
3'-0" TO 6'-0"	(2) 2 x 8	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
6'-0" TO 8'-0"	(2) 2 x 10	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
8'-0" TO 10'-0"	(2) 2 x 12	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
10'-0" TO 12'-0"	PER PLANS	(3) JACK STUDS + KING STUD(S) PER SCHEDULE
12'-0" TO 16'-0"	PER PLANS	NUMBER OF JACK STUDS AS PER PLANS + KING STUD(S) PER SCHEDULE

* FOR 2 x 4 WALL CONSTRUCTION

HEADER SCHEDULE

Load-Bearing Headers Over Wall Openings Shall be as Follows Unless Noted

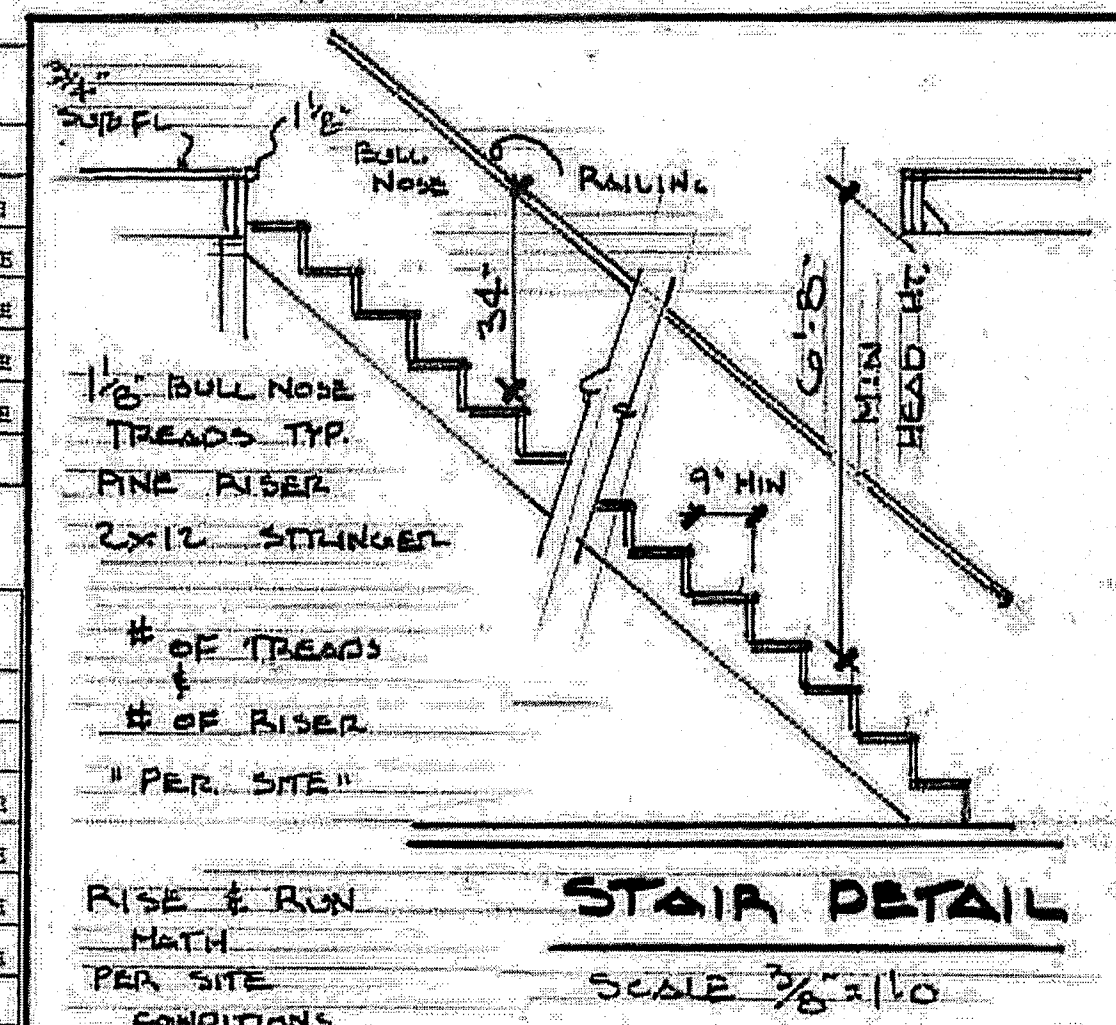
OPENING WIDTH	HEADER	END SUPPORTS
UP TO 3'-0"	(3) 2 x 6	(1) JACK STUD + KING STUD(S) PER SCHEDULE
3'-0" TO 6'-0"	(3) 2 x 8	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
6'-0" TO 8'-0"	(3) 2 x 10	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
8'-0" TO 10'-0"	(3) 2 x 12	(2) JACK STUDS + KING STUD(S) PER SCHEDULE
10'-0" TO 12'-0"	PER PLANS	(3) JACK STUDS + KING STUD(S) PER SCHEDULE
12'-0" TO 16'-0"	PER PLANS	NUMBER OF JACK STUDS AS PER PLANS + KING STUD(S) PER SCHEDULE

* FOR 2 x 6 WALL CONSTRUCTION

MINIMUM NUMBER OF FULL HEIGHT (KING) Studs at Each End of Headers in Exterior Walls

HEADER SPAN	NUMBER OF STUDS
UP TO 8'-0"	ONE (1)
8'-1" TO 16'-0"	TWO (2)

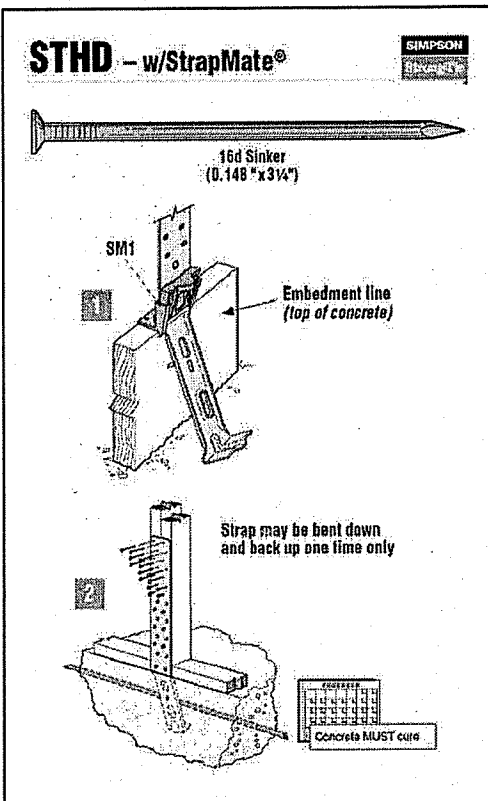
TABLE 601.1.3 OF THE 2020 RCNYS (RESIDENTIAL CODE OF NEW YORK STATE)
* NUMBER OF STUDS BASED UPON 15 MPH WIND EXPOSURE



STAIR DETAIL

SCALE 3/8" = 1'-0"

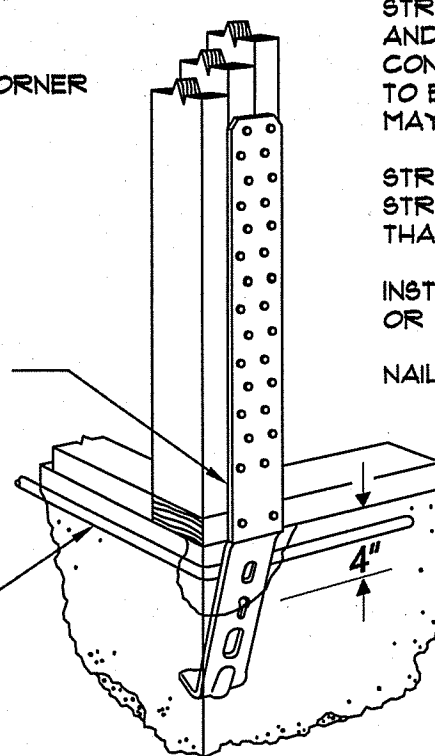
SCALE:	APPROVED BY:	DRAWN BY: ANDRE
DATE: 2026		REVISOR: 3/15/2026
* TYPICAL NOTES *		
DRAWING NUMBER S-100		



TYPICAL STHD14 CORNER INSTALLATION ON 3-2X STUDS

1-1/2" MIN. FROM CORNER

ONE #4 REBAR IN SHEAR CONE 2 X LE MIN. OR 24"

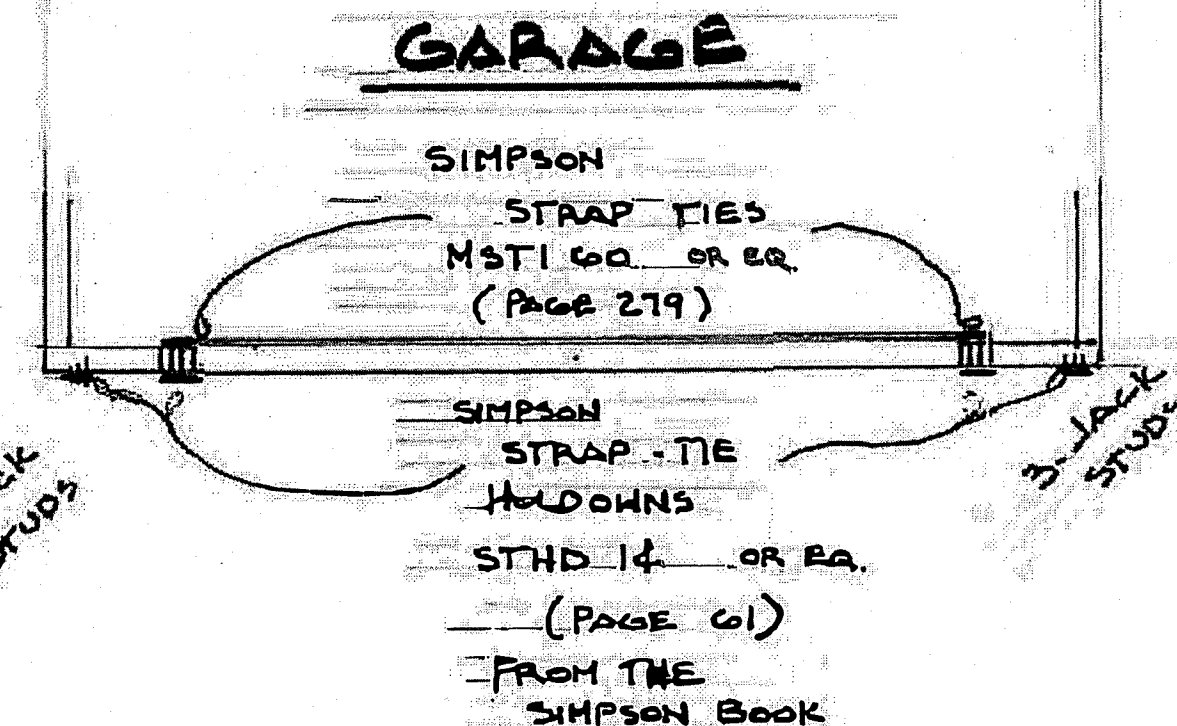


STRAP MAY BE BENT DOWN AND BACK UP ONE TIME ONLY. CONCRETE MUST CURE PRIOR TO BENDING OTHERWISE SPALLING MAY OCCUR.

STRAP ACHIEVES FULL LOAD STRENGTH FOR SPALLS LESS THAN 4".

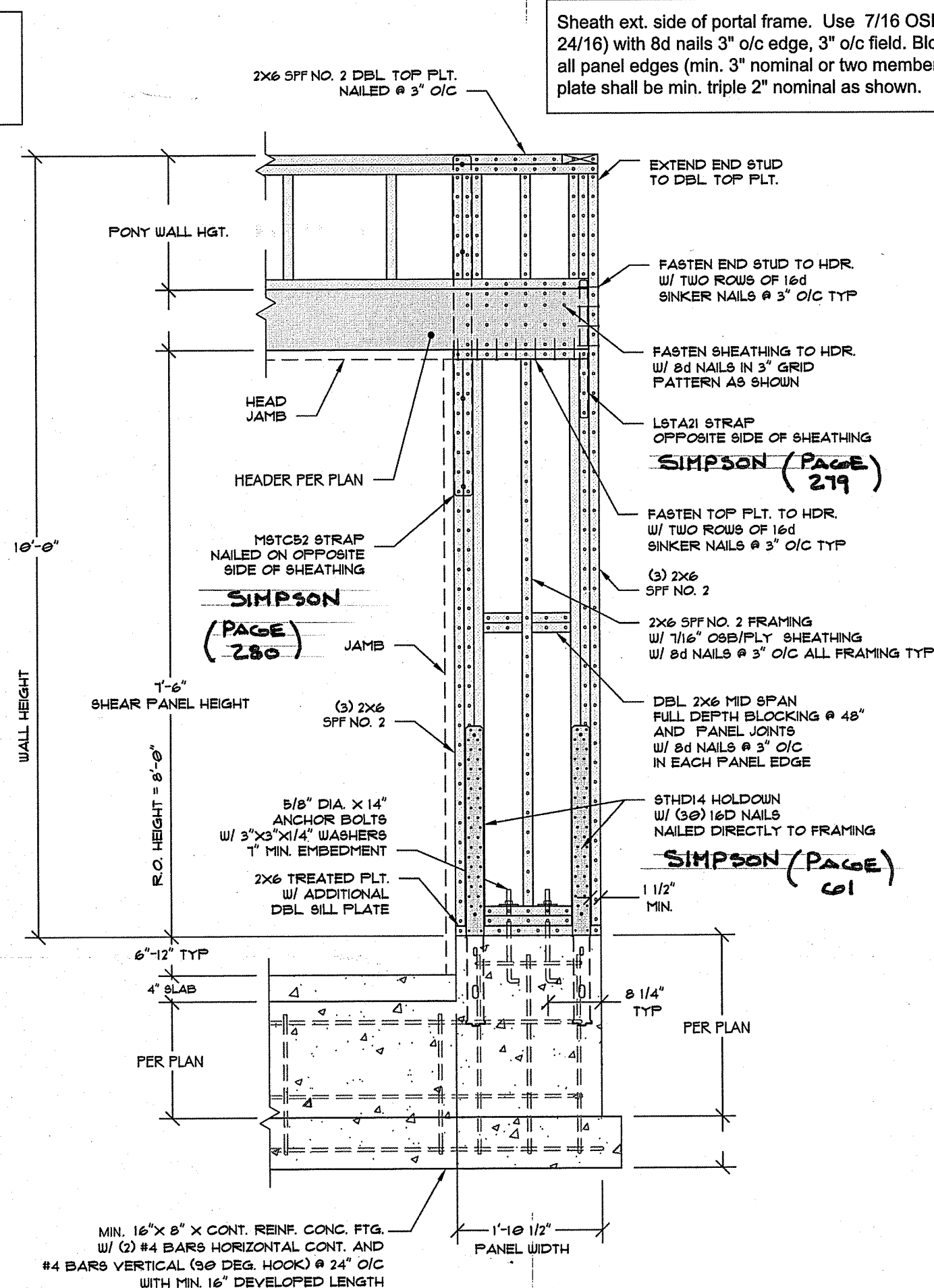
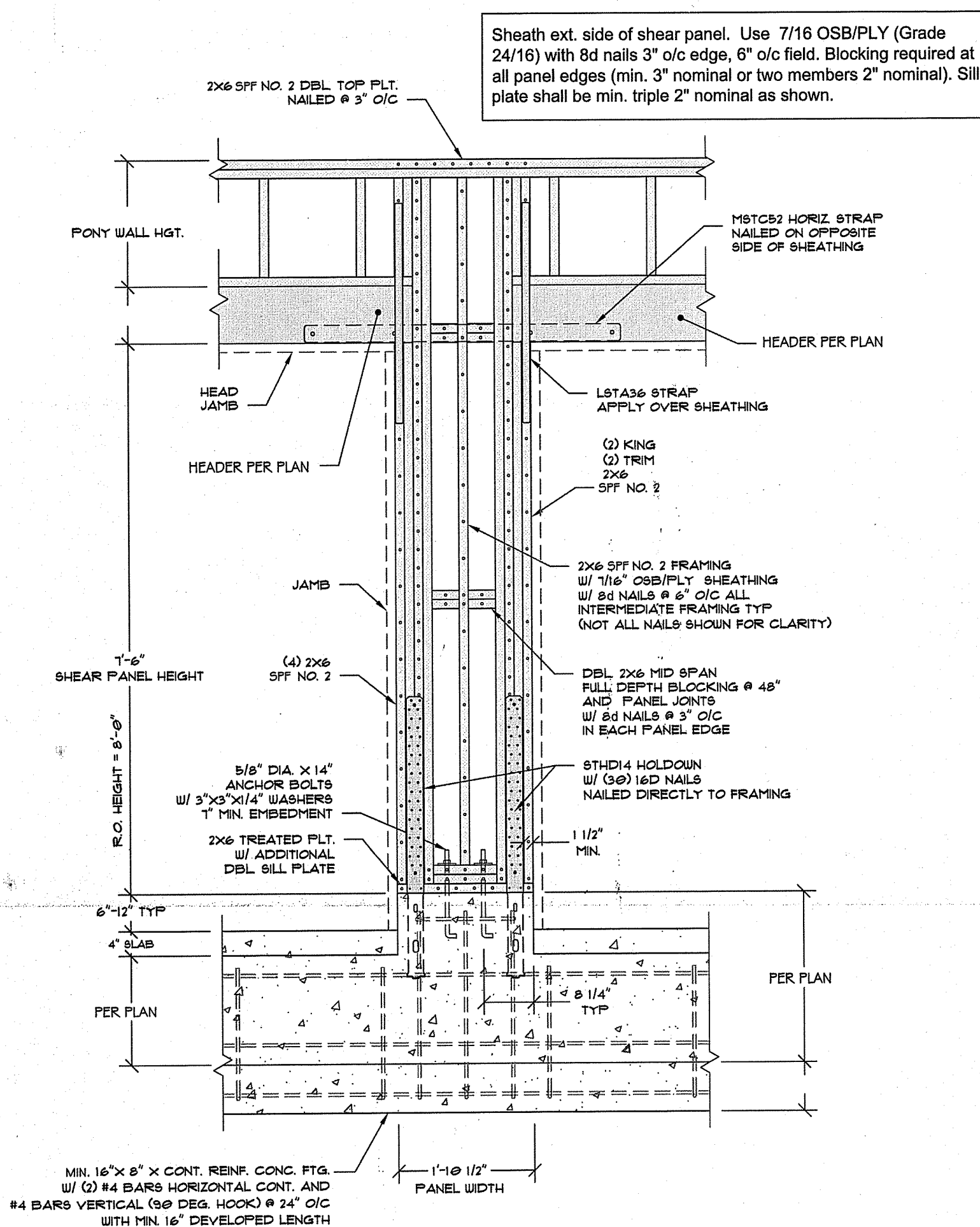
INSTALL STRAP WITH A STRAPMATE, OR OTHER HOLDING DEVICE.

NAIL STRAP FROM BOTTOM UP.



3 STHD14 INSTALLATION DETAILS

4 STHD14 CORNER INSTALL DETAILS



BP/LBP/RP6

Bearing Plates

Bearing plates give greater bearing surface than standing cut washers, and help distribute the load at these critical connections. The BP1/2-3 and BP5/8-3 are 3" x 3" bearing plates that meet the latest requirements of the IRC and IBC. These plate washers are available uncoated or with a hot-dip galvanized (HDG) coating.

The BPS and LBPS are bearing plates that offer increased flexibility while meeting the latest requirements of the code for 2x4 and 2x6 walls. The slotted hole allows for adjustability to account for bolts that are not in the middle of the sill plate.

The BPS/BSKT uses 1/4" x 1 1/4" Strong-Drive® SOS Heavy-Duty Connector screws to provide lateral resistance when 3/4" diameter sill holes are overlapped (screws are provided). The shear capacity of the connection and the allowable bolt shall be determined by the Designer for each installation.

The RP6 retrofit plate is installed on the outside of masonry buildings and helps tie the walls to the roof or floor structure with a 3/4" diameter rod.

Material: See table.

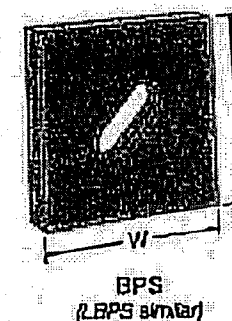
Finish: LBP, LBPS - galvanized; BP7/8-2, BPS/BS - zinc plated; BPS, BP - none; RP6 - Simpson Strong-Tie gray paint. BPS, BPS3 and RP6 may be ordered HDG; LBP and LBPS products may be ordered ZMAX®; contact Simpson Strong-Tie. See Corrosion Information, pp. 13-15. BPS available in black powder coat; add PC to model number.

Installation:

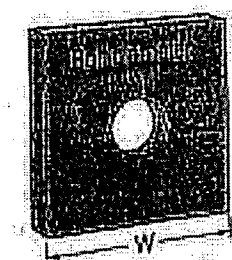
- See General Notes.
- BP/BPS - For shearwall applications, position edge of plate washer within 1/4" of sheathed edge of sill plate.
- BPS-6 plate washers are sized to accommodate the 1/4" from the sheathed edge in single- and double-sheathed 2x6 walls.
- Standard cut washer required with BPS slotted bearing plates. Washer not required when used with Titan HD® heavy-duty screw anchors.

Codes: See p. 12 for Code Reference Key Chart; 2012/2015/2018 IRC R602.11.1, 2016 SOPS 4.3.8.4.3

SIMPSON (PAGE) 48



BP (LBP similar)



BP (LBP similar)

SCALE: N/A	APPROVED BY:	DRAWN BY:
DATE: 2020		REVISED:
PORTAL FRAME DETAIL		
BRACE WALL		S-104

BRACE WALL
2020



RECEIVED

AUG 11 2026

ZONING OFFICE

CONDITIONALLY
APPROVED BY
TOWN OF CLARENCE
LANDSCAPE COMMITTEE
DATE: 8/11/2026
BY: Via LBC Report



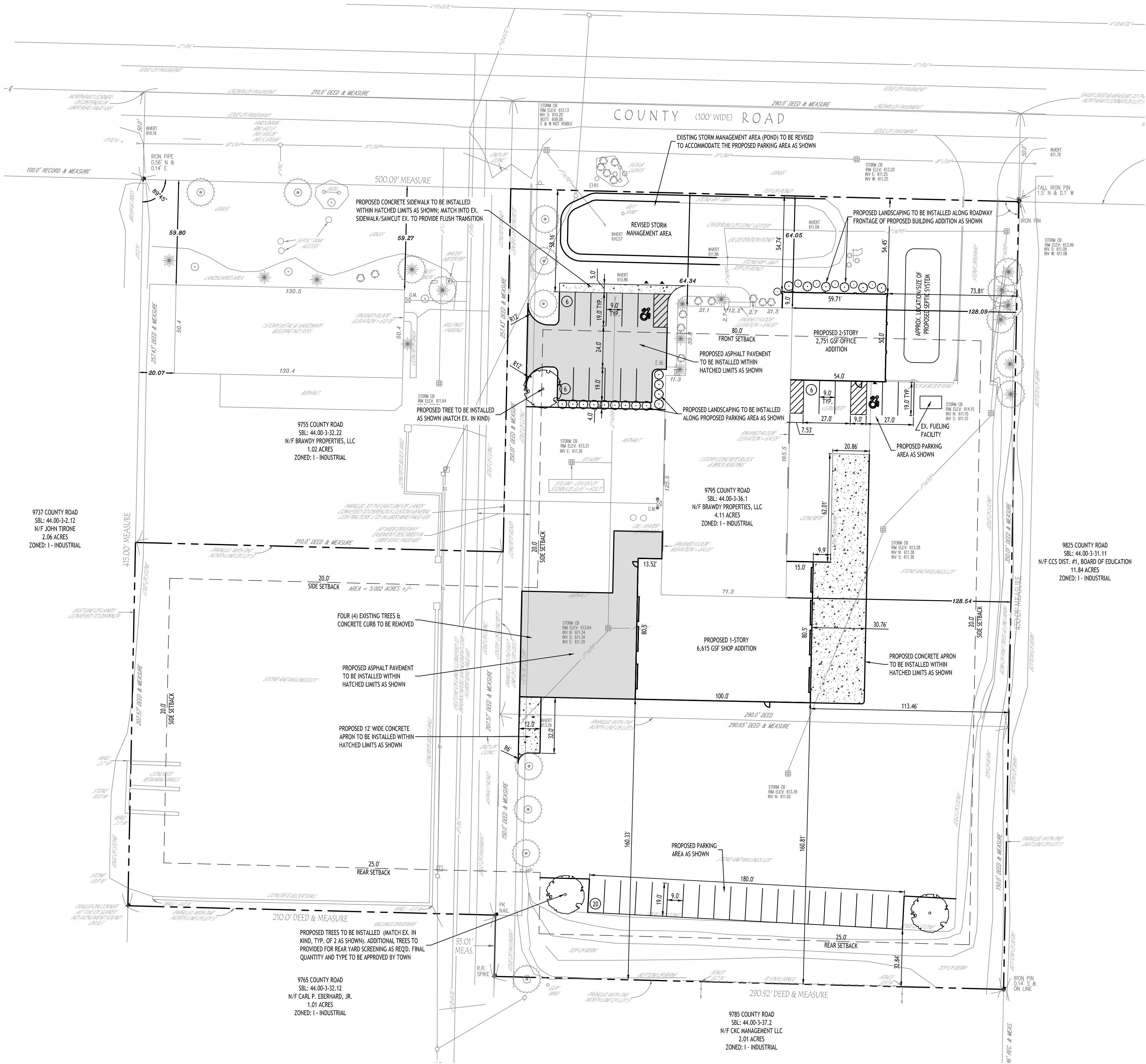












Site Plan
SCALE: 1"=30'

SITE DATA		
SITE AREA: 4.11 AC OVERALL (0.65 AC TO BE DISTURBED)		
ZONED: I - INDUSTRIAL BUSINESS PARK		
PROPOSED WORK: 3,028 G.S.F. OFFICE BUILDING ADDITION & 6,307 GSF SHOP/WAREHOUSE ADDITION		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	80 FT MIN.	54.45 FT *
SIDE	20 FT MIN.	73.81 FT
REAR	25 FT MIN.	160.33 FT
SETBACK TO ANY ADJOINING RESIDENTIAL ZONE	100 FT MIN.	N/A
MAX. BUILDING HEIGHT	45 FT MAX.	< 45 FT
LOT COVERAGE	75% MAX. / 3.0 AC	12% / 0.5 AC
PARKING		
# OF SPACES - SEE CALCULATION BELOW	38	38
PARKING SPACE SIZE	9' x 19'	9' x 19'
LANDSCAPING		
INTERIOR PARKING AREA (8%, 26 OR MORE SPACES)	520 SF / 0.01 AC	896 SF / 0.2 AC
15% OF OVERALL SITE	26,571 SF / 0.61 AC	32,888 SF / 0.76 AC

* VARIANCE REQUIRED

PARKING CALCULATION:

OFFICE:
REQD = 1 SPACE PER 200 G.S.F.
2,437 GSF (201) + 3,028 GSF (PROP.) = 5,465 GSF
5,465 GSF / 200 = 27.32 = **28 SPACES**

MANUFACTURING/WAREHOUSING:
1 PER EMPLOYEE OF MAX SHIFT
10 EMPLOYEES x 1 = 10 SPACES

28 + 10 = **38 TOTAL SPACES REQD**

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	■
PROPOSED CRUSHED GRAVEL	■

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



REVISIONS:		Date
No.	Description	8/10/2026
1	Rev. Per Town Comments	



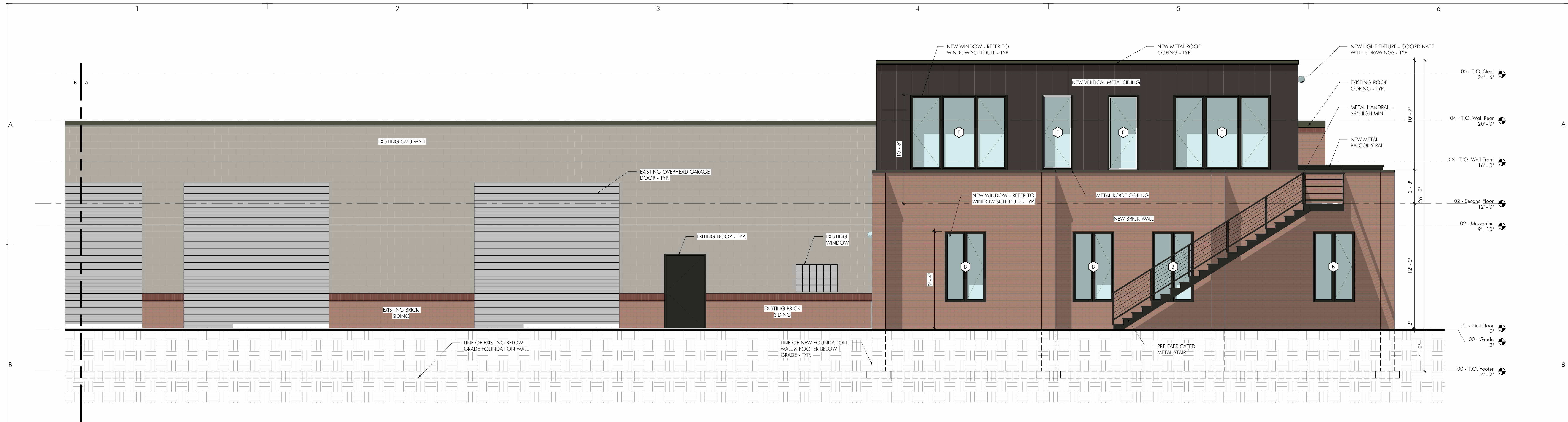
DRAWING NAME:
Site Plan
Concept

Date: 04.07.26
Drawn By: C. Wood
Scale: As Noted

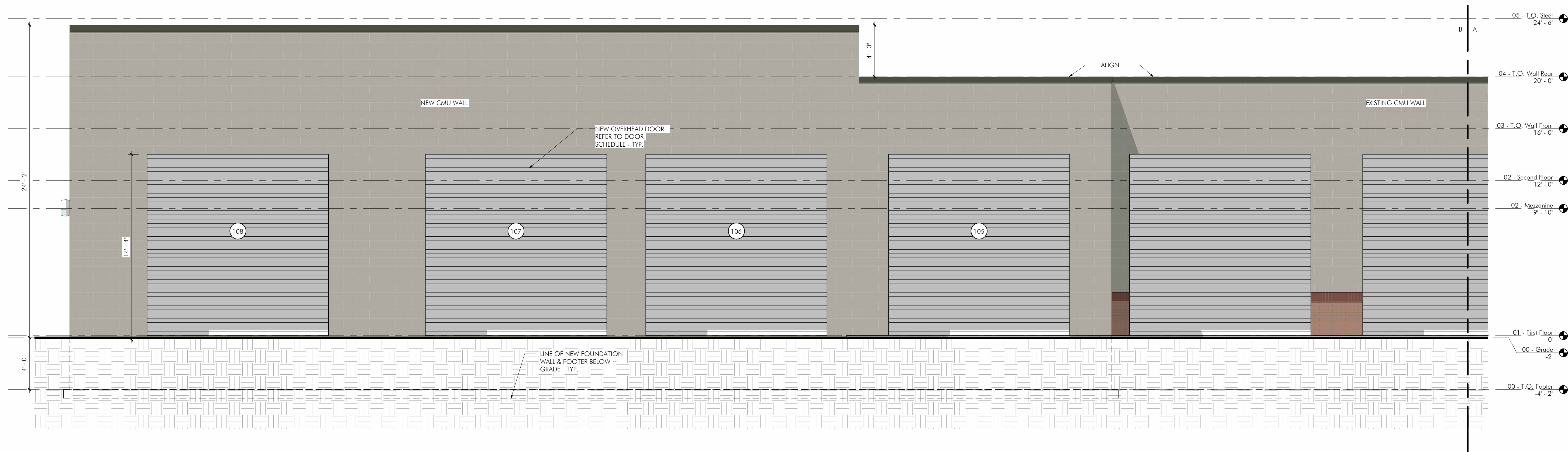
DRAWING NO.

C-100

Project No: 26-4026



B1 **East Elevation - A**
1/4" = 1'-0"

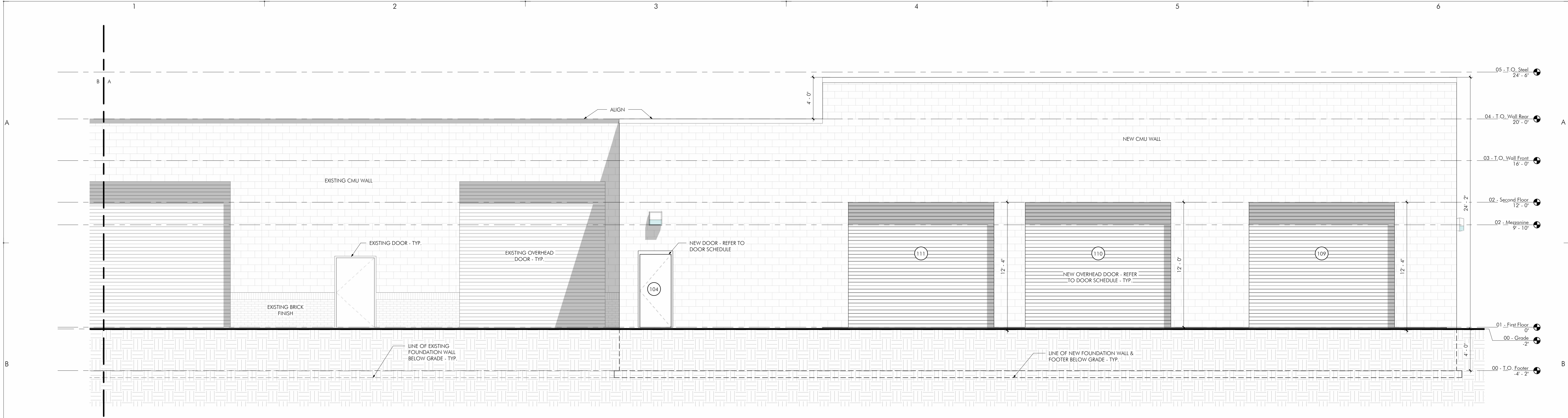


D2 East Elevation - B
1/4" = 1'-0"

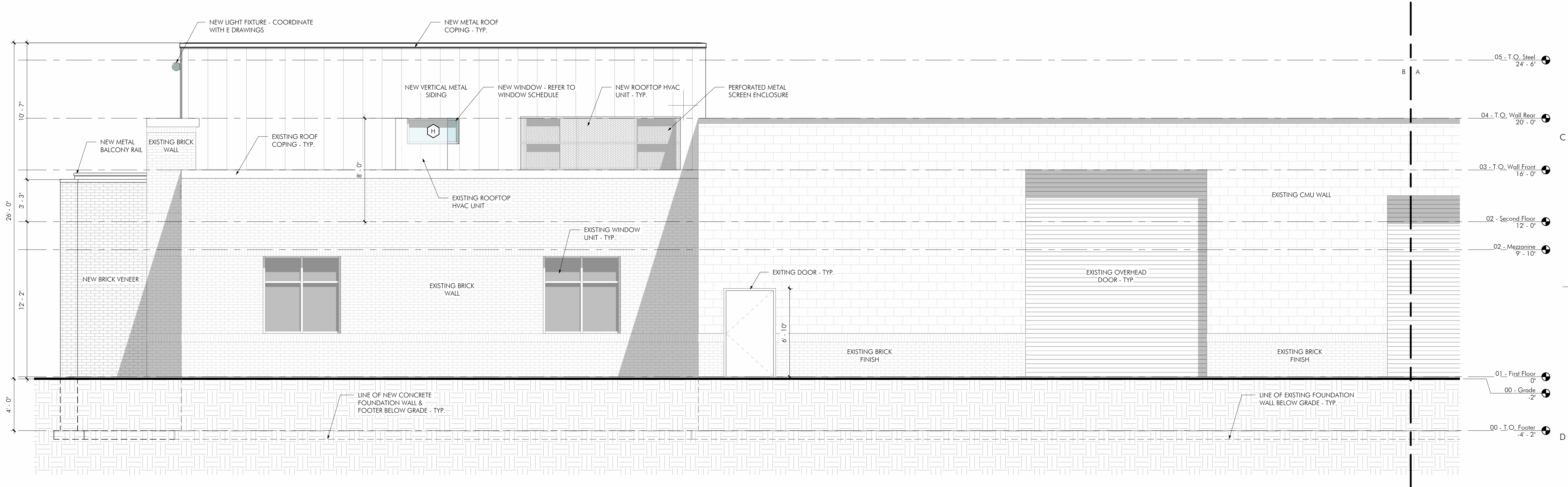


B1 North Elevation
1/4" = 1'-0"

D1 South Elevation
1/4" = 1'-0"

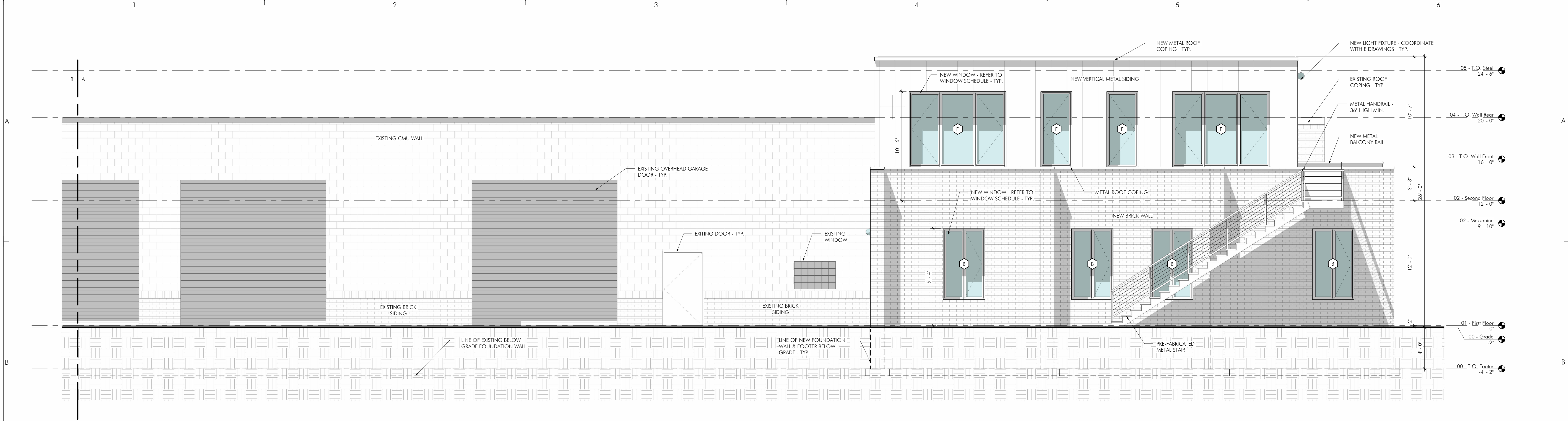


B1 West Elevation - A
1/4" = 1'-0"

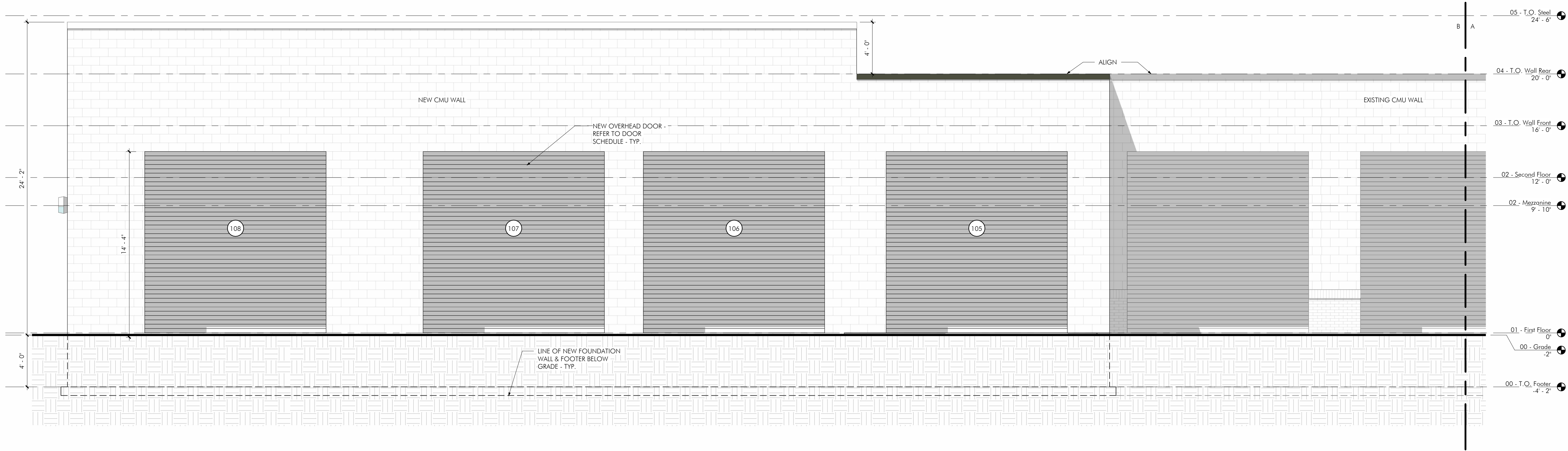


D2 West Elevation - B
1/4" = 1'-0"

8/11/2026 2:29:46 PM P:\P24177 9795 County Road - Commercial Addition\24177 RVT\24177 9795 County Road - Commercial Addition - V2.rvt
This drawing is the property of Abstract Architecture PC. It is to be used for the project and location specified only. No digital representation of a wall will be considered acceptable.
company name - Abstract Architecture PC - No digital representation of a wall will be considered acceptable.



B1 East Elevation - A
1/4" = 1'-0"



D2 East Elevation - B
1/4" = 1'-0"

Short Environmental Assessment Form

Part 1 - Project Information

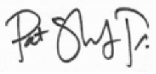
Instructions for Completing

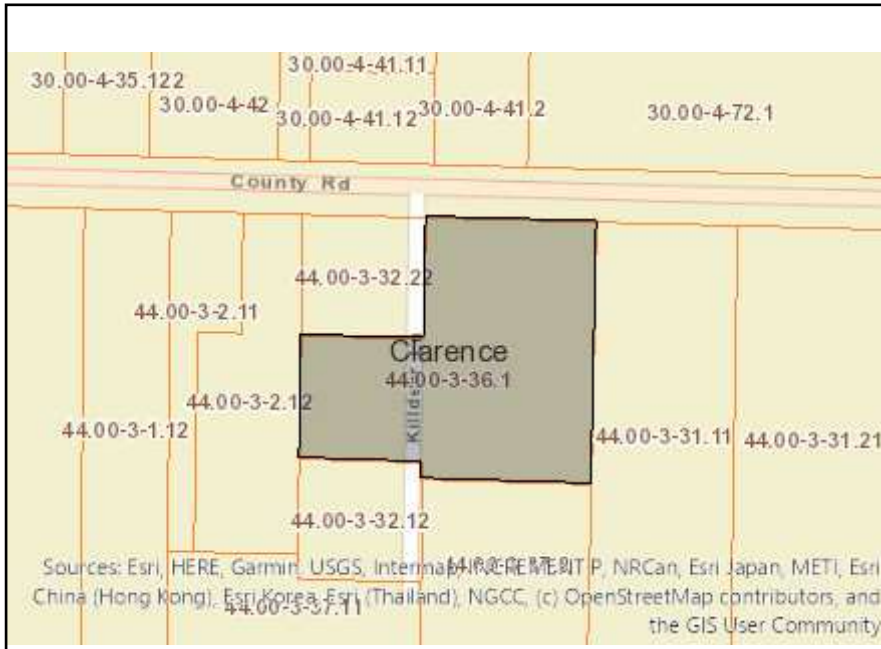
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Brawdy Construction							
Project Location (describe, and attach a location map): 9795 County Road [SBL: 44.00-3-36.1]							
Brief Description of Proposed Action: Proposed 3,000 sf office addition and 6,300 sf shop/warehouse office addition to include associated site improvements.							
Name of Applicant or Sponsor: Ryan Glenn		Telephone: 716-741-8714					
		E-Mail: rglenn@brawdyconstruction.com					
Address: 9795 County Road							
City/PO: Clarence		State: NY	Zip Code: 14032				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ECDOH (septic)			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? 4.11 acres b. Total acreage to be physically disturbed? 0.65 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.13 acres [9795 & 9755 County Road]							
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Short-eared Owl	NO ☐	YES ☒
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
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: modifications are proposed to the existing onsite stormwater management system	NO ☐ ☒ ☐	YES ☒ ☐ ☒
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 dry pond for stormwater detention	NO ☐	YES ☒
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:	NO ☒	YES ☐
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:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Patrick Sheedy Jr, PE [Carmina Wood Design]</u> Date: <u>3/12/26</u> Signature: <u></u> Title: <u>engineer on behalf of the applicant</u>		



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]	No
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Short-eared Owl
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project: 9795 County Rd - Brawdy Construction

Date: 08-19-2026

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?	☒	☐

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.

See EAF Part 3b Reasons Supporting this Determination.

☐ 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 Name of Lead Agency Robert Sackett Print or Type Name of Responsible Officer in Lead Agency Signature of Responsible Officer in Lead Agency	08-19-2026 Date Town of Clarence Planning Board Chair Title of Responsible Officer Signature of Preparer (if different from Responsible Officer)

EAF Part 3b Reasons Supporting this Determination:

Project Name: Brawdy Construction Building Addition

Project Location: 9795 County Road - SBL: 44.00-3-36.1

Date: 08-19-2026

The Project involves the construction of an addition to the existing principal building located at 9795 County Road – SBL: 44.00-3-36.1 (the “Project Site”) consisting of 4.1 acres in the Town of Clarence. The addition includes a 2-story office addition and a 6,300 square-foot warehouse addition. The Project Site is zoned as Industrial Business Park ("I") pursuant to the Town of Clarence Zoning Map. The Project Site currently contains an existing principal structure, a parking lot, outdoor material storage, and associated facilities. After a thorough review by the Town of Clarence and interested agencies, it has been determined that the Project should not have significant adverse impacts to the built and natural environment.

Pursuant to §229-100 of the Town of Clarence Zoning Code, warehousing and commercial office space are permitted uses in the Industrial Business Park zone. The Project is not in sharp contrast to nearby land use patterns, which include light industrial operations and agricultural operations. The proposed building addition will use building materials that are compatible with the existing principal structure. *Clarence 2030 – Town of Clarence Comprehensive Plan*, encourages the development and adaptive reuse of industrial space in the Town of Clarence. The Project is in keeping with the recommended land use, design guidelines, and site layout for the area.

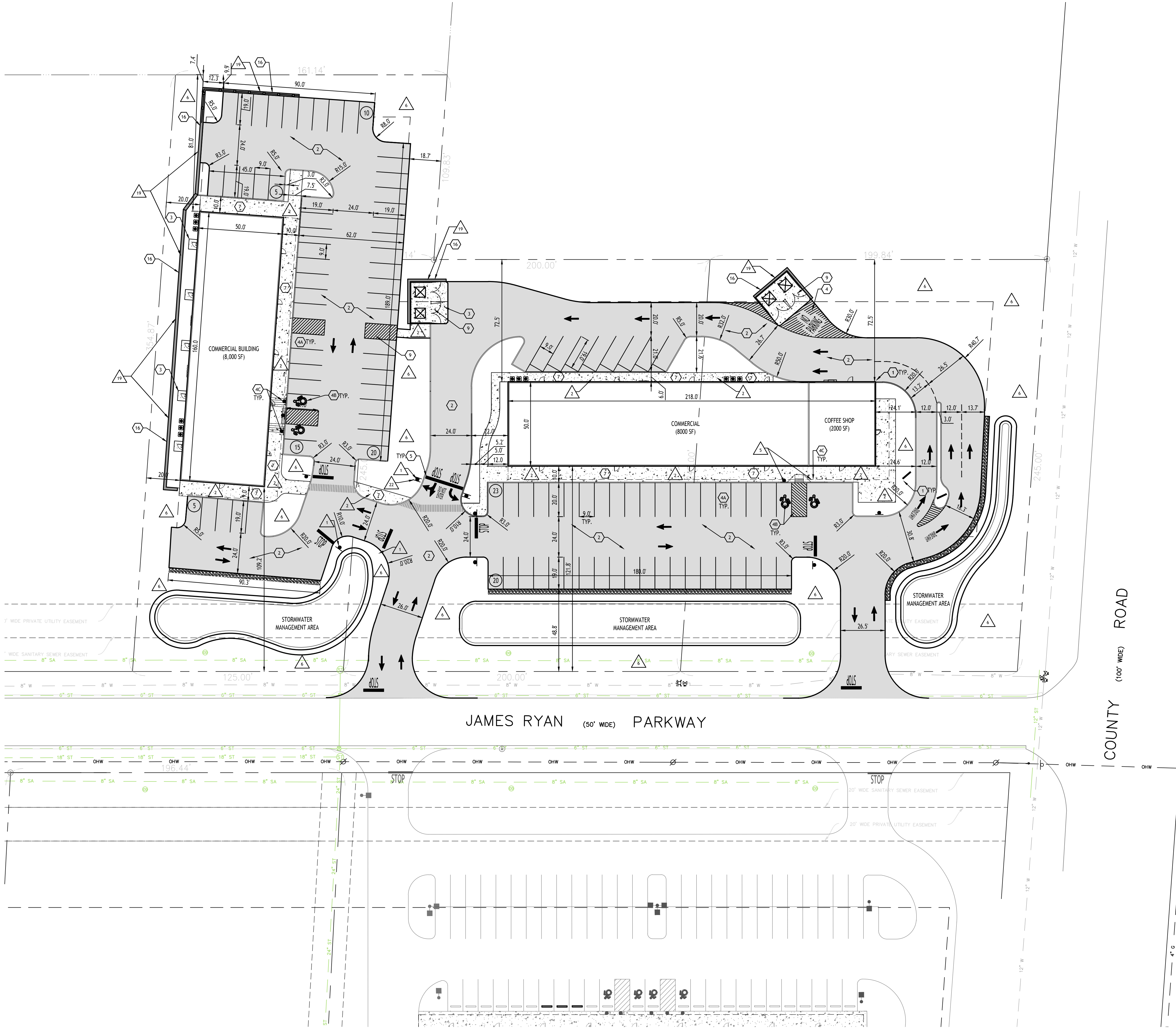
There will be limited clearing of existing vegetation as part of the Project. As part of the Site Plan review, all proposed lighting shall be dark sky compliant and shielded to ensure no light pollution or spillage will occur off site. The potential impact from noise, odors and lighting may minimally increase from the property’s current use. However, these potential impacts will be mitigated through the installation of any necessary landscape or fence buffering to reduce noise, the potential requirement of dumpster screening to minimize odors, and dark-sky compliant lighting. Noise produced by the Project will not produce a significant increase in the ambient noise in the area. There will be a temporary unavoidable impact of noise, odor, and lighting during construction; however, construction is anticipated in one phase.

A Stormwater Pollution Prevention Plan (SWPPP) may be required for the Project depending on the amount of land disturbance. Alterations and additions to the existing stormwater management system on the Project Site shall be reviewed and approved by the Town Engineering Department prior to site disturbance. The Project Site disturbance is considered minimal due to the absence of documented environmentally sensitive features that otherwise could be negatively impacted. The Project Site is not located within or adjacent to a Critical Environmental Area and does not include a known source of regulated hazardous materials

detrimental to human health or environmental resources. The Project Site is adjacent to regulated wetland; however, the Proposed Project would not physically alter or encroach into the wetland. Additionally, the Project Site is not located within the 100-year flood plan.

There are no unique or unusual land forms documented at this project site. Any proposals for deep excavations are subject to a hydrogeologic/geotechnical evaluation report as required by the Town of Clarence Engineering Department. This report shall include, but not be limited to, analysis of the deep soils, soil stability, proximity to existing structures, basin constructability, groundwater, dewatering operations, and ability to hold water. The Project may cause an increase in the use of energy compared to the Project Site's current use; however, overall use of power will not exceed the amount of power currently available at the Project Site. The Project Site does fall within an area designated as sensitive by the New York State Historic Preservation Office archaeological site inventory; however, there is previous ground disturbance associated with the existing business operation and industrial business park. Any potentially significant adverse environmental impact is mitigated due to the previous site disturbance on the Project Site. The Project will not result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

The Project Sponsor shall obtain all appropriate permits from Erie County for any proposed modifications to the onsite septic system and water connections. Any enhancements to the septic system and water system shall be designed in accordance with the stringent local and state standards. Modifications to the existing curb cut to County Road are not proposed as part of this Project; however, the Project Sponsor shall obtain all appropriate permits from Erie County should there be proposed curb cut modifications to County Road. Using the NYS SEQRA EAF Workbook as a guiding document, the Project will not result in a significant increase in traffic.



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.

Site Plan
SCALE: 1"=30'

DETAIL LEGEND

SEE SITE DETAIL SHEET

- 1 PIPE BOLLARD
- 2 STANDARD DUTY ASPHALT
- 3 EXTERIOR CONCRETE SLAB ON GRADE
- 4A 90° PARKING STALL
- 4B HANDICAPPED PAVEMENT MARKINGS
- 4C HANDICAPPED PARKING SIGN
- 5 STOP BAR
- 6 LIGHT POLE FOUNDATION
- 7 CONCRETE SIDEWALK
- 8 SIDEWALK CURB RAMP
- 9 DUMPSTER ENCLOSURE
- 10 FIRE LANE SIGN
- 11 PRIVACY SCREENING FENCE
- 12 HANDICAPPED PAVEMENT RAMP
- 13 PAINTED TRAFFIC ARROWS
- 14 TRUCK ENTRANCE SIGN
- 15 CONCRETE CURB AND GUTTER
- 16 RETAINING WALL
- 17 BUILT-UP ASPHALT RAMP
- 18 DRIVEWAY ONTO ERIE COUNTY HIGHWAY
- 19 TYPICAL ROAD SECTION
- 20 PRECAST PARKING BUMPER

NOTE LEGEND

- 1 INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-1B
- 2 CONCRETE SIDE WALK
- 3 LIMIT OF STANDARD DUTY PAVEMENT
- 4 RUNOUT CURB IN 2' OR MATCH EXISTING CURB
- 5 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
- 6 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- 7 CONCRETE SLAB ON GRADE @ DUMPSTER
- 8 SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
- 9 1' WIDE WHITE PAVEMENT STRIPES @ 1' SPACING BETWEEN 4" WIDE WHITE CROSSWALK LINES
- 10 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES
- 11 4" WIDE DASHED WHITE PAVEMENT STRIPE
- 12 RAMP SIDEWALK @ 1:12 MAX.
- 13 INSTALL "YIELD" SIGN, M.U.T.C.D. SIGN NO. R1-2C
- 14 INSTALL "LEFT LANE MUST TURN LEFT" SIGN, M.U.T.C.D. SIGN NO. R3-31C
- 15 INSTALL PORTABLE "STOP" SIGN AS SPECIFIED BY OWNER, M.U.T.C.D. SIGN NO. R1-1B
- 16 INSTALL M.U.T.C.D. SIGN NO. R4-6B
- 17 4" WIDE DOUBLE YELLOW PAVEMENT STRIPE @ 4' SPACING
- 18 4" WIDE WHITE PAVEMENT STRIPE
- 19 CONSTRUCT RETAINING WALL @ BUILDING/DUMPSTER TO ACCOMMODATE GRADE.
- 20 INSTALL PRECAST PARKING BUMPER
- 21 18" WIDE WHITE PAVEMENT STRIPE
- 22 INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R3-15C
- 23 INSTALL PEDESTRIAN CROSSING SIGN, M.U.T.C.D. SIGN NO. W5-1C
- 24 INSTALL STEEL BOLLARD, 8" DIA. SCH. 40 STEEL PIPE
- 25 INSTALL PRIVACY FENCE SYSTEM.

Site Data

TOTAL SITE AREA = 3.36 ACRES
ZONED: INDUSTRIAL BUSINESS PARK
USE: PROPOSED TWO MULTI-TENANT COMMERCIAL BUILDINGS

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	80 FT MIN.	109.2 FT MIN.
SIDE:	20 FT MIN.	20.0 FT MIN.
REAR:	25 FT MIN.	25.0 FT MIN.
SIDE/REAR (ADJOINING RESIDENTIAL):	100 FT MIN.	NA
LOT WIDTH:	125 FT MIN.	> 125 FT
LOT DEPTH:	200 FT MIN.	> 200 FT

SETBACKS - PARKING	REQUIRED	PROVIDED
FRONT:	80 FT	25.0' MIN.
ADJOINING RESIDENTIAL:	45 FT	N/A
OTHER PROPERTY LINES:	5 FT	5.0 FT MIN.

MAX BUILDING HEIGHT:	45 FT	< 45 FT
LOT COVERAGE (FOR ALL BLDGS):	NOT TO EXCEED 75% OF GROSS LOT AREA (<101,770± SF)	12.3%± (16,000± SF)

PARKING CALCULATIONS:

RETAIL
REQD = 1 PER 150 SF
REQD = 16,580 SF / 150 = 111 SPACES REQUIRED

RESTAURANT
REQD = 1 PER 3 SEATS
REQD = 24 SEATS / 3 = 8 SPACES

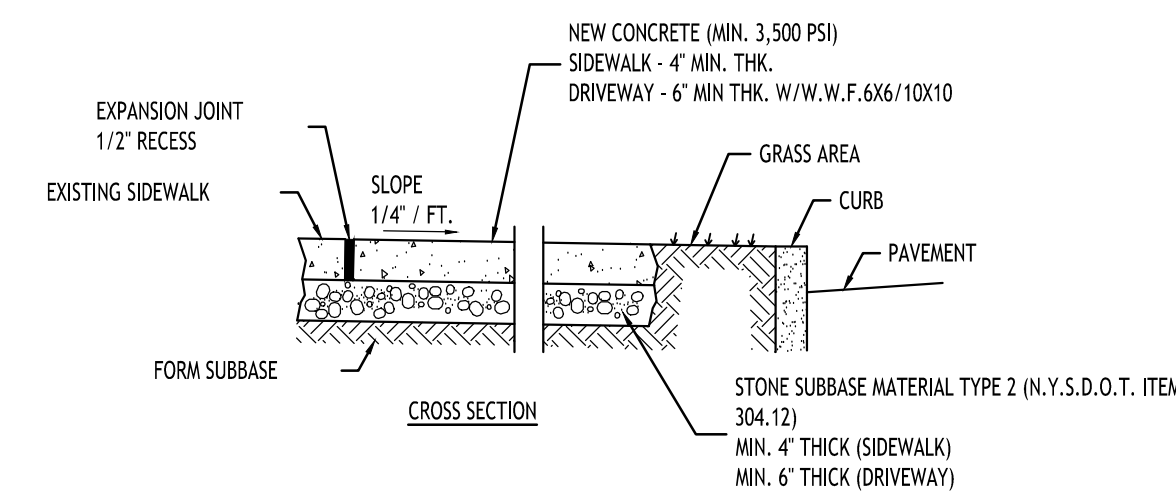
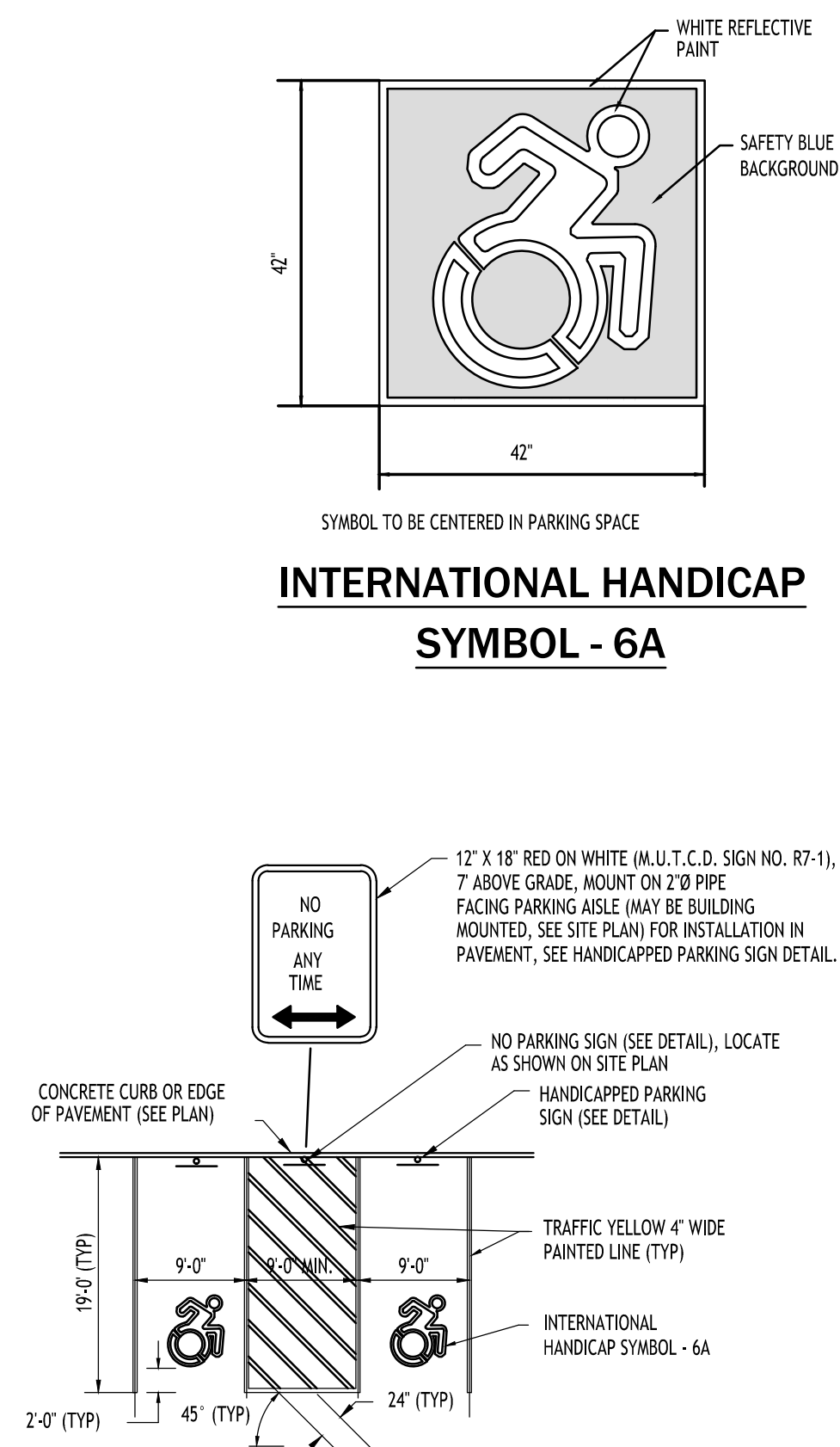
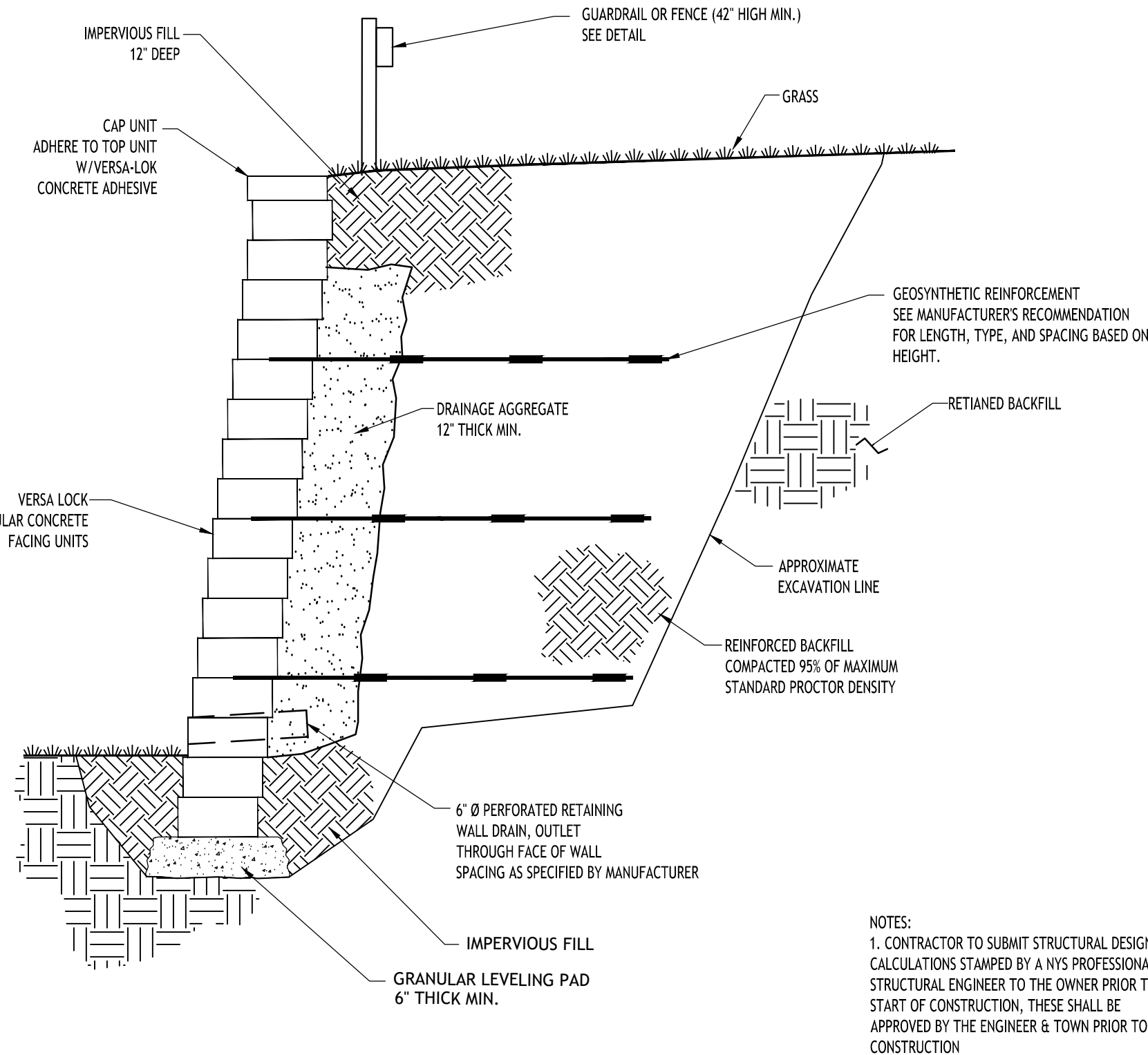
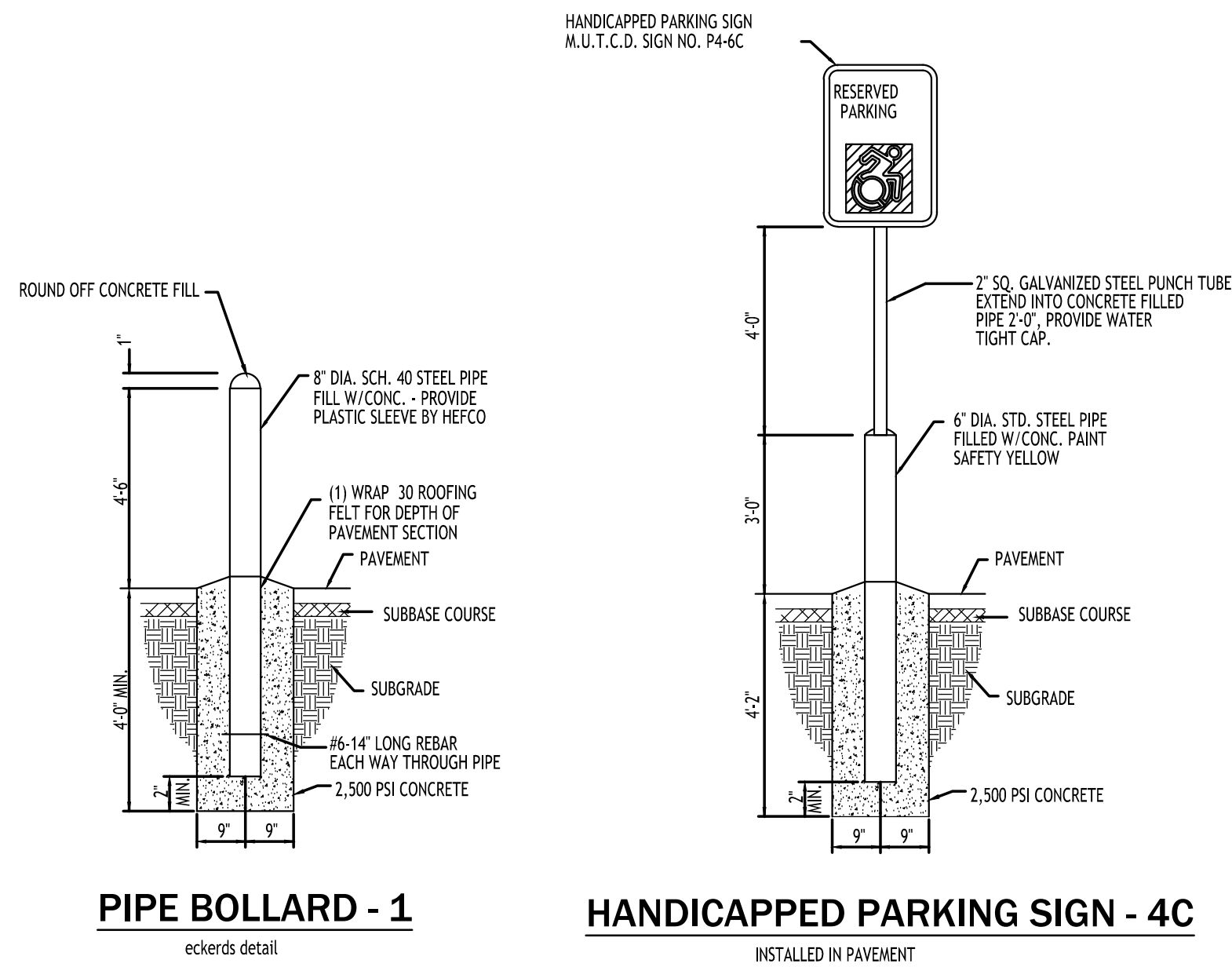
TOTAL = 102 SPACES REQD

SITE LEGEND

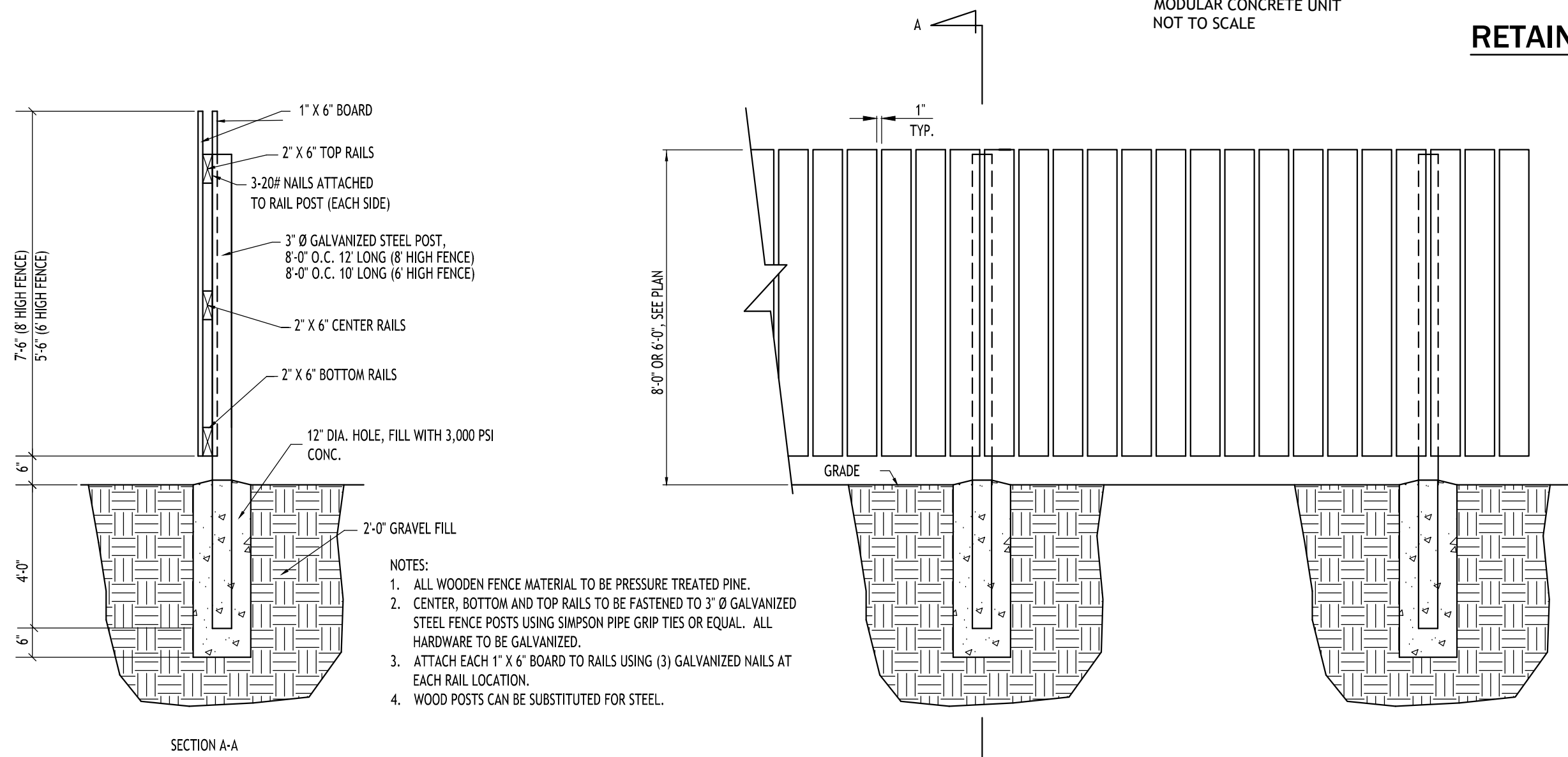
- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

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

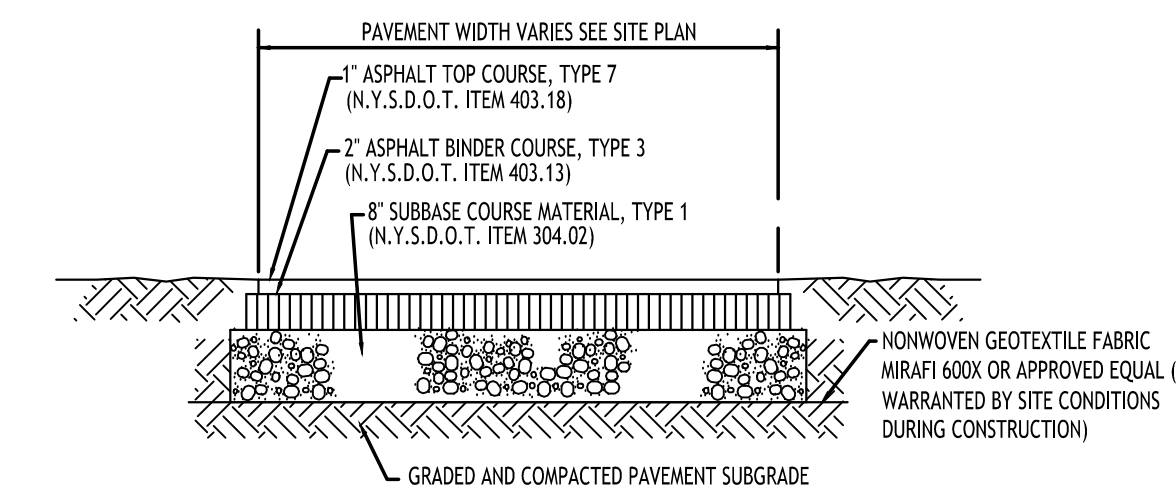
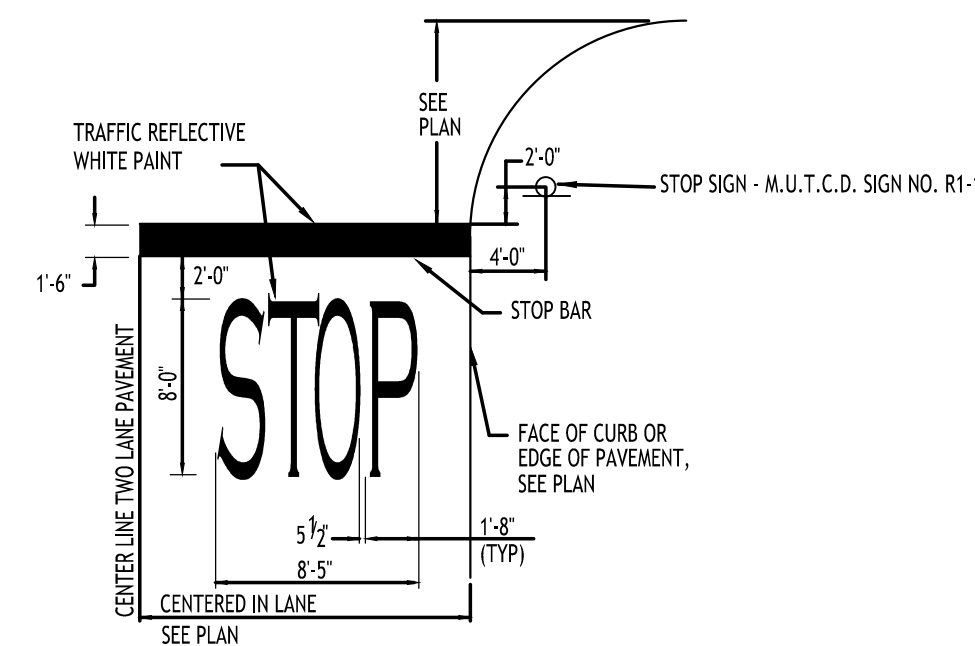




1. NOTES: CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE. PROVIDE CONTINUOUS STONE PATH TO CURB UNDERLAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 30' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6" LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6" AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

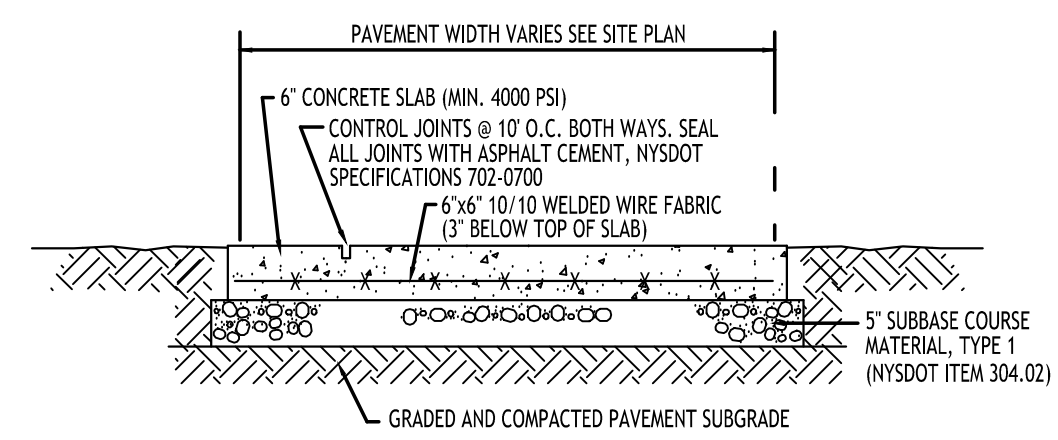


HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 4B



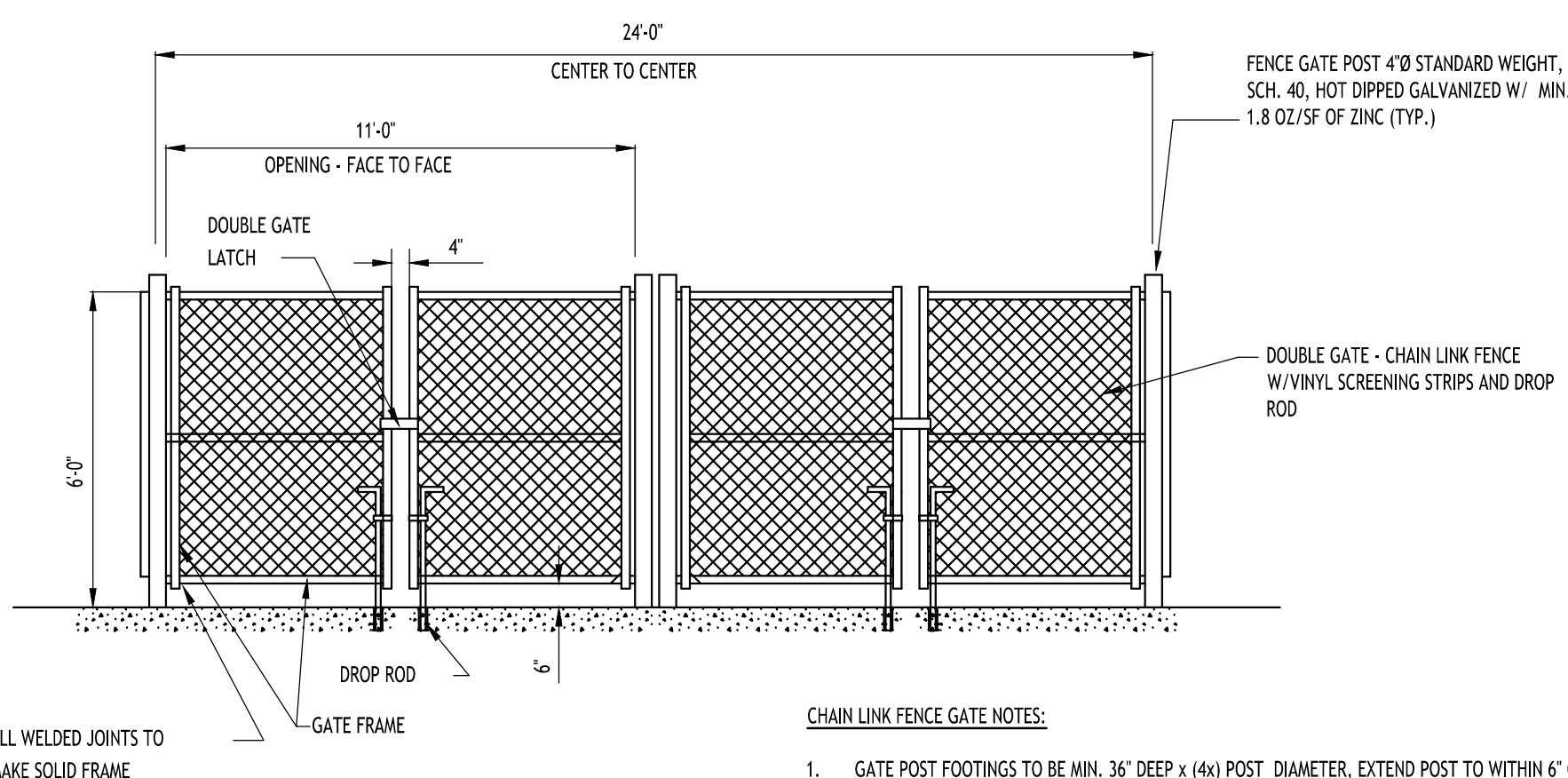
- NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION -2



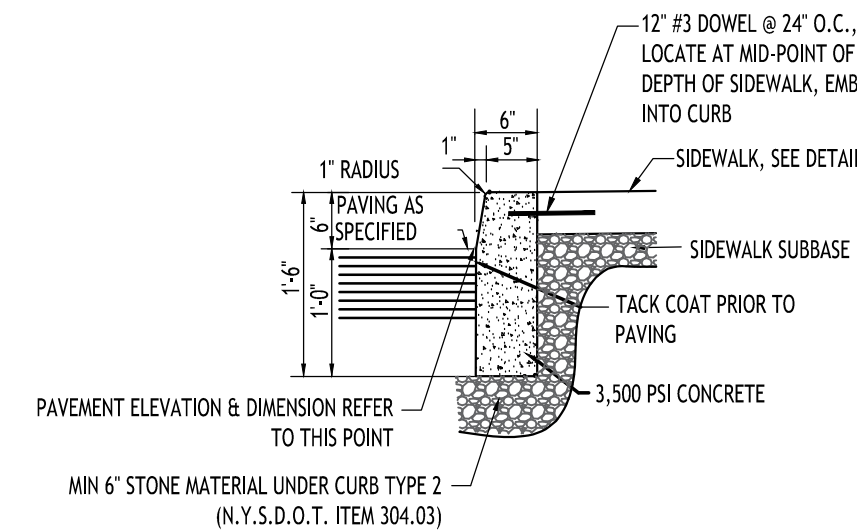
- NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT
STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS
SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

EXTERIOR CONCRETE
SLAB-ON-GRADE SECTION - 3



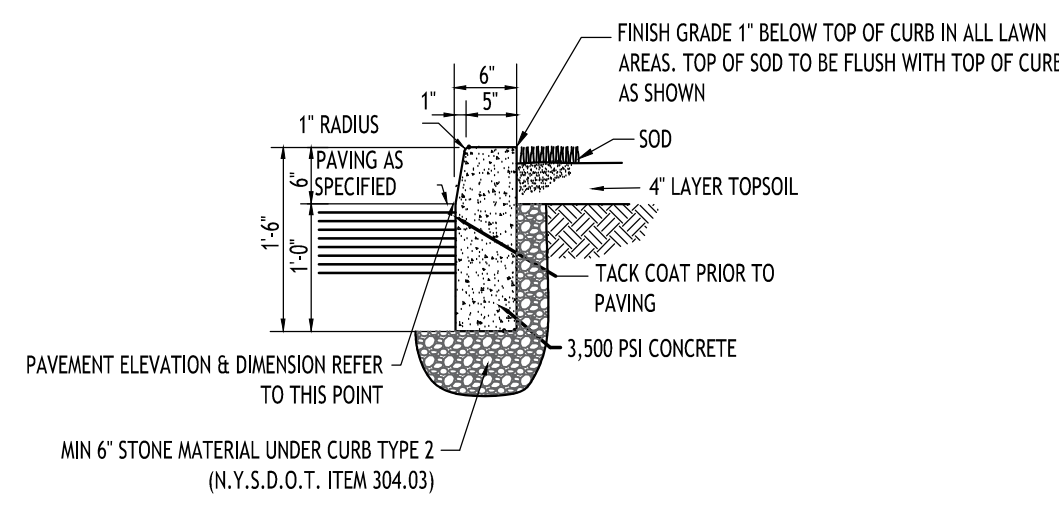
CHAIN LINK FENCE GATE NOTES:

1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x4) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
2. GATE FRAMES TO BE S2 SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
3. CHAIN LINK FENCE FABRIC SHALL BE 2" MESH, 9 GAUGE, ZINC COATED STEEL CORE WIRE. INSTALL MESH WITH HOOK BOLTS AND TENSION BARS ON ALL SIDES, ATTACH AT 15' MAX.
4. DOUBLE GATE LATCH TO BE FORKED TYPE CAPABLE OF RETAINING GATE IN CLOSED POSITION AND HAVE PROVISION FOR PAI LOCK. LATCH SHALL BE OPERABLE FROM EITHER SIDE OF GATE.
5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.



ABUTTING SIDEWALK

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



ABUTTING LANDSCAPE/GRASS

TYPE "A" CONCRETE CURB - 1

REVISIONS:	
No.	Description
	Date

PRELIMINARY
NOT FOR CONSTRUCTION

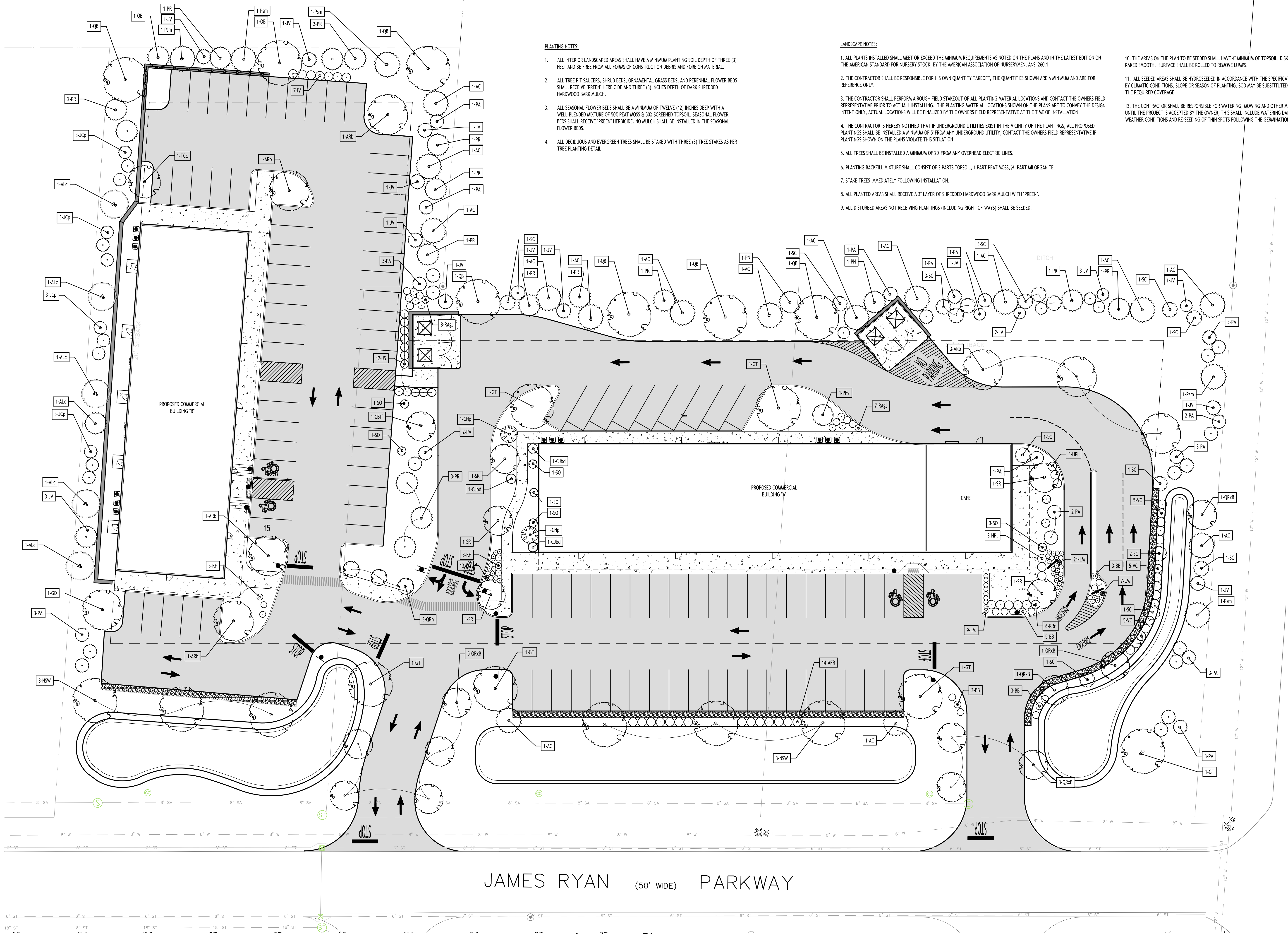
DRAWING NAME:
Site Details

Date: 06.11.26
Drawn By: C. Toffolo
Scale: As Noted

C-101

Project No: 25.4169

Date: 06.11.26
Drawn By: C. Toffolo
Scale: As Noted



PLANTING NOTES:

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

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF. THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD TAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUAL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1 PART PEAT MOSS, 1/2 PART MILORGANITE.
7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH WITH "PREEN".
9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED.

10. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
11. ALL SEEDED AREAS SHALL BE HYDROSEEDING IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.



Landscape Plan

SCALE: 1"=20'

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



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:
No. Description
Date

DRAWING NAME:
Landscape Plan

Date:
Drawn By:
Scale:

DRAWING NO.

L-100

Project No: 25.4169

Commercial Development

James Ryan Parkway
Clarence, New York

CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro

S M A L L / O R N A M E N T A L T R E E S					
SO	8	Amelanchier 'Standing Ovation'	Standing Ovation Serviceberry	1 1/2" x 2" CAL.	B&B, HT. 20', W 15'
SR	5	Syringa reticulata	Ivory Silk Lilac	1 1/2" X 2 1/2" CAL.	B&B, HT. 20', W 15'
ALc	5	Amelanchier laevis 'Cumulus'	Cumulus Allegheny Serviceberry	1 1/2" x 2" CAL.	B&B, HT. 20', W 15'

S H R U B S					
RAgl	15	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2-3, W 6'
AFR	14	Cornus stolonifera 'Farrow' PP #18,523	Arctic Fire Red Twig Dogwood	24-36" Tall	B&B, HT. 4', W 4'
HPI	6	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	24-36" Tall	B&B, HT. 5', W 5'
IV	7	Ilex verticillata 'Mr Poppins'	Mr. Poppins Holly	24-36" Tall	B&B, HT. 4', W 4'
SC	16	Sambucus canadensis	American Eldeberry	24-36" Tall	B&B, HT. 4', W 3'
RrR	6	Rosa radrazz	Knockout Rose	18-24" Tall	Cont. no.3 - 3'Tall, 3'Wide
VC	15	Viburnum carlesii	Korean Spice Viburnum	36-48" Tall	B&B, HT. 5-7', W 6'

GRASSES / PERENNIALS / GROUNDCOVERS					
BB	14	Andropogon Gerardi	Big Blue Stem Andropogon	18-24" Tall	Cont. #3, HT. 4', W 6'
LM	50	Liriope muscari	Big Blue Lilyturf	12-16" Tall	Cont. no.3 - 3'Tall, 3'Wide
KF	6	Calamagrostis x acutiflora	Karl Foerster Reed Grass	18-24" Tall	Cont. no.3 - 3'Tall, 3'Wide



- CHAIN LINK FENCE GATE NOTES:
1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x4) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
 2. GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
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 5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.



James Ryan Parkway
Clarence, New York

REVISIONS:	
No.	Description
	Date

PRELIMINARY
NOT FOR CONSTRUCTION

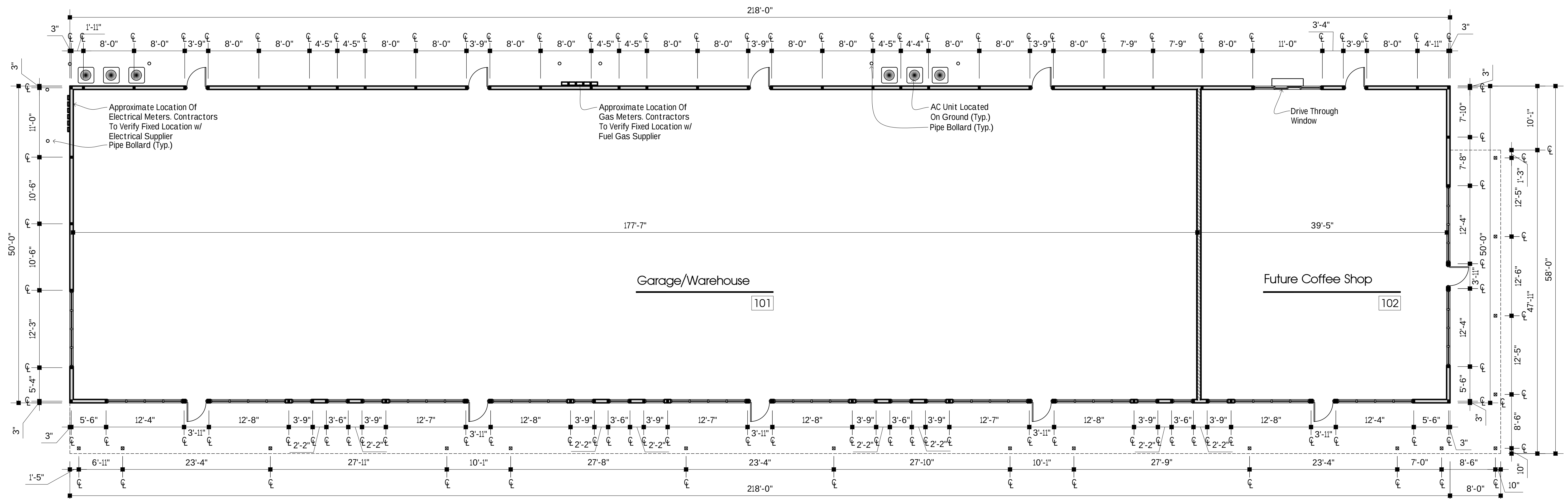
DRAWING NAME:
Landscape Details
Plant Schedule
Notes

Date: 06.11.26
Drawn By: C. Toffolo
Scale: As Noted

DRAWING NO.

L-101

Project No: 25.4169

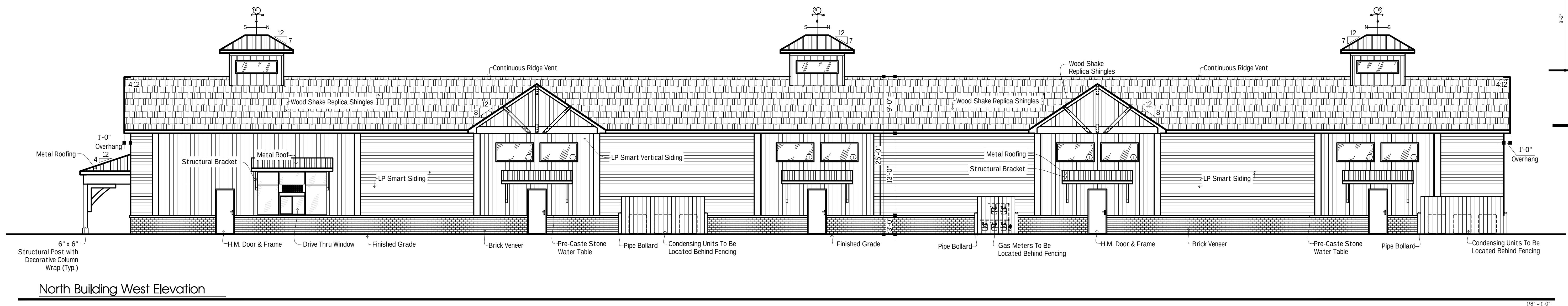
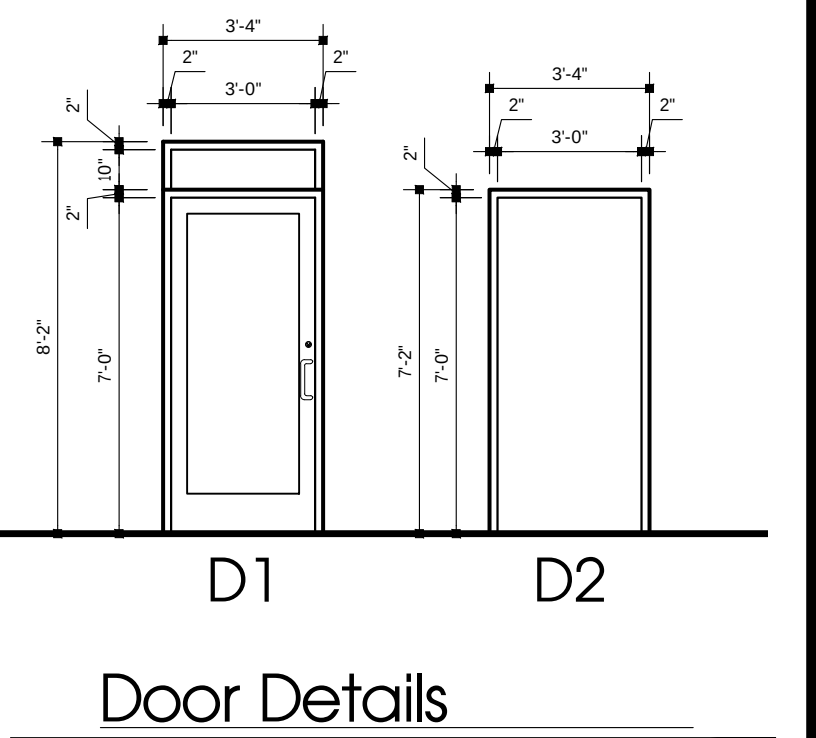
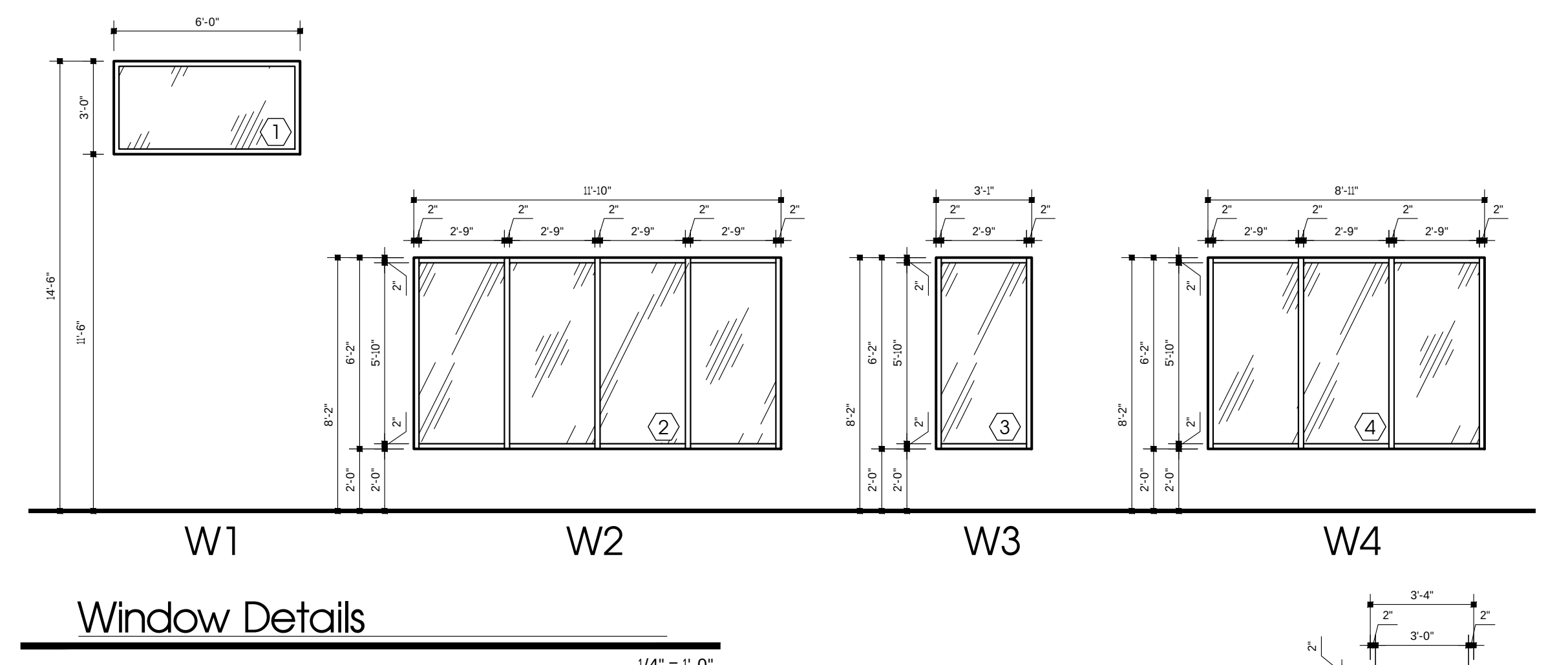
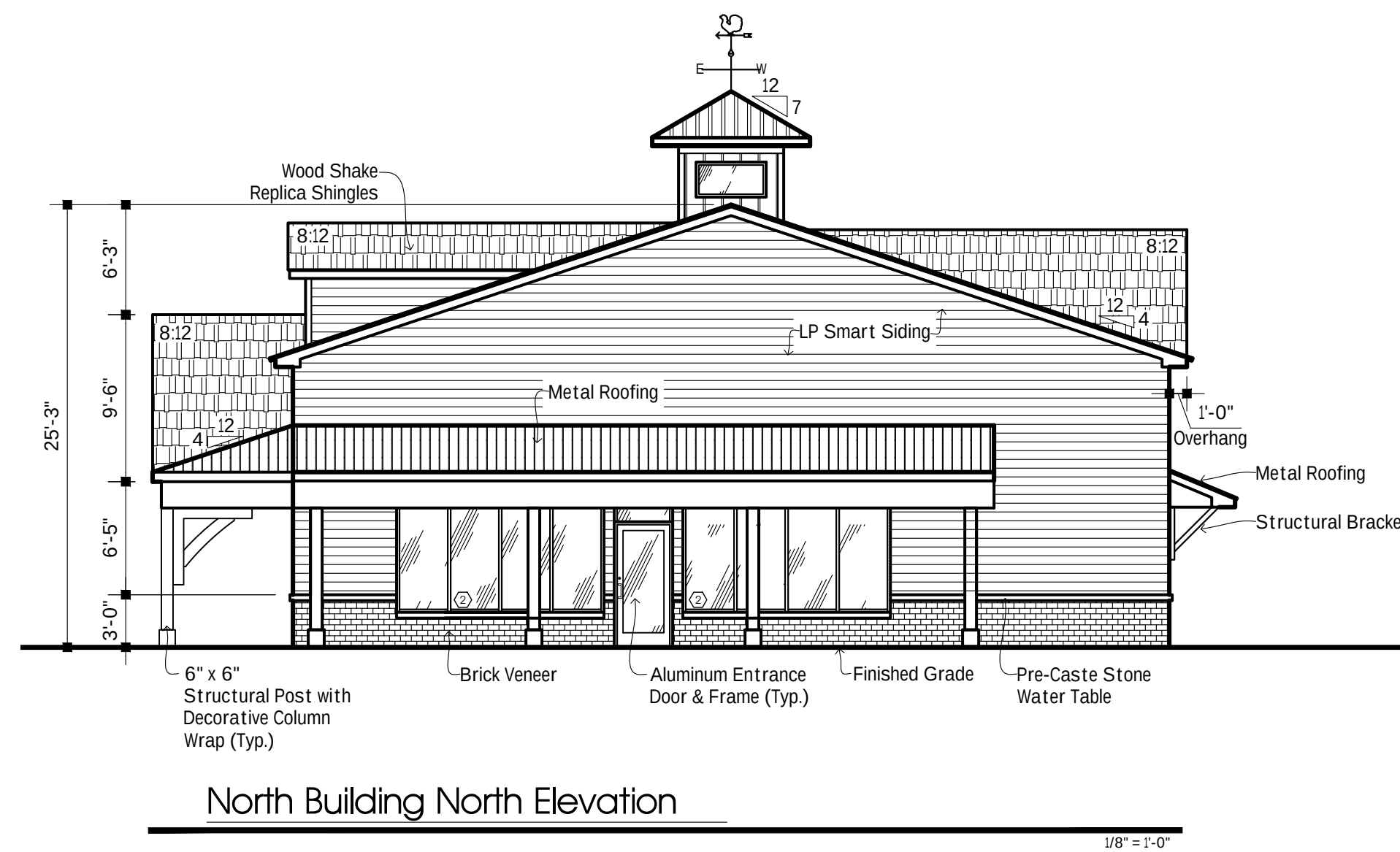
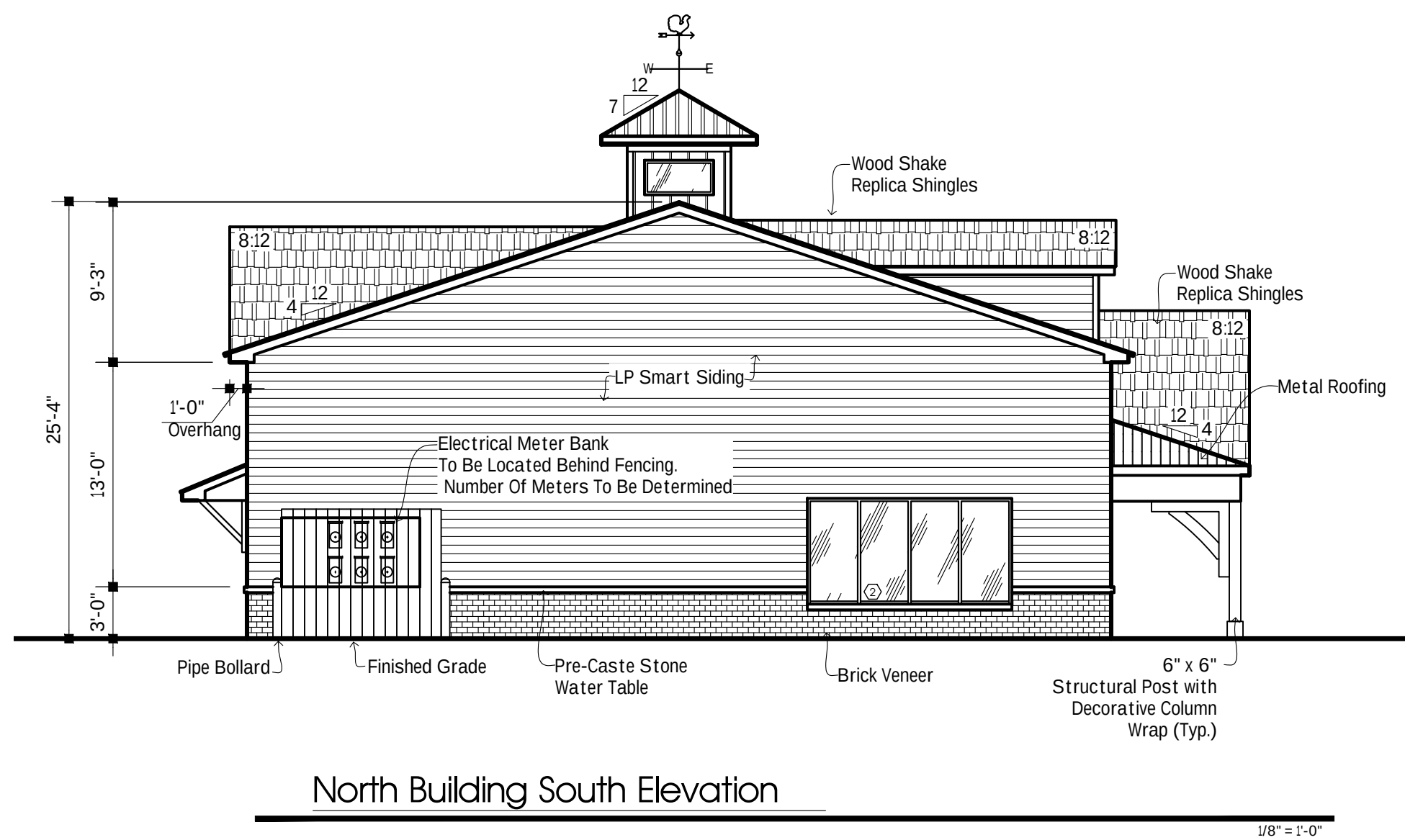
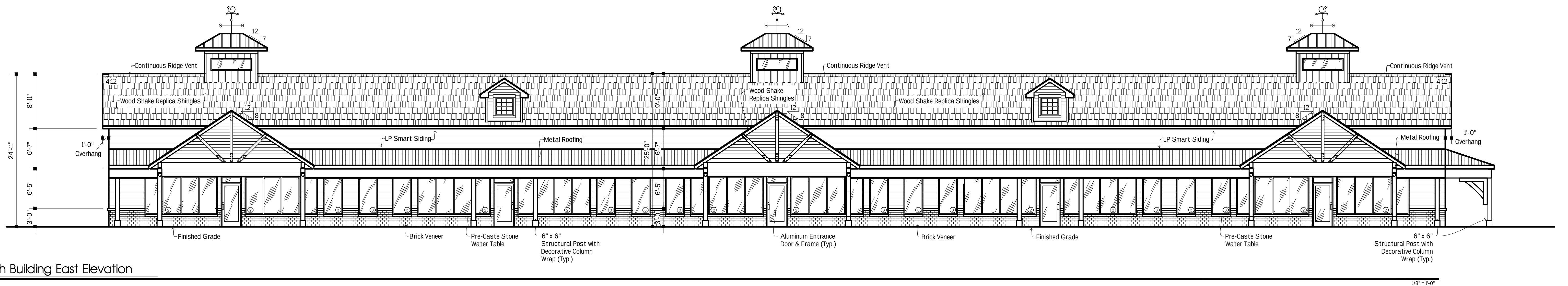


North Building Floor Plan 3/16" = 1'-0"

North Building Concept Floor Plan

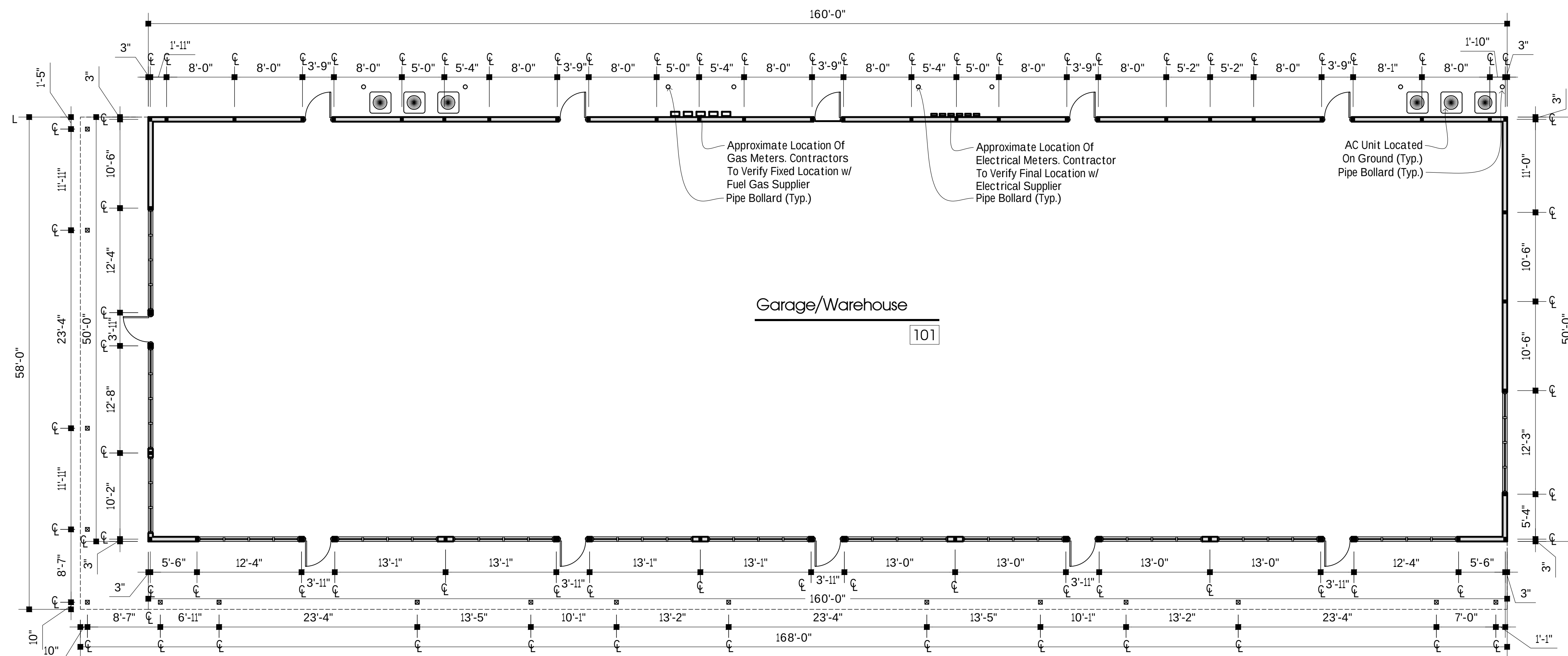
James Ryan Parkway
Clarence, NY
3/4/2026





North Building Concept Elevations Plans

James Ryan Parkway
Clarence, NY
3/4/2026



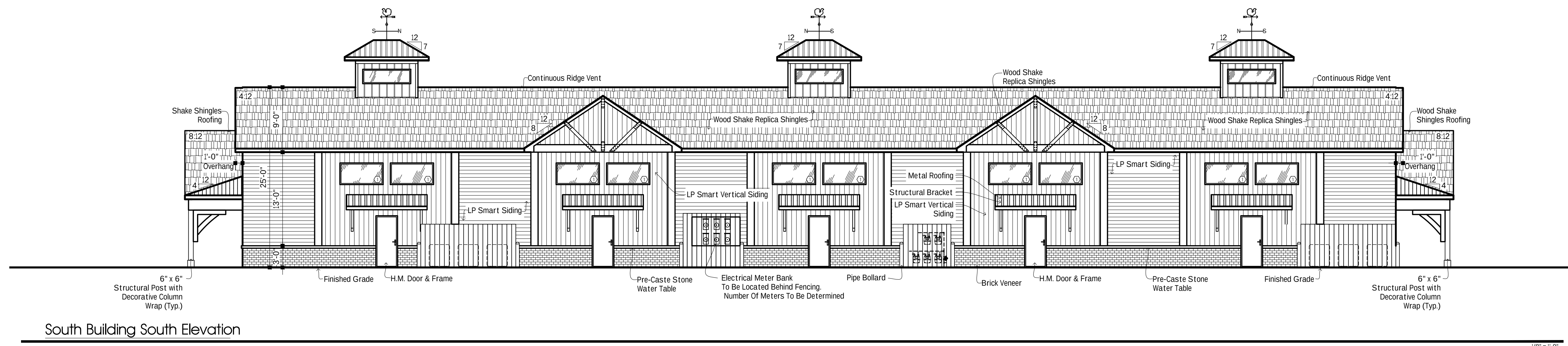
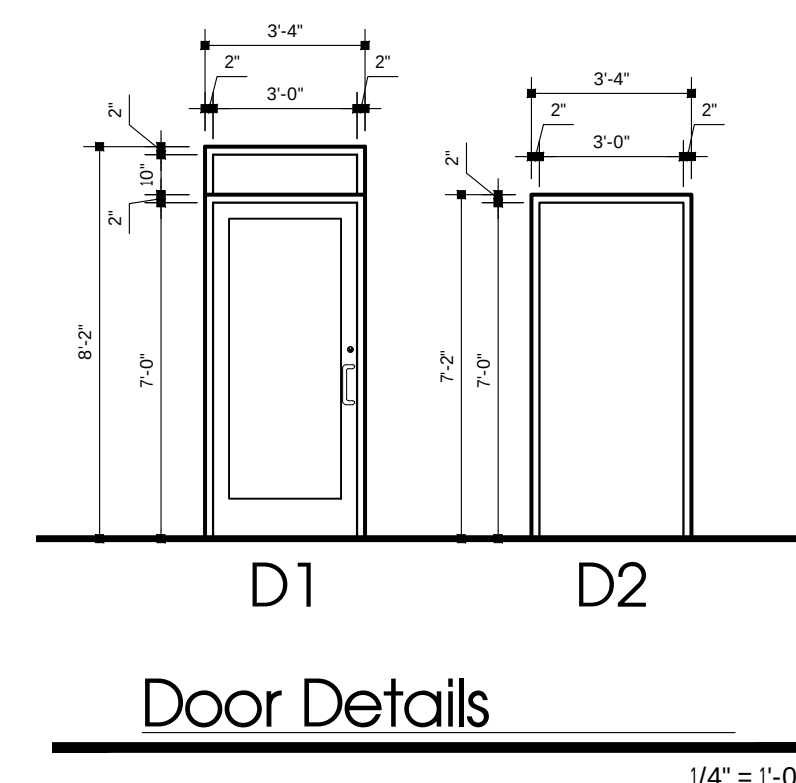
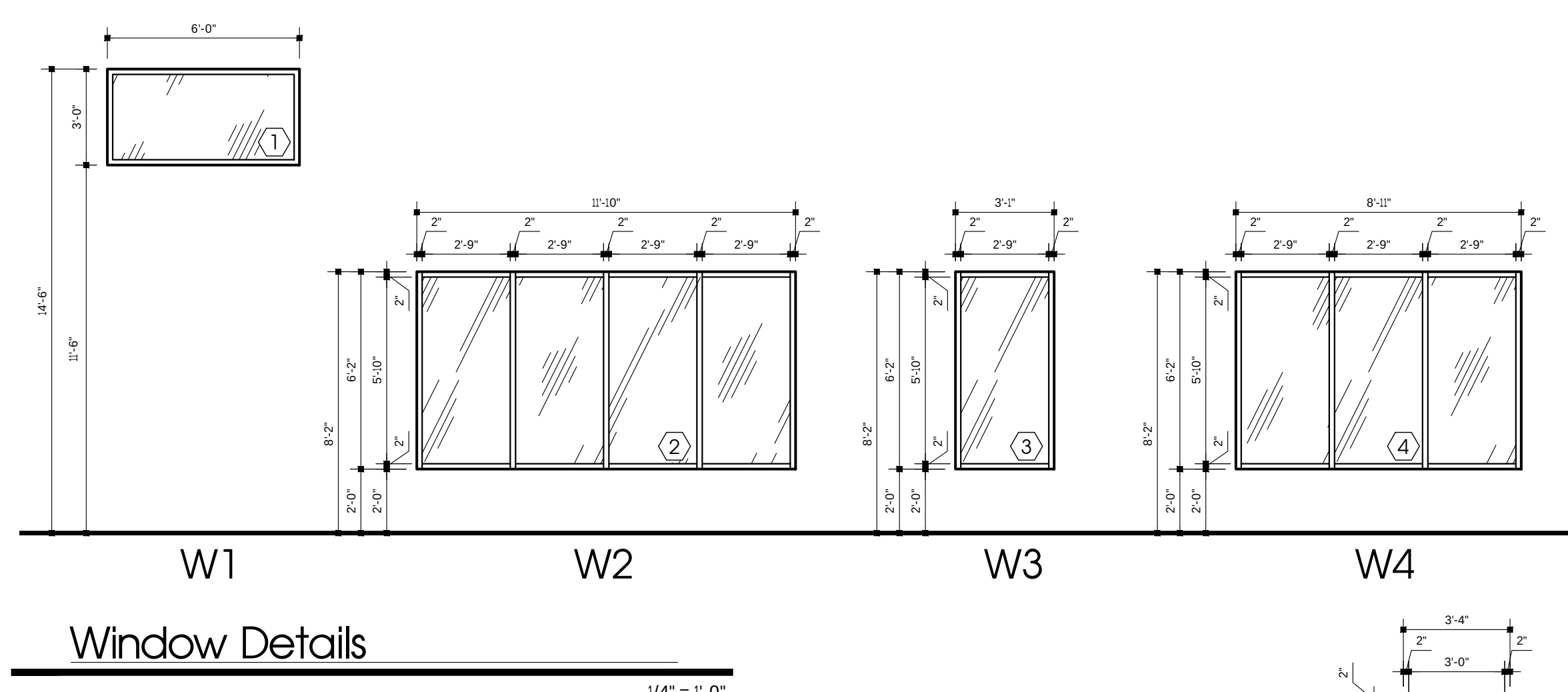
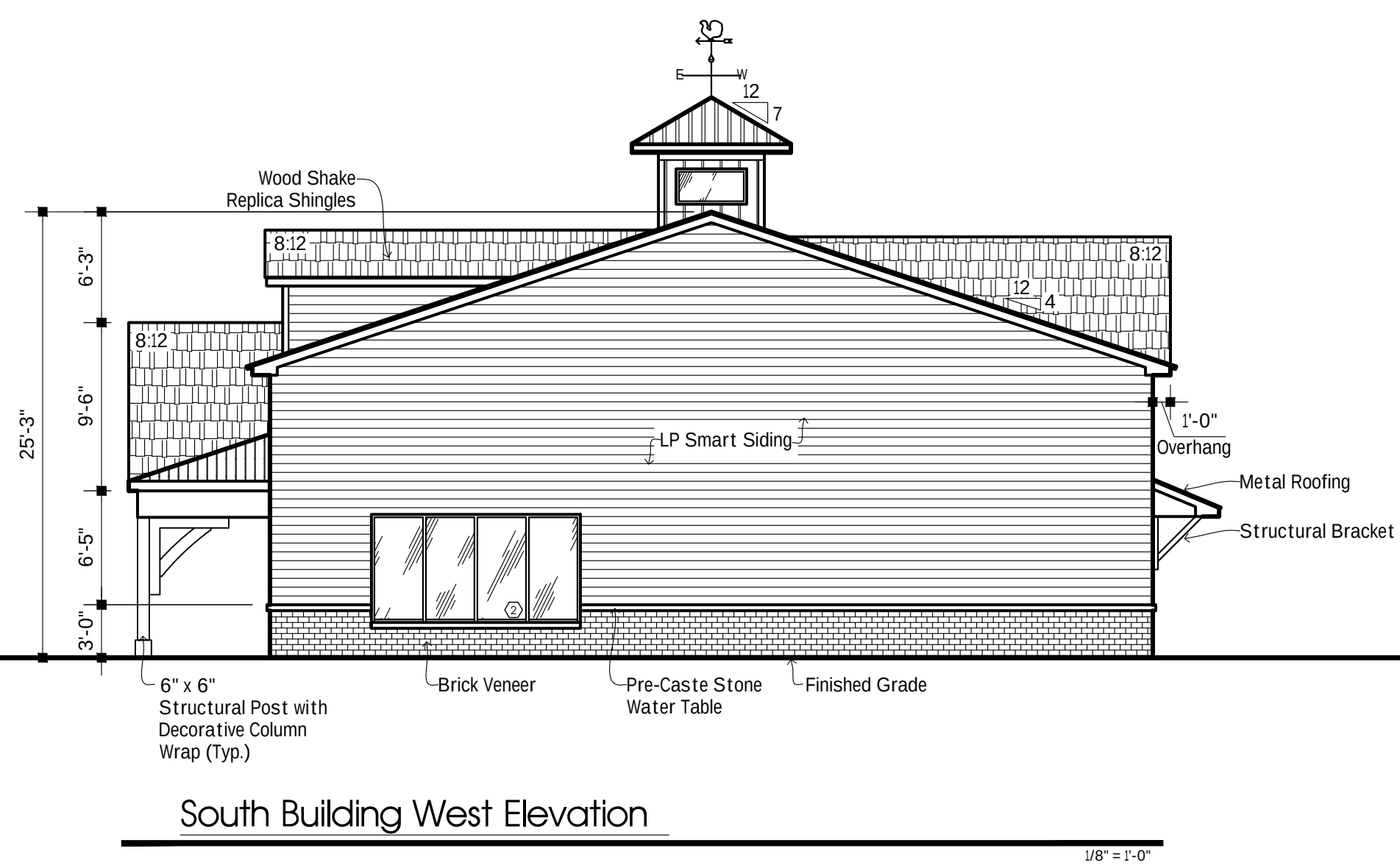
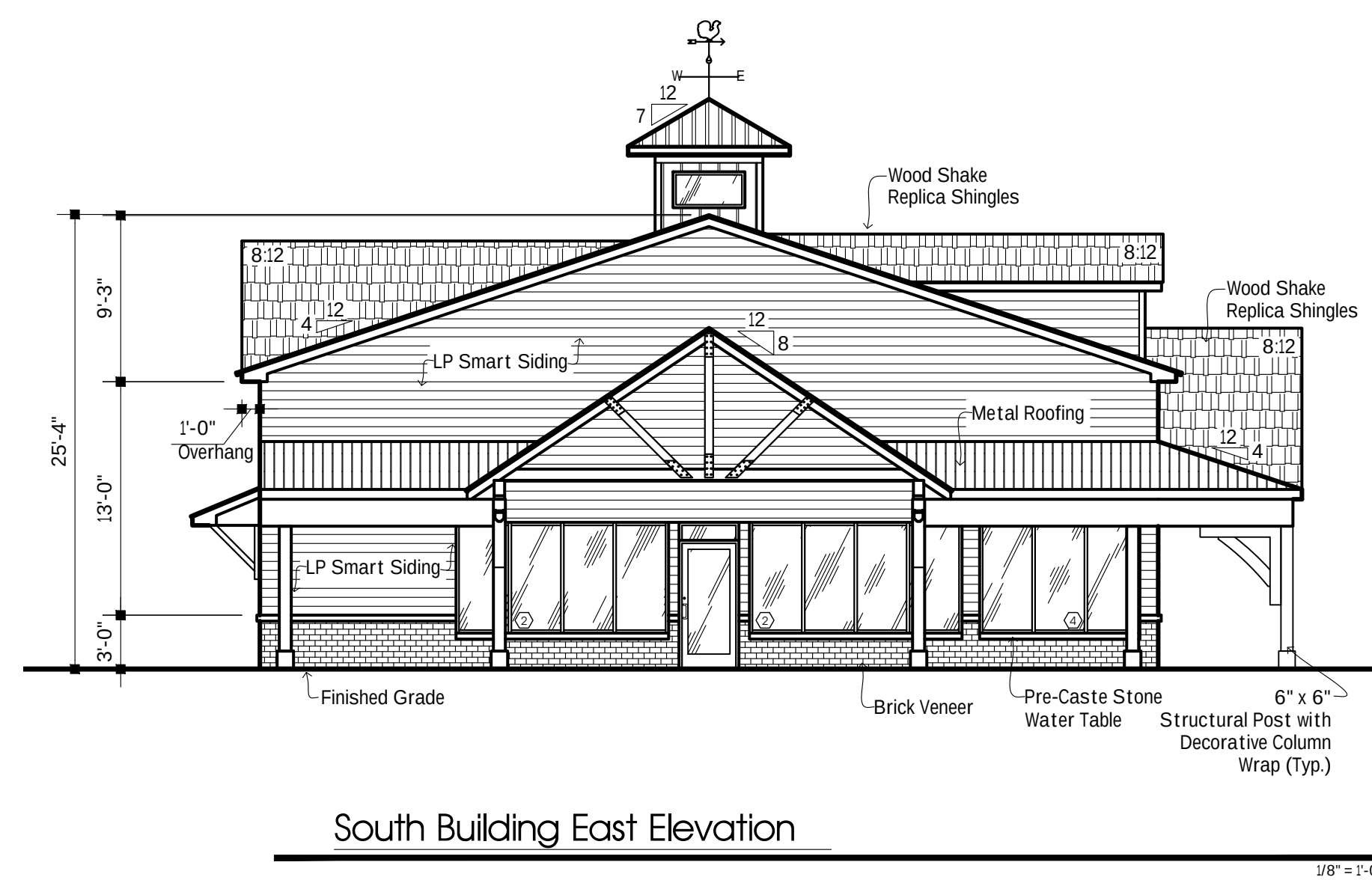
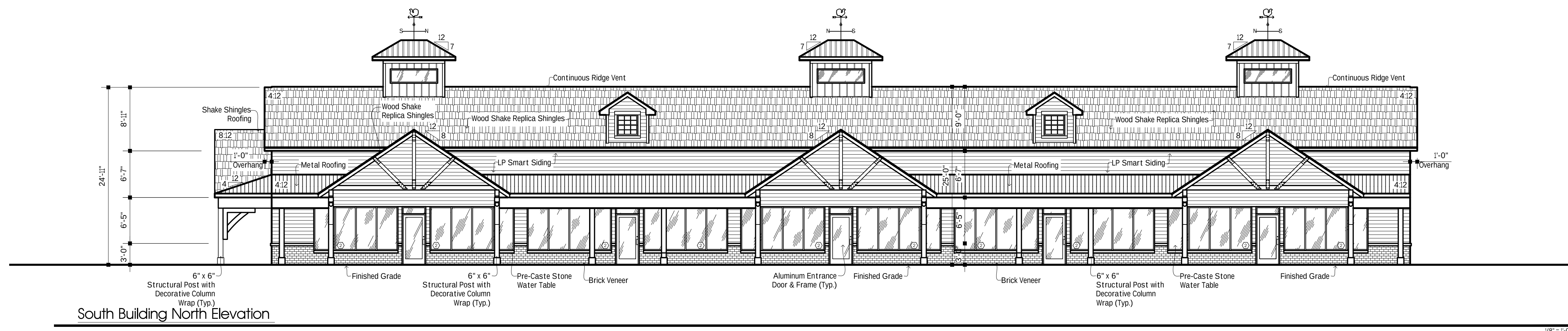
South Building Floor Plan

3/16" = 1'-0"

South Building Concept Floor Plan

James Ryan Parkway
Clarence, NY
3/4/2026





South Building Concept Elevations Plans

James Ryan Parkway
Clarence, NY
3/4/2026



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

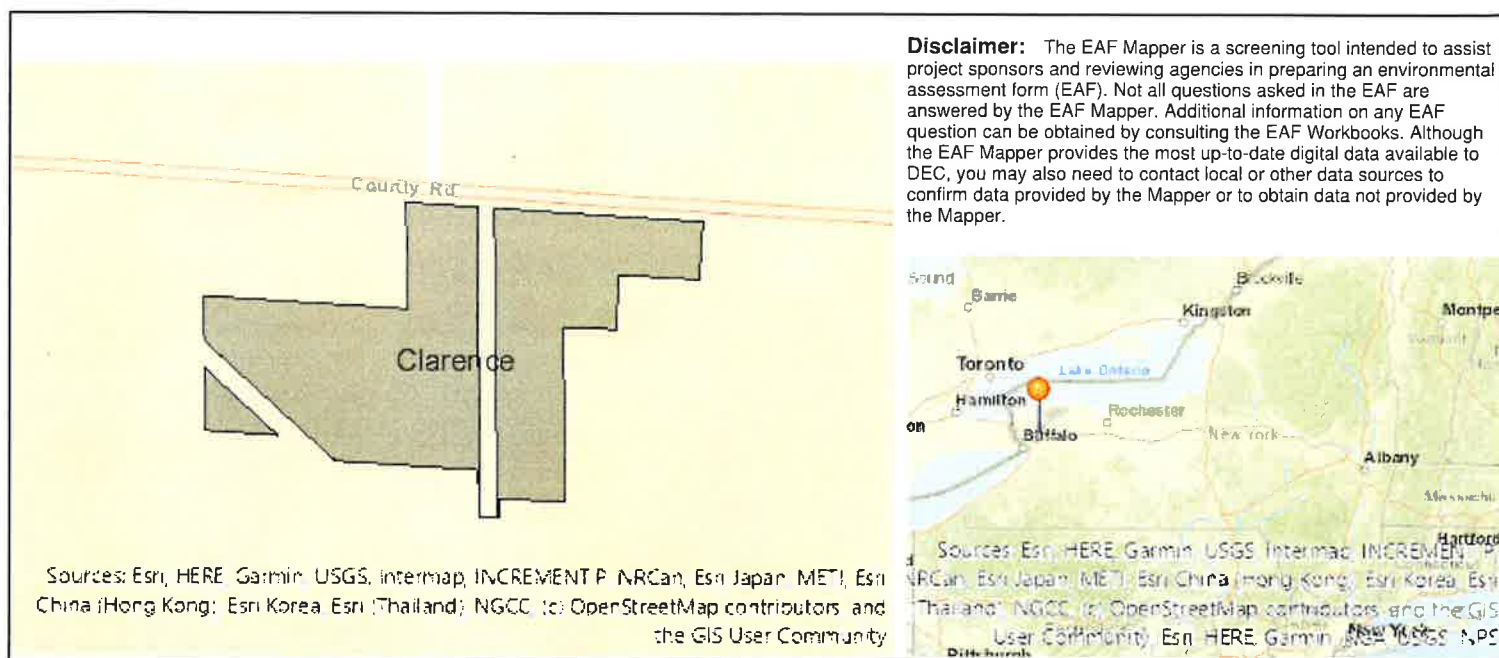
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

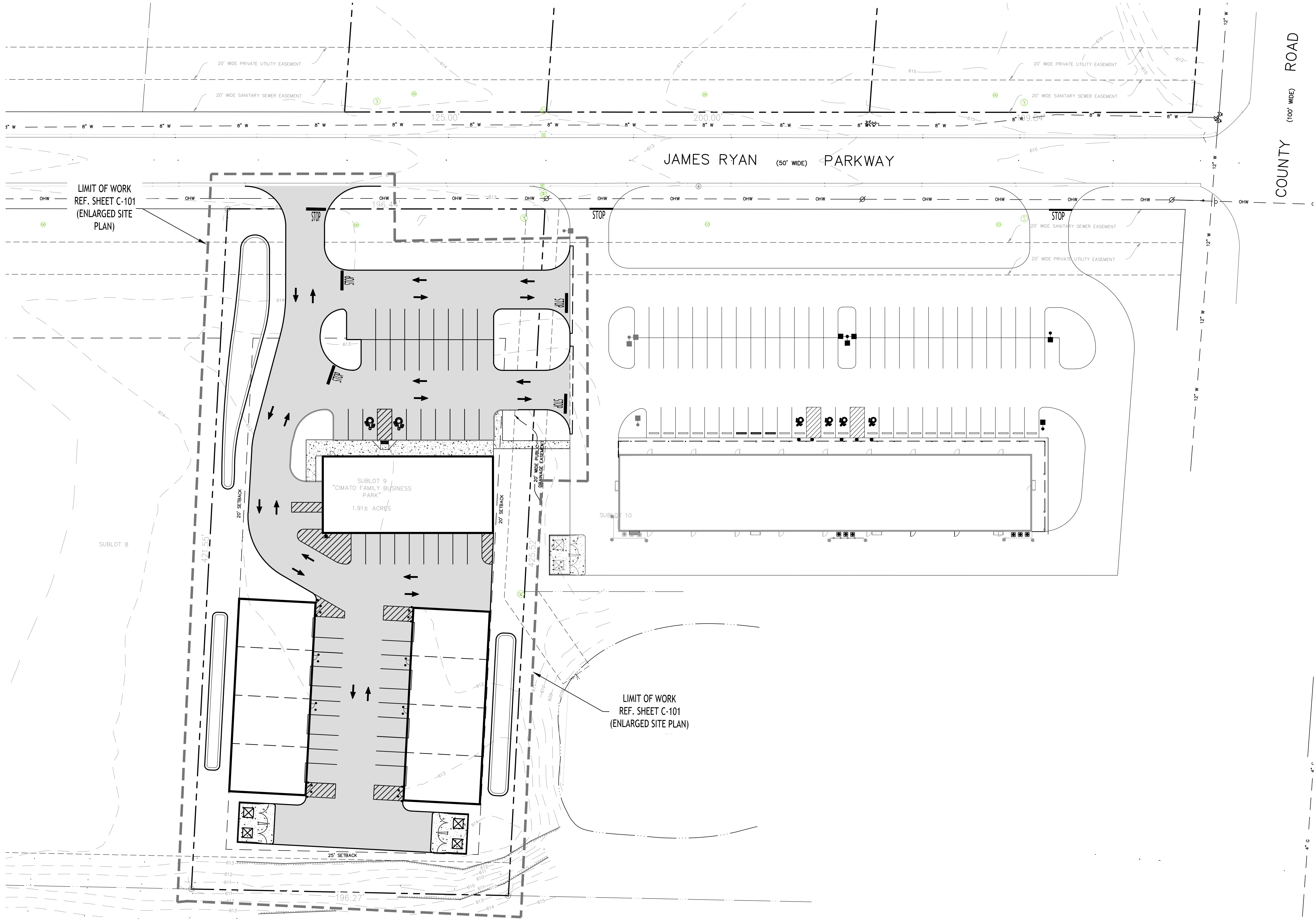
Part 1 – Project and Sponsor Information							
Name of Action or Project: Proposed Commercial Plaza							
Project Location (describe, and attach a location map): James Ryan Parkway @ County Road Town of Clarence, Erie County New York							
Brief Description of Proposed Action: Construction of two one story multi-tenant commercial buildings one 8,000sf and the other 10,900sf(Total 18,900sf) with associated site improvements, with 2,000sf+/- of the 10,900sf building being a cafe with a drive-through. The site is zoned industrial and will remain as such. An area variance will be required for the front yard parking setback, 80' required, we are requesting a minimum of 25', and a parking requirement variance, required 119 spaces total to a minimum of 107 spaces.							
Name of Applicant or Sponsor: Mattina Development LLC		Telephone: 716 913 5949 E-Mail: joemattina72@gmail.com					
Address: 7131 Salt Road							
City/PO: Clarence Center		State: NY	Zip Code: 14032				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Erie County Highway, NYSDEC			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action?		3.36 acres					
b. Total acreage to be physically disturbed?		2.70 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.3+/- acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Upland Sandpiper, Short-ear...	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Storm water will be conveyed to the existing storm water management facility designed for the development of the park located on the parcel to the east. Storm water drainage will be treated on proposed site and then conveyed to storm drainage to existing pond at north east corner of subdivision.		
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:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Clemente Toffolo, Carmina Wood Design Date: 06/09/2026 Signature: <u>Clemente Toffolo</u> Title: Landscape Architect Technician		



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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Upland Sandpiper, Short-eared Owl, Northern Harrier
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Overall Site Plan

SCALE: 1"=30'

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



REVISIONS:

No.	Description	Date
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PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Site Plan
Concept

Date: 06.30.26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

C-100

Project No: 25.4XXX

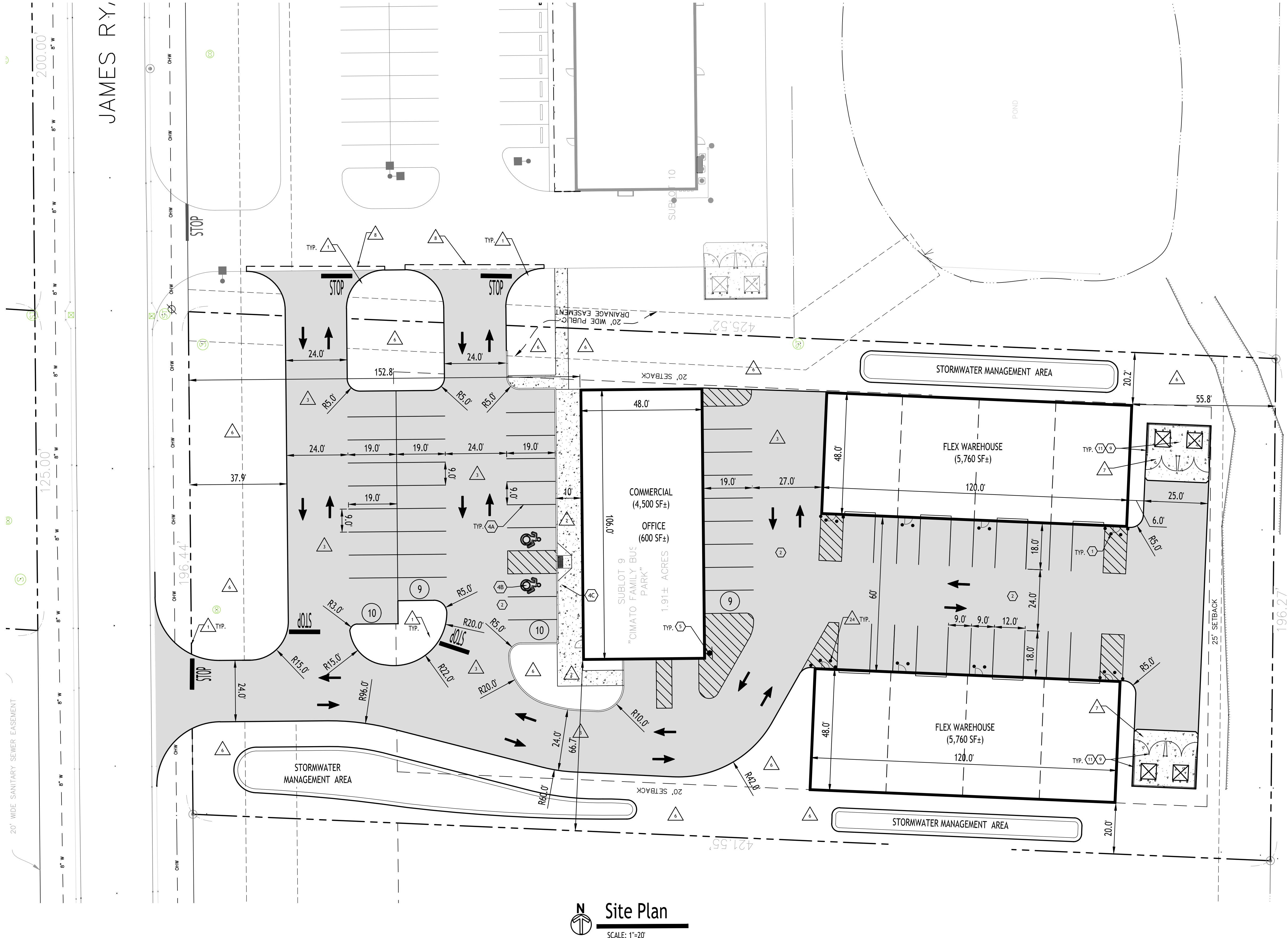
James Ryan Parkway - Lot 9

James Ryan Parkway
Clarence, New York

CARMINAWOOD

DESIGN

Buffalo | Utica | Greensboro



Site Plan
SCALE: 1"=20'

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



NOTE LEGEND

- 1 INSTALL STOP SIGN - M.U.T.C.D. SIGN NO. R1-18
- 2 CONCRETE SIDE WALK
- 3 LIMIT OF STANDARD DUTY PAVEMENT
- 4 RUNOUT CURB IN 2' OR MATCH EXISTING CURB
- 5 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
- 6 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- 7 CONCRETE SLAB ON GRADE @ DUMPSTER
- 8 SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
- 9 1" WIDE WHITE PAVEMENT STRIPES @ 1' SPACING BETWEEN 4" WIDE WHITE CROSSWALK LINES
- 10 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 45° TO PARKING LINES
- 11 4" WIDE DASHED WHITE PAVEMENT STRIPE
- 12 RAMP SIDEWALK @ 1:12 MAX.
- 13 INSTALL "YIELD" SIGN, M.U.T.C.D. SIGN NO. R1-2C
- 14 INSTALL "LEFT LANE MUST TURN LEFT" SIGN, M.U.T.C.D. SIGN NO. R3-31C
- 15 INSTALL PORTABLE "STOP" SIGN AS SPECIFIED BY OWNER, M.U.T.C.D. SIGN NO. R1-18
- 16 INSTALL M.U.T.C.D. SIGN NO. R4-6B
- 17 4" WIDE DOUBLE YELLOW PAVEMENT STRIPE @ 4' SPACING
- 18 4" WIDE WHITE PAVEMENT STRIPE
- 19 CONSTRUCT RETAINING WALL @ DUMPSTER TO ACCOMMODATE GRADE.
- 20 INSTALL PRECAST PARKING BUMPER
- 21 18" WIDE WHITE PAVEMENT STRIPE
- 22 INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R3-15C
- 23 INSTALL PEDESTRIAN CROSSING SIGN, M.U.T.C.D. SIGN NO. W5-1C
- 24 INSTALL STEEL BOLLARD, 8" DIA. SCH. 40 STEEL PIPE
- 25 INSTALL PRIVACY FENCE SYSTEM.

DETAIL LEGEND SEE SITE DETAIL SHEET

- 1 PIPE BOLLARD
- 2 STANDARD DUTY ASPHALT
- 3 EXTERIOR CONCRETE SLAB ON GRADE
- 4A 90° PARKING STALL
- 4B HANDICAPPED PAVEMENT MARKINGS
- 4C HANDICAPPED PARKING SIGN
- 5 STOP BAR
- 6 LIGHT POLE FOUNDATION
- 7 CONCRETE SIDEWALK
- 8 SIDEWALK CURB RAMP
- 9 DUMPSTER ENCLOSURE
- 10 FIRE LANE SIGN
- 11 PRIVACY SCREENING FENCE
- 12 HANDICAPPED PAVEMENT RAMP
- 13 PAINTED TRAFFIC ARROWS
- 14 TRUCK ENTRANCE SIGN
- 15 CONCRETE CURB AND GUTTER
- 16 RETAINING WALL
- 17 BUILT-UP ASPHALT RAMP
- 18 DRIVEWAY ONTO ERIE COUNTY HIGHWAY
- 19 TYPICAL ROAD SECTION
- 20 PRECAST PARKING BUMPER

Site Data		
TOTAL SITE AREA = 1.90 ACRES		
ZONED: INDUSTRIAL BUSINESS PARK		
USE: PROPOSED MULTI-TENANT COMMERCIAL BUILDING		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	80 FT MIN.	152.8 FT MIN.
SIDE:	20 FT MIN.	20.0 FT MIN.
REAR:	25 FT MIN.	25.0 FT MIN.
SIDE/REAR (ADJOINING RESIDENTIAL):	100 FT MIN.	NA
LOT WIDTH:	125 FT MIN.	> 125 FT
LOT DEPTH:	200 FT MIN.	> 200 FT
SETBACKS - PARKING		
FRONT:	80 FT	35.0' MIN.
ADJOINING RESIDENTIAL:	45 FT	N/A
OTHER PROPERTY LINES:	5 FT	5.0 FT MIN.
MAX BUILDING HEIGHT:	45 FT	< 45 FT
LOT COVERAGE (FOR ALL BLDGS):	NOT TO EXCEED 75% OF GROSS LOT AREA (≤62,389± SF)	20.0%± (16,620± SF)
PARKING (TOTAL SITE): 9' x 19'	44	48

PARKING CALCULATIONS:

RETAIL
REQD = 1 PER 150 SF
REQD = 4,500 SF / 150 = 30 SPACES REQUIRED

OFFICE SPACE - 600 SF - 2 OCCUPANTS

FLEX WAREHOUSE = 6 OCCUPANTS PER BUILDING
REQD = 6 OCCUPANTS/BUILDING X 2 BUILDINGS = 12 OCCUPANTS
TOTAL = 44 SPACES REQD

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Site Plan
Concept

Date: 06.30.26
Drawn By: C. Wood
Scale: As Noted

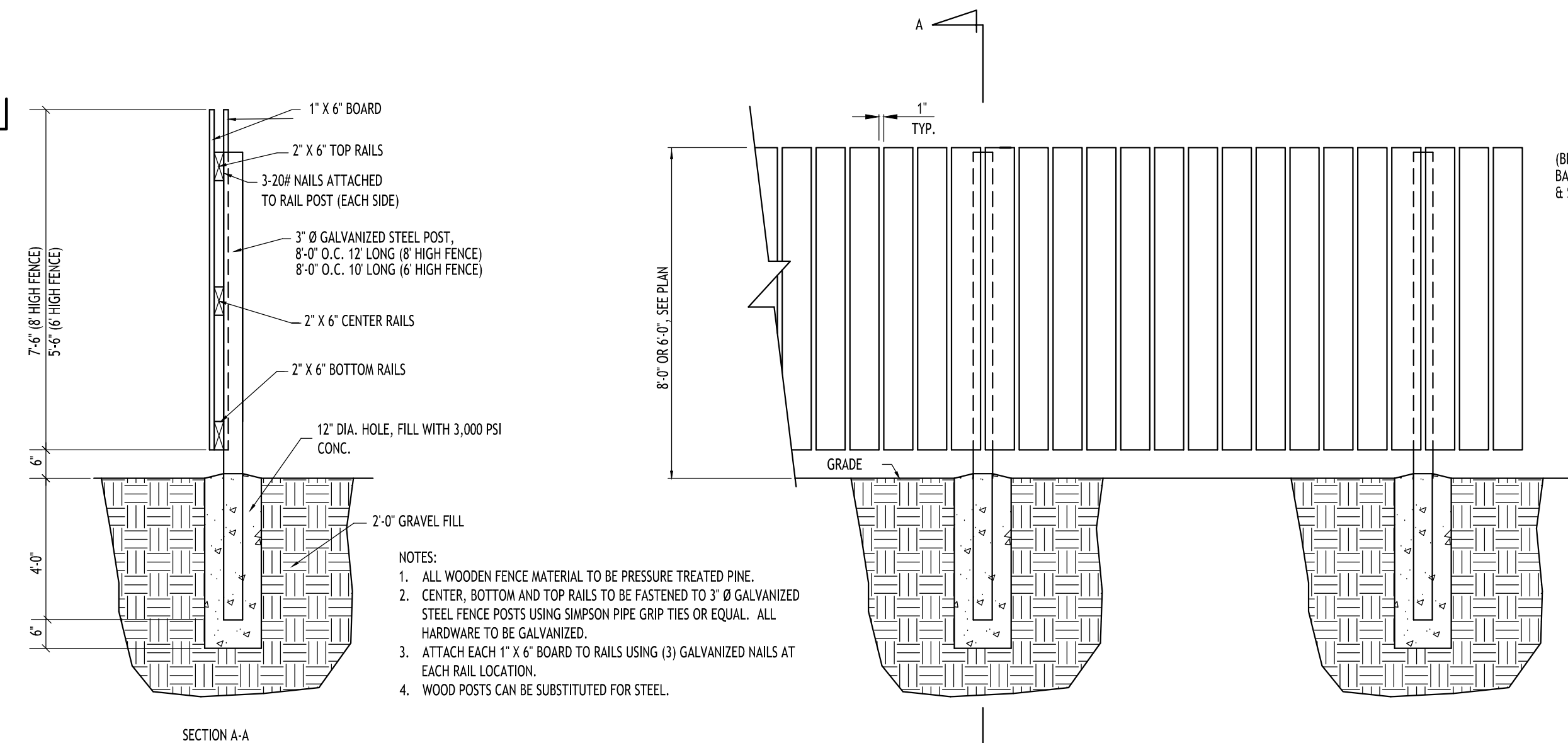
DRAWING NO.

C-101

Project No: 25.4180

James Ryan Parkway - Lot 9
James Ryan Parkway
Clarence, New York

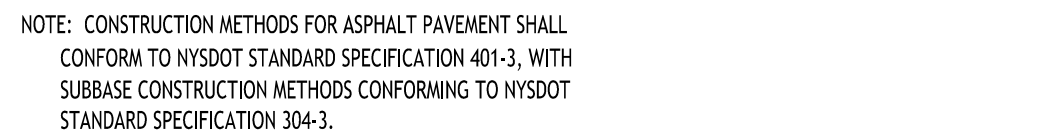
CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro



HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 4B



HANDICAPPED PAVEMENT RAMP - 3



STANDARD DUTY ASPHALT SECTION -2



**EXTERIOR CONCRETE
SLAB-ON-GRADE SECTION - 3**



TYPE "A" CONCRETE CURB - 1



 **Site Plan**
SCALE: 1"=20'

Plant Finish Schedule - XXXXXX -Clarence, New York

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
D E C I D U O U S T R E E S					
QB	3	Quercus bicolor	Swamp White Oak	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
GTd	4	Gleditsia triacanthos l "Draves"	Street Keeper Honey Locust	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
ARr	3	Acer rubrum 'Redpointe'	Sun Valley Red Maple	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
NSW	3	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2 1/2" - 3" CAL.	B&B, HT. 35', W 18'
QRn	3	Quercus robur x bicolor Nadler PP17604'	Kindred Spirit Oak	2 1/2" - 3" CAL.	B&B, HT. 30', W 6'
QBbm	4	Quercus bicolor 'Bonnie & Mike'	Bonnie & Mike Oak	2 1/2" - 3" CAL.	B&B, HT. 40', W 15'
QCc	4	Quercus coccinea	Scarlet Oak	2 1/2" - 3" CAL.	B&B, HT. 40', W 15'

S M A L L / O R N A M E N T A L T R E E S					
SO	5	Amelanchier alnifolia 'Obelisk'	Standing Ovation Serviceberry	2 1/2" - 3" CAL.	B&B, HT.15', W 4'
SR	3	Syringa reticulata	Ivory Silk Lilac	1 1/2" X 2 1/2" CAL.	B&B, HT. 20', W 15'

E V E R G R E E N T R E E S					
JVt	2	Juniperus scopolarum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
PA	6	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT. 20', W 8'
AC	6	Abies concolor	White Fir	6-8' Tall	B&B, HT. 60', W 20'
JV	16	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 8'
CJbd	3	Cryptomeria Japonica 'Black Dragon'	Back Dragon Japanese cedar	6-8' Tall	B&B, HT. 20', W 8'
PN	3	Pinus nigra	Austrian Pine	6-8' Tall	B&B, HT. 20', W 8'
PO	6	Picea omorika	Siberian Spruce	6-8' Tall	B&B, HT. 20', W 8'
PMp	2	Pinus mugo 'Pumila'	Mugo Pine	24-36" Tall	B&B, HT. 3', W 4'

S H R U B S					
CSd	20	Cornus sericea	Red Twig Dogwood	24-36" Tall	B&B, HT. 4', W 4'
SC	5	Sambucus canadensis	American Eldeberry	24-36" Tall	B&B, HT. 4', W 3'
SI	7	Salix integra 'Hakuro-nishiki'	Dappled Willow	24-36" Tall	B&B, HT. 4', W 4'
VC	3	Viburnum carlesii	Korean Spice Viburnum	24-36" Tall	B&B, HT. 4', W 4'
VxB	15	Viburnum x burkwoodii	Burkwood Viburnum	18-24" Tall	Cont. no.3 - 3'Tall, 3'Wide
IGgb	17	Ilex glabra 'Gem Box'	Gem Box Inkberry Holly	24-36" Tall	B&B, HT. 4', W 4'
AFR	10	Cornus stolonifera 'Farrow'	Arctic Fire Red Twig Dogwood	18-24" Tall	Cont. no.3 - 3'Tall, 3'Wide

G R A S S E S / P E R E N N I A L S / G R O U N D C O V E R S					
BB	13	Andropogon Gerardii	Big Blue Stem Andropogon	18-24" Tall	Cont. #3, HT. 4', W 6'
LM	14	Liriope muscari	Big Blue Lilyturf	12-16" Tall	Cont. no.3 - 3'Tall, 3'Wide
RO	13	Andropogon Gerardii 'Red October'	Red October Big Blue Stem	18-24" Tall	Cont. #3, HT. 4', W 6'
NxF	10	Nepeta x fraassenii	Nepeta - Walkers Low Catmint	6-12" Tall	Cont. no.3 - 18" Tall, 1-4'Wide
RAgl	30	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2-3', W 6'

- LEGEND
- DECIDUOUS TREE
- SMALL TREE
- EVERGREEN TREE/SHRUB
- BUSH/ORNAMENTAL GRASS
- PERENNIAL
- GROUND COVER

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

ADDITIONAL PLANTING NOTES(TOWN OF CLARENCE):

ALL PLANTS INSTALLED SHALL HAVE THE NURSERY TAG(SHOWING PLANT TYPE & SPECIES) TO ENABLE IDENTIFICATION AND CONFIRMATION OF PLANT AT TIME OF LANDSCAPE INSPECTION (TAGS TO REMAIN AT LEAST ONE YEAR AFTER INSTALLATION)

ALL LANDSCAPING TO BE MAINTAINED IN PERPETUITY, AND ANY LANDSCAPING TO BE REPLACED IN KIND UPON DEATH OR DISEASE

IN THE EVENT THAT A SPECIFIED PLANT IS NOT AVAILABLE AND AN ALTERNATIVE PLANT HAS BEEN CHOSEN, TOWN MUST BE NOTIFIED OF SUBSTITUTION AND SUBSEQUENT APPROVAL BY TOWN MUST BE GRANTED BEFORE INSTALLATION.

ANY CHANGE IN THE APPROVED PLANTING PLAN LAYOUT WILL BE SUBMITTED TO TOWN FOR REVIEW AND APPROVAL.

REVISIONS:

No. Description

Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Landscape Plan

Date: 06.30.26
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.

L-100

Project No: 25.4180

CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro

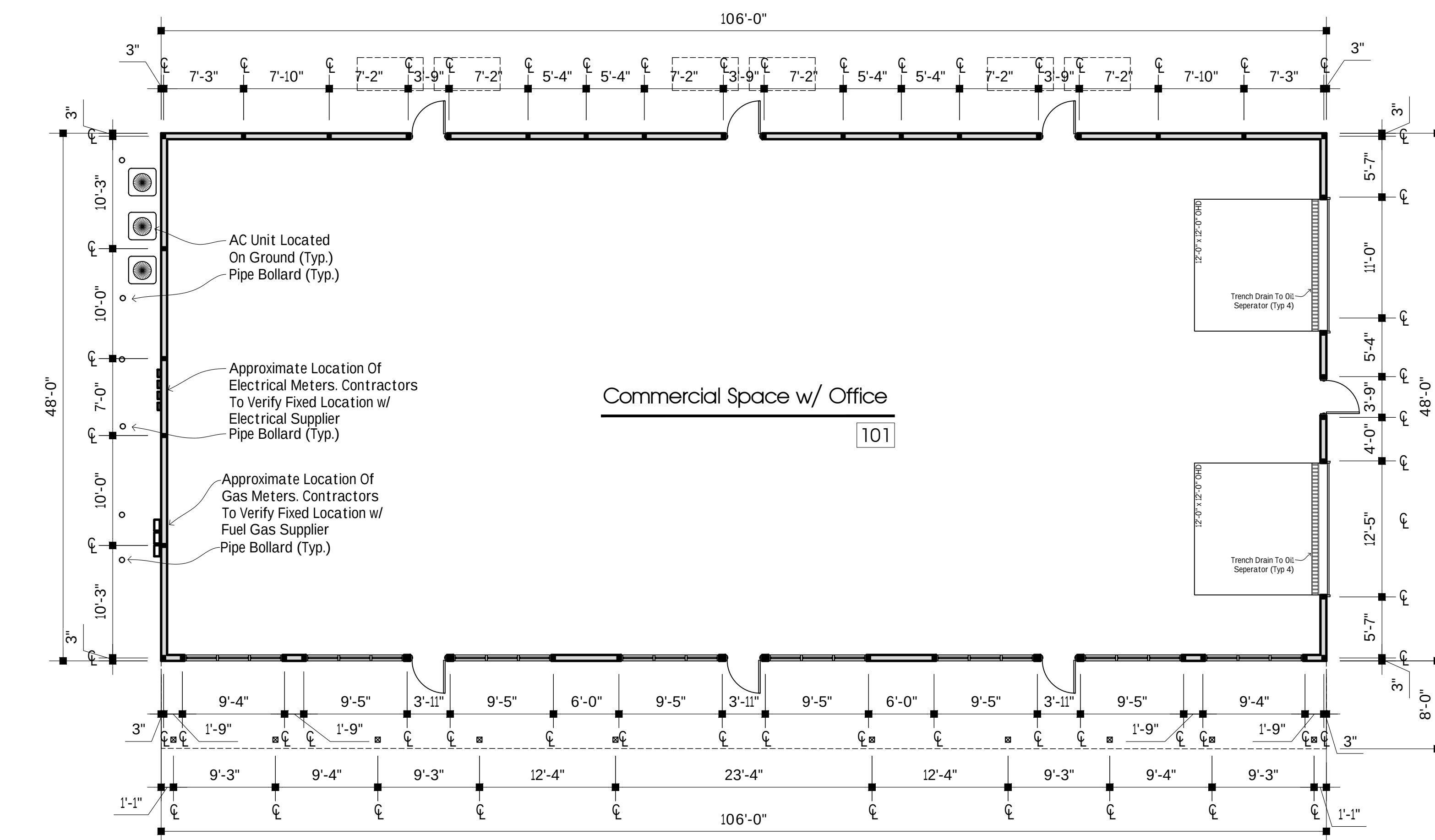
James Ryan Parkway - Lot 9

James Ryan Parkway
Clarence, New York

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



James Ryan Parkway
Clarence, New York

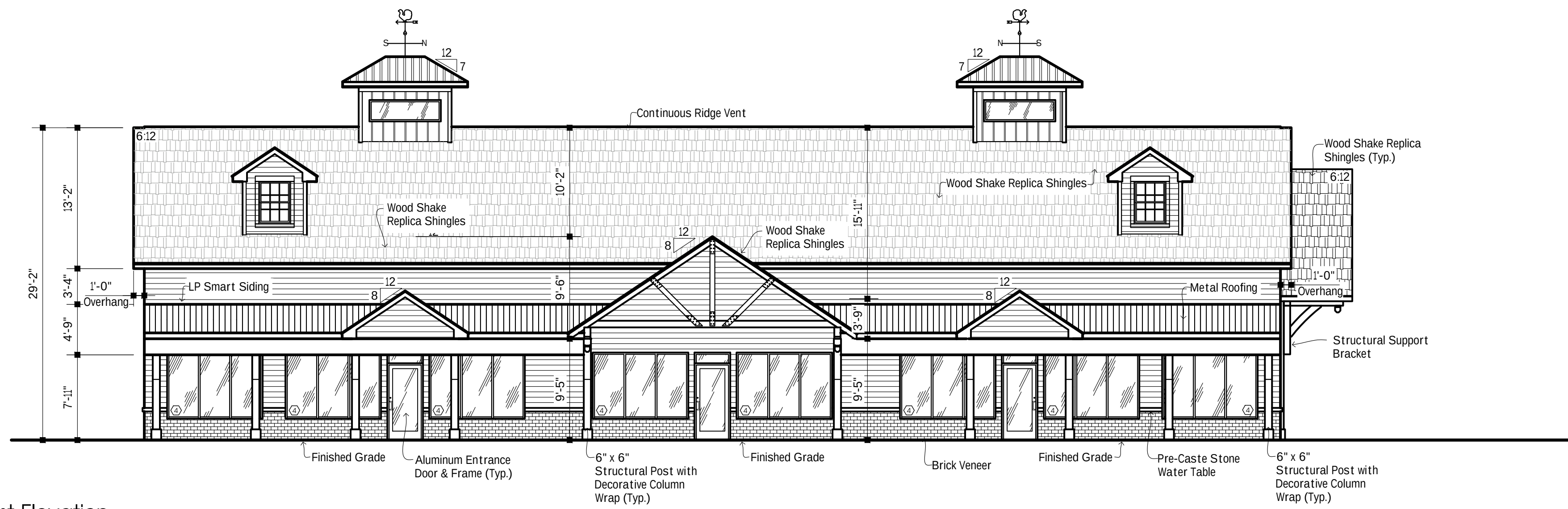


West Building Floor Plan

3/16" = 1'-0"

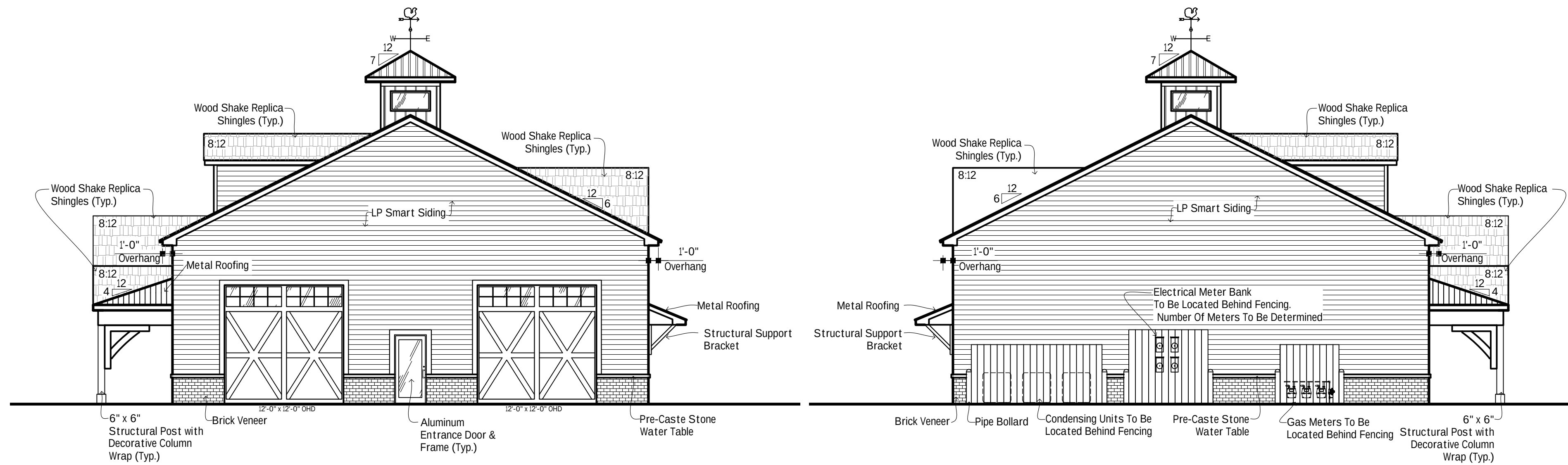
West Building Concept Floor Plan

James Ryan Parkway Lot 9
Clarence, NY
3/4/2026



West Elevation

1/8" = 1'-0"

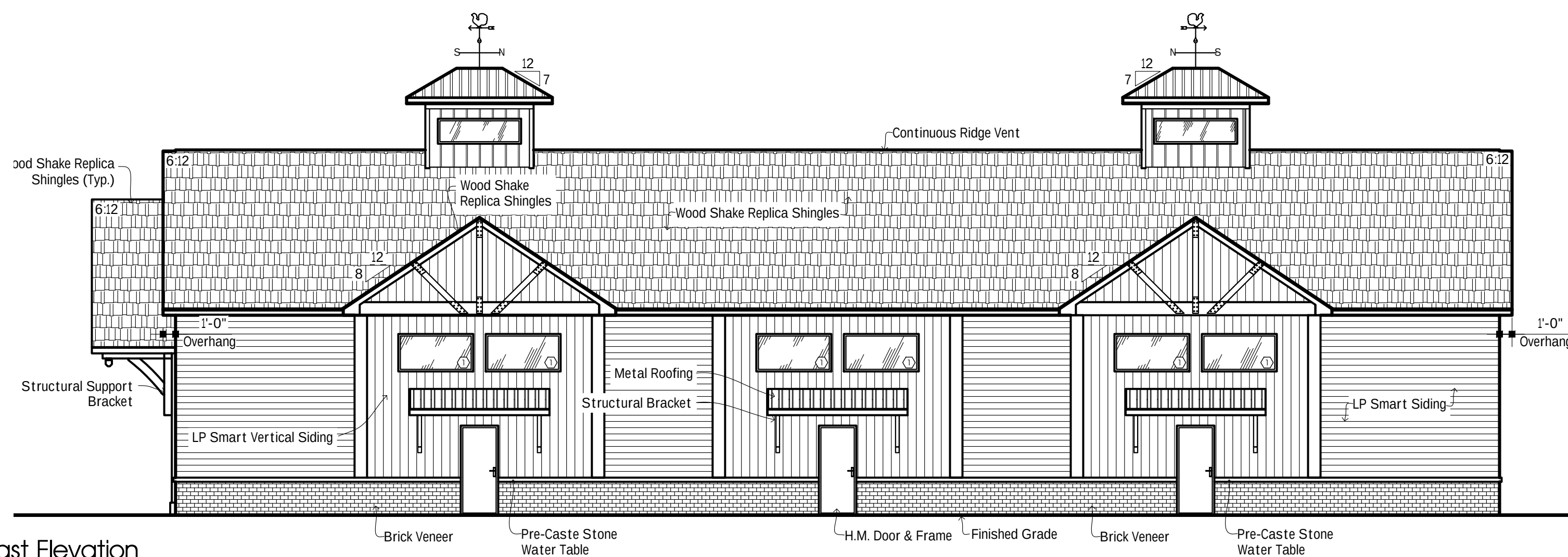


South Elevation

1/8" = 1'-0"

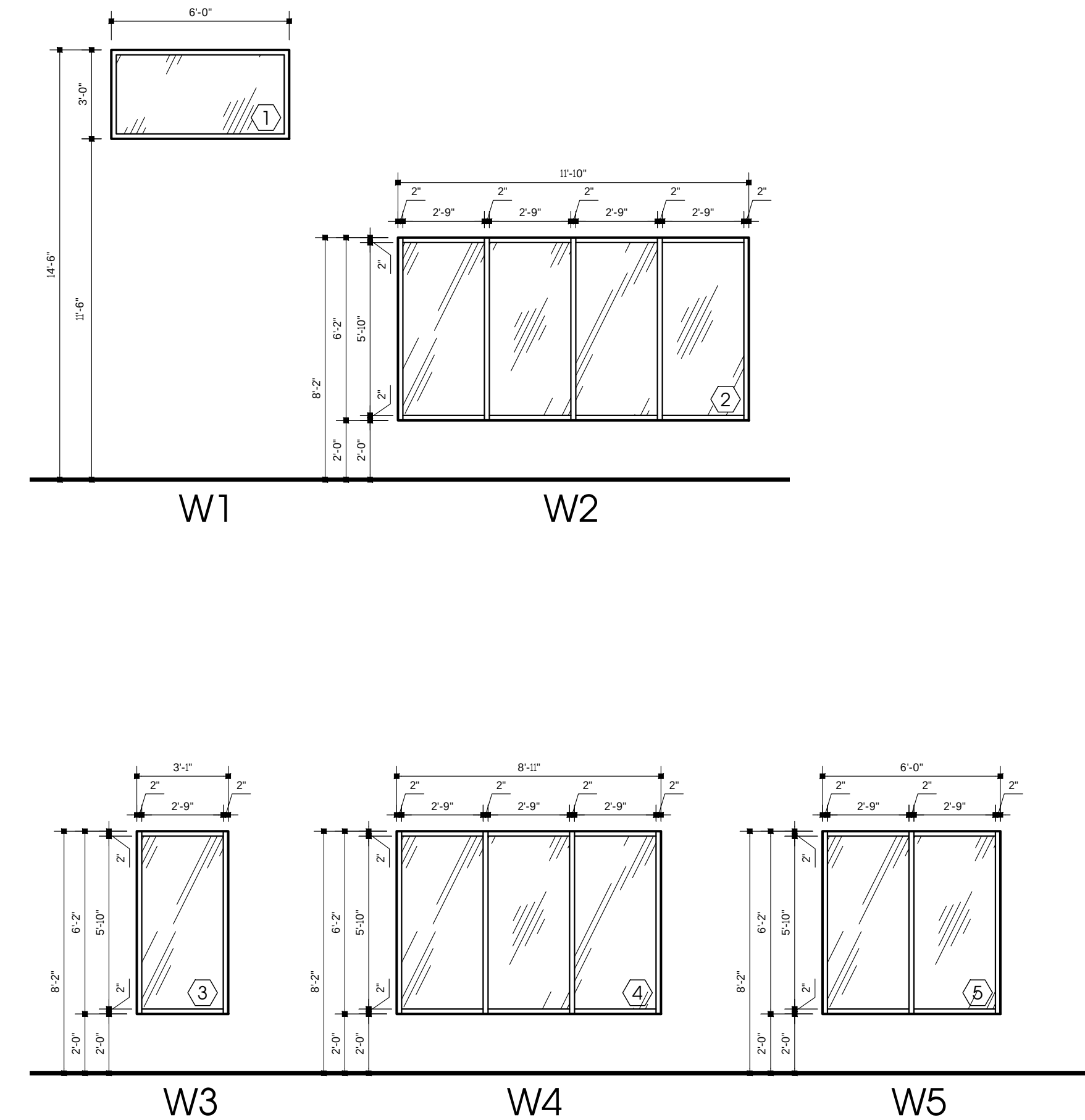
North Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"



W1

W2

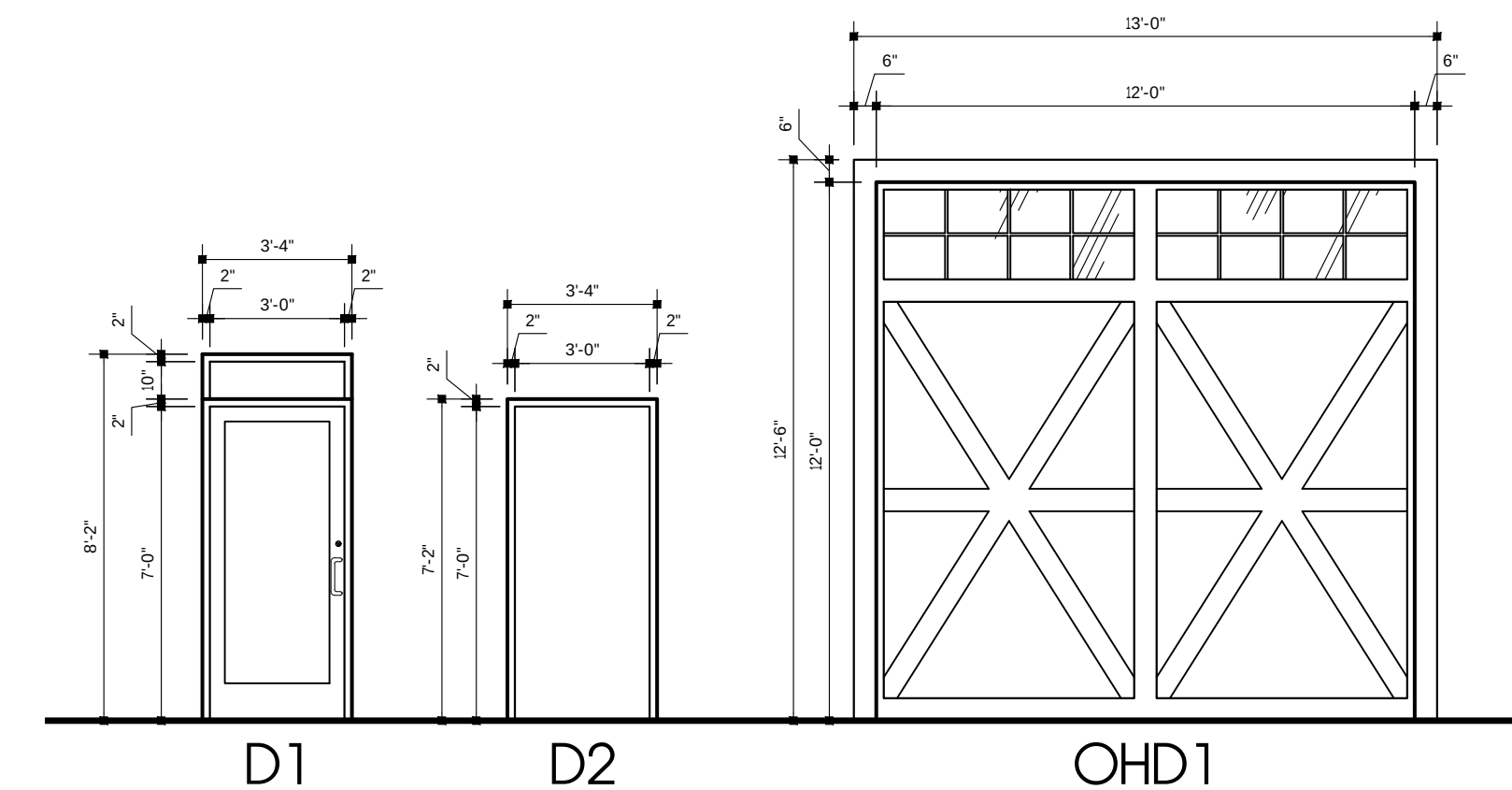
W3

W4

W5

Window Details

1/4" = 1'-0"



D1

D2

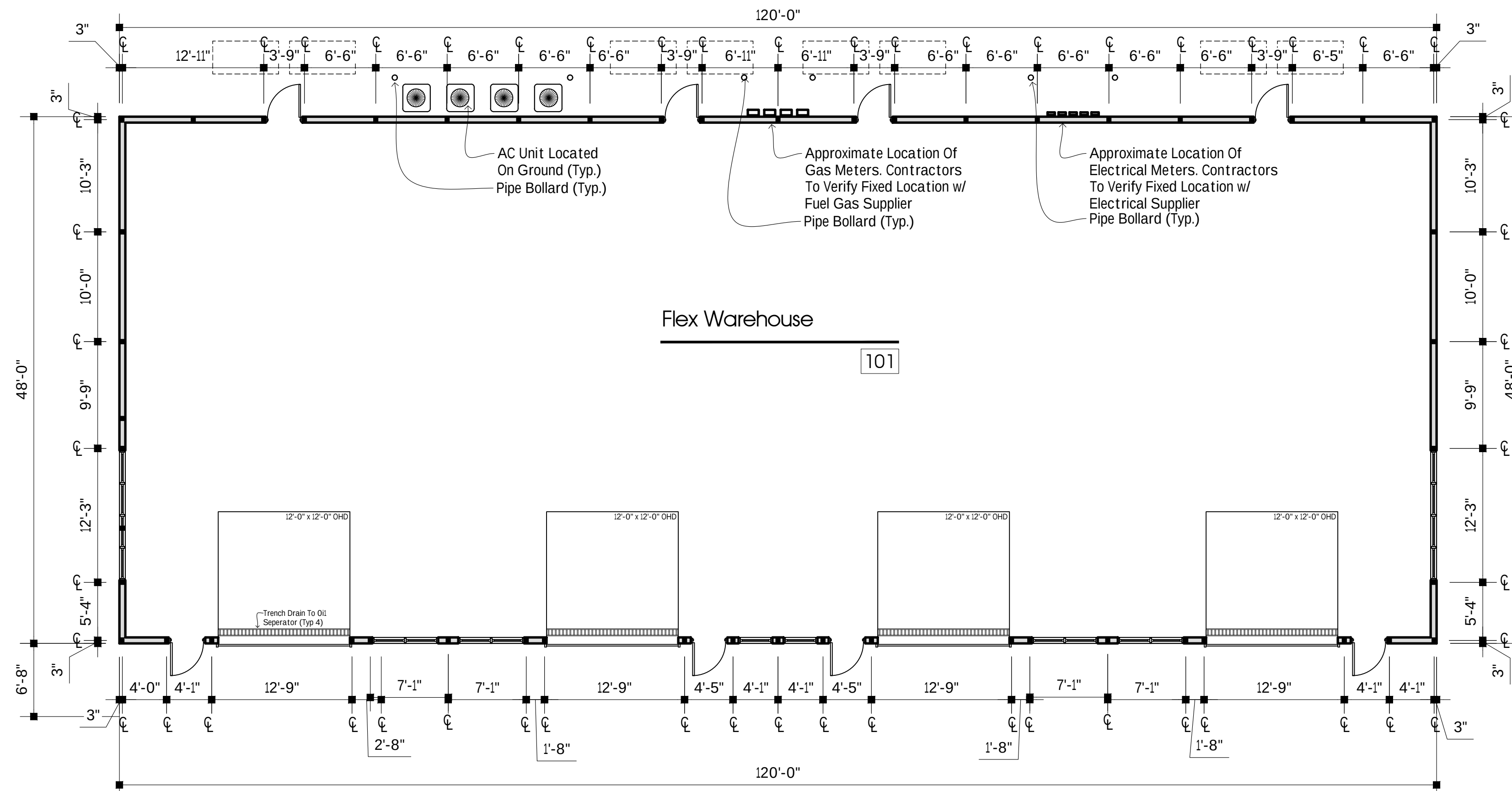
OHD1

Door Details

1/4" = 1'-0"

West Building Concept Elevations

James Ryan Parkway Lot 9
Clarence, NY
3/4/2026

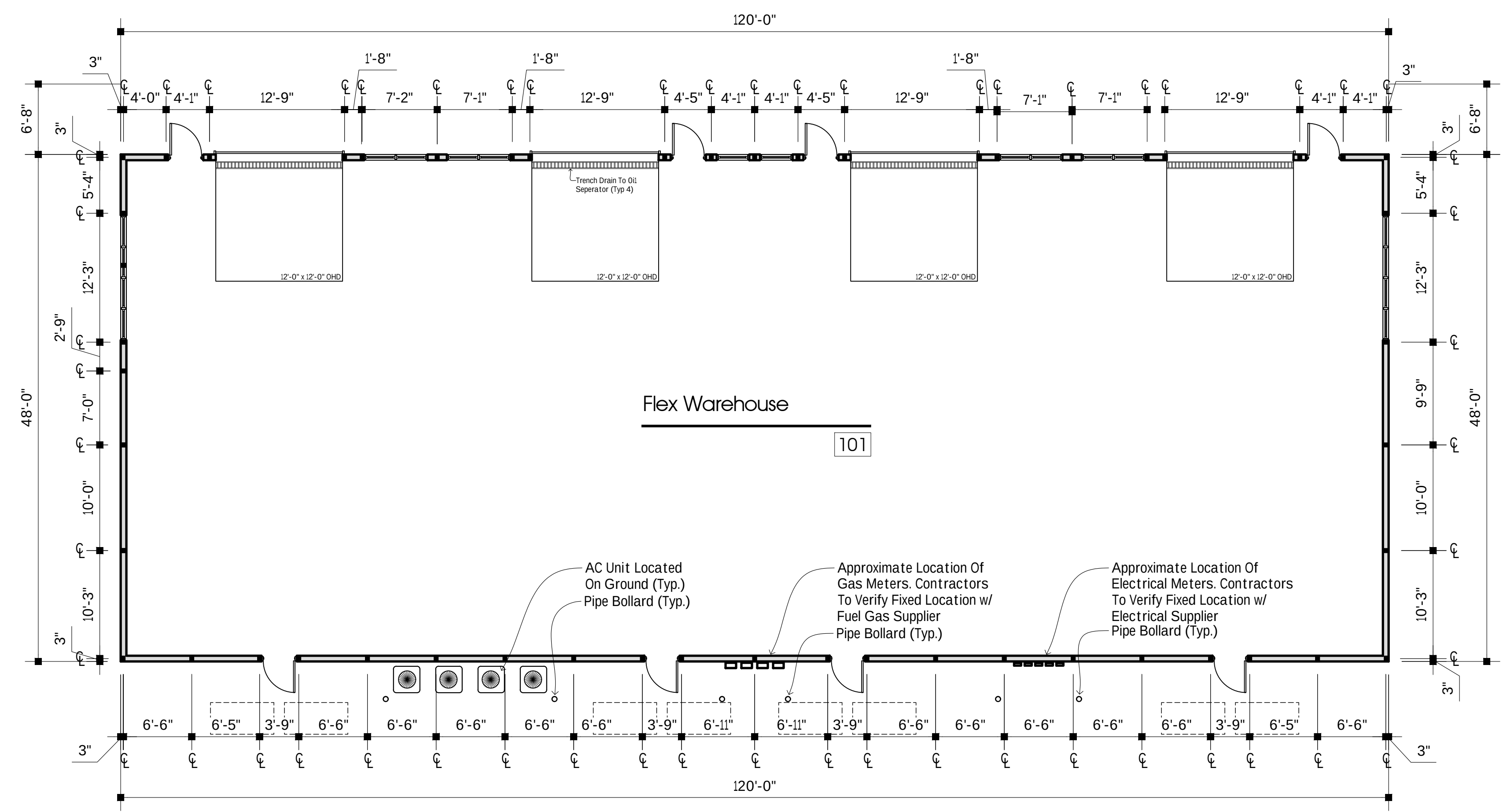


North Building Floor Plan

North Building Concept Floor Plan

James Ryan Parkway Lot 9
Clarence, NY
3/4/2026





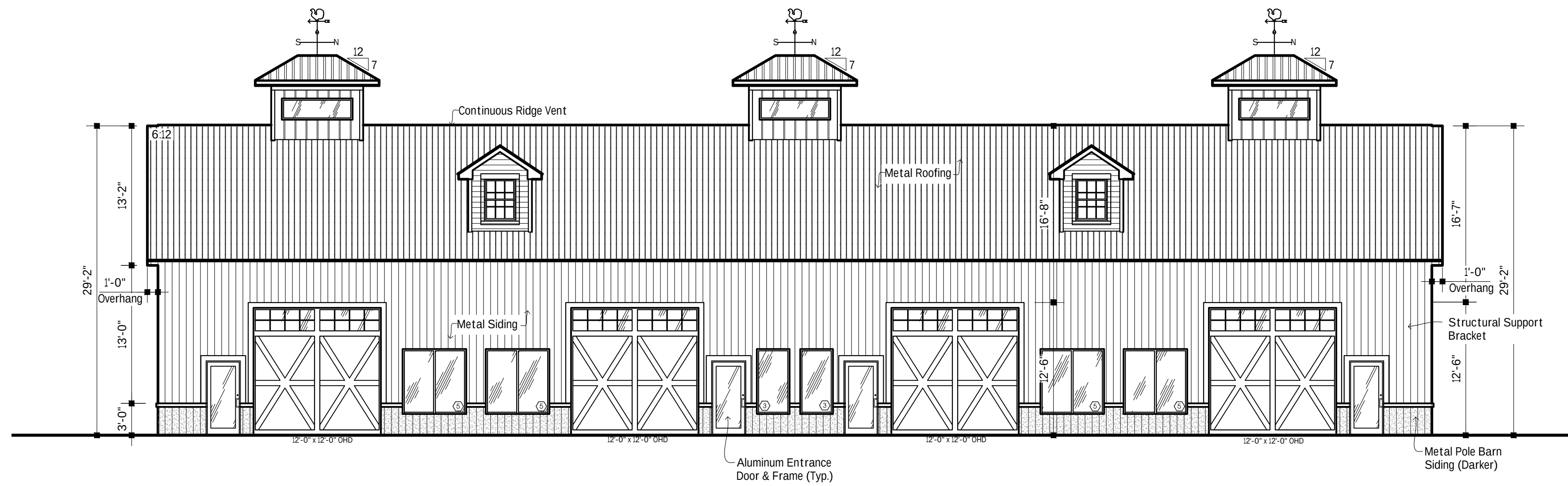
South Building Floor Plan

3/16" = 1'-0"

South Building Concept Floor Plan

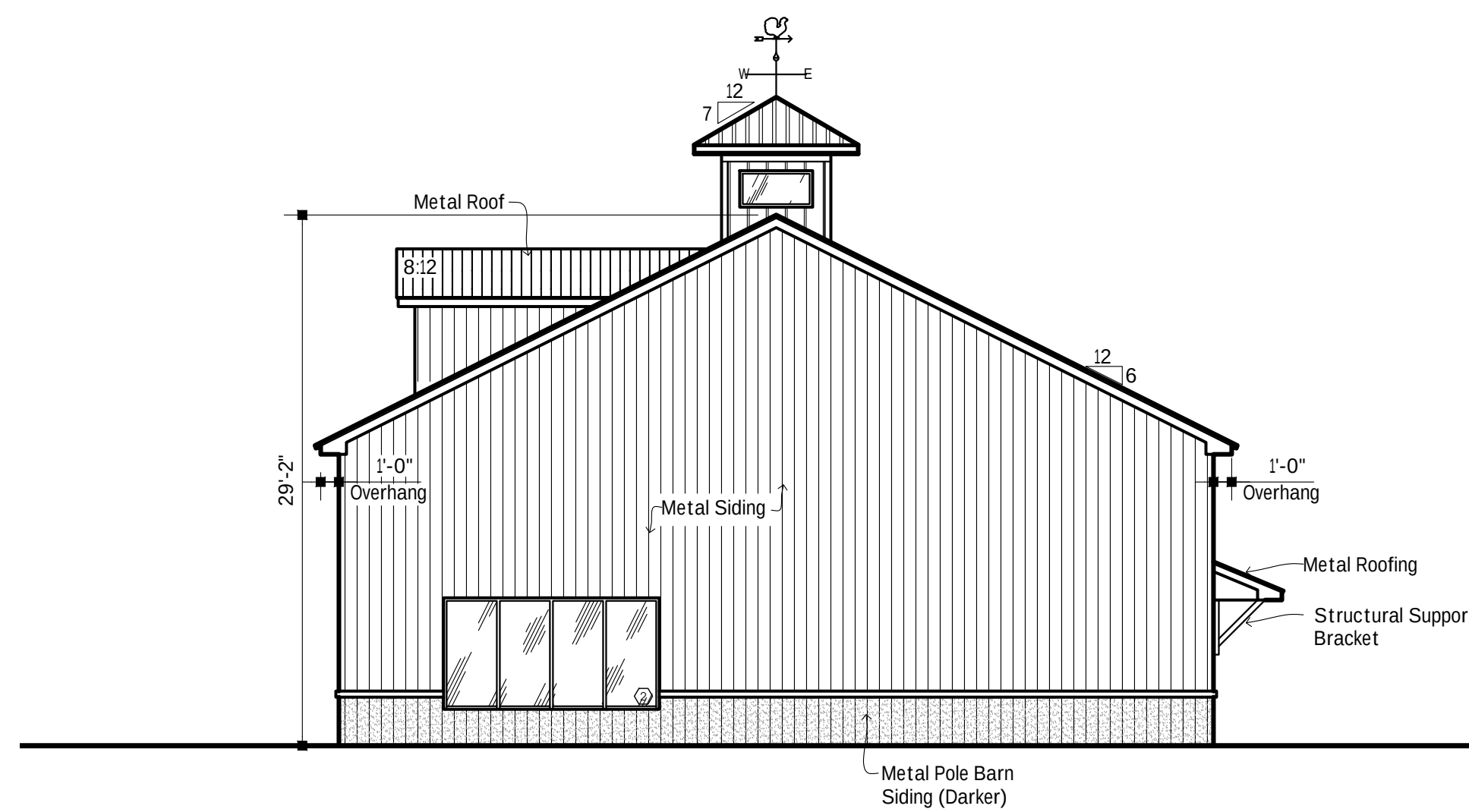
James Ryan Parkway Lot 9
Clarence, NY
3/4/2026





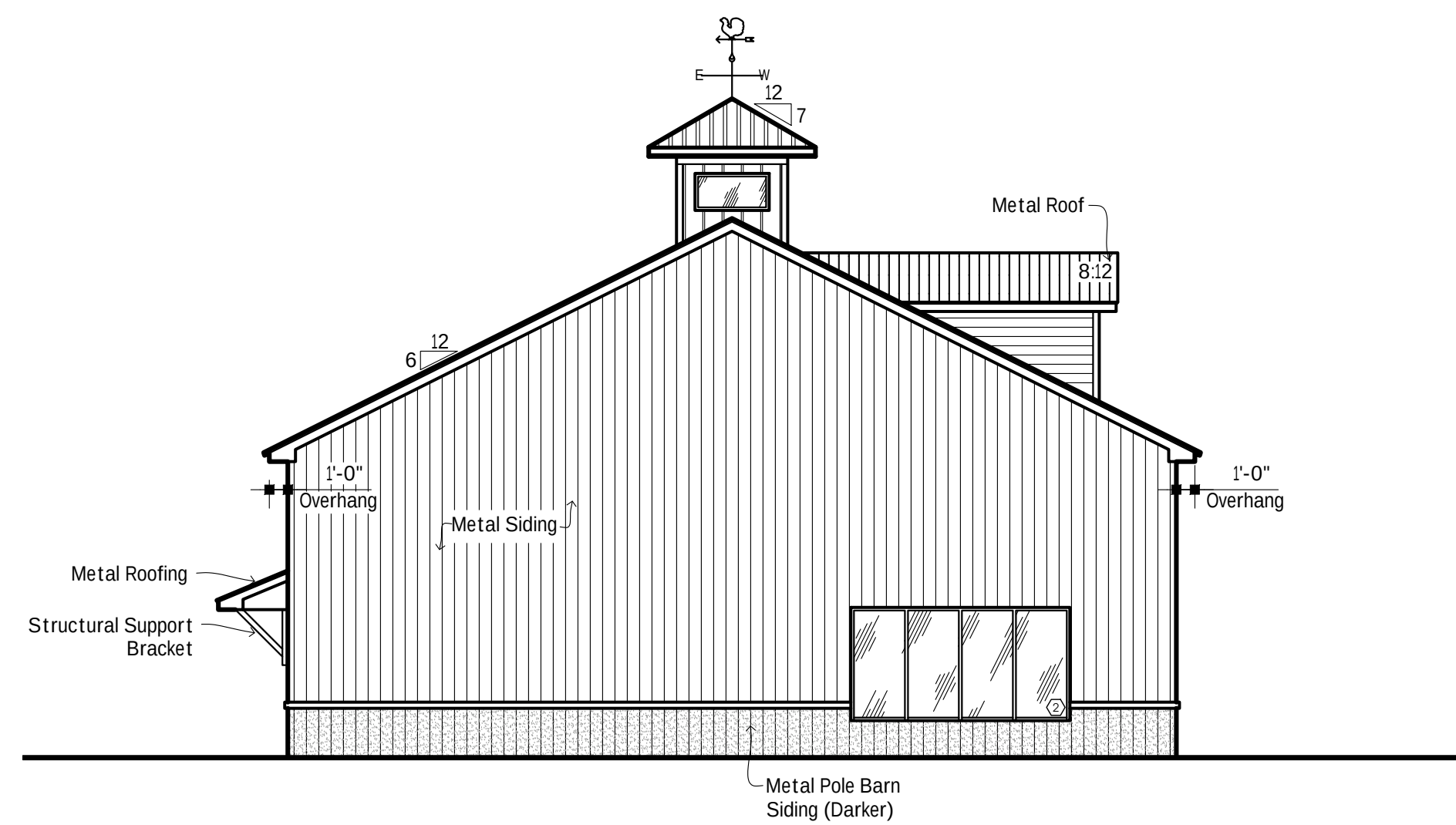
North Elevation

1/8" = 1'-0"



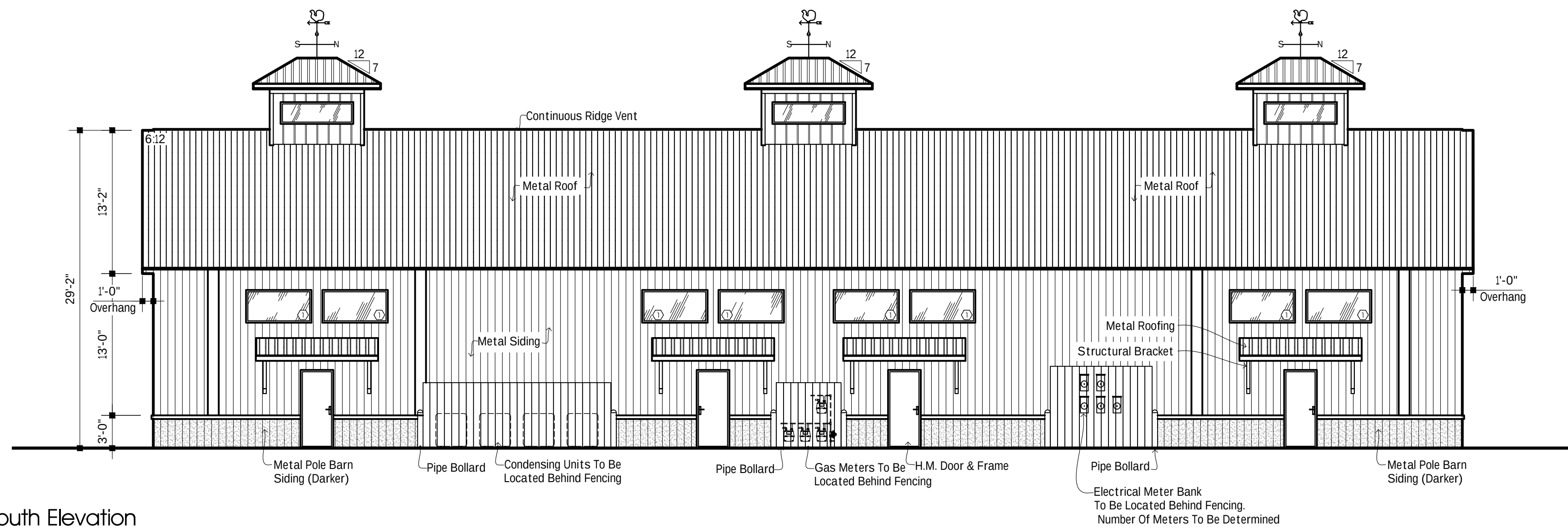
West Elevation

1/8" = 1'-0"



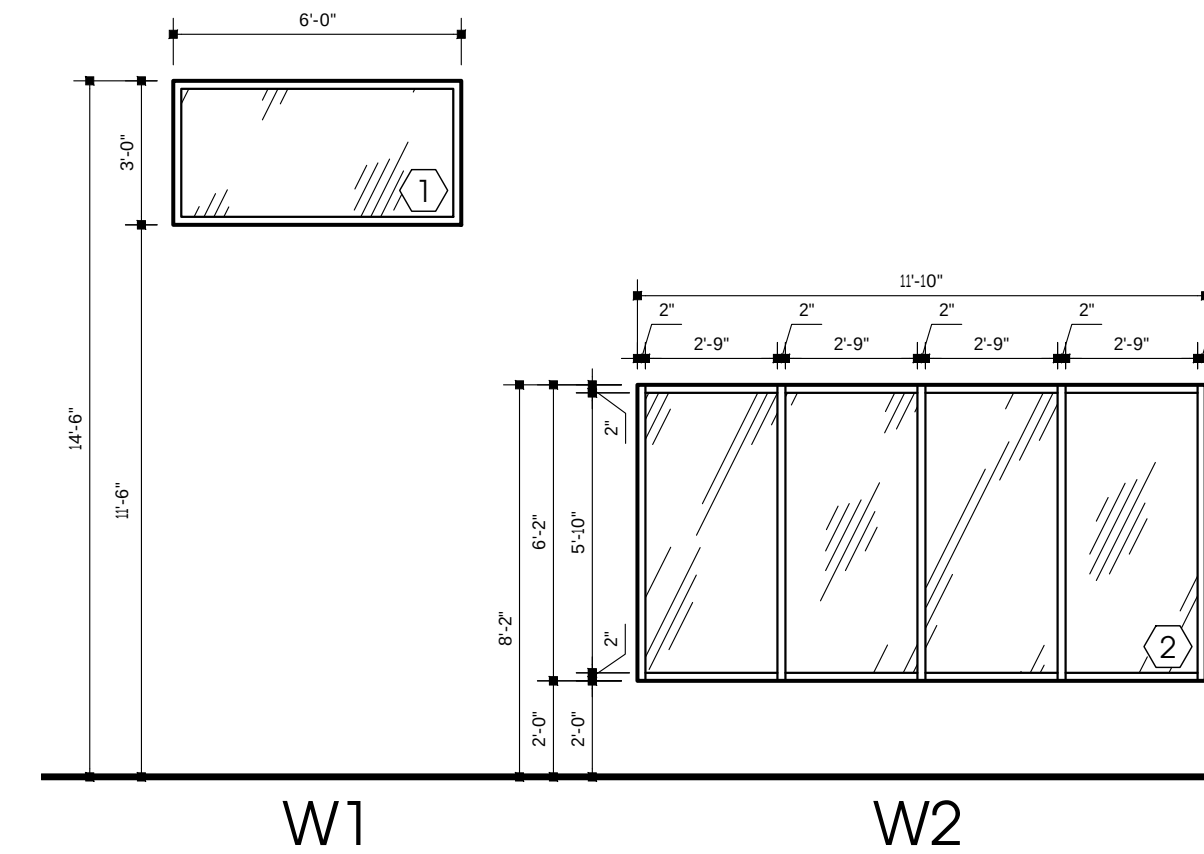
East Elevation

1/8" = 1'-0"



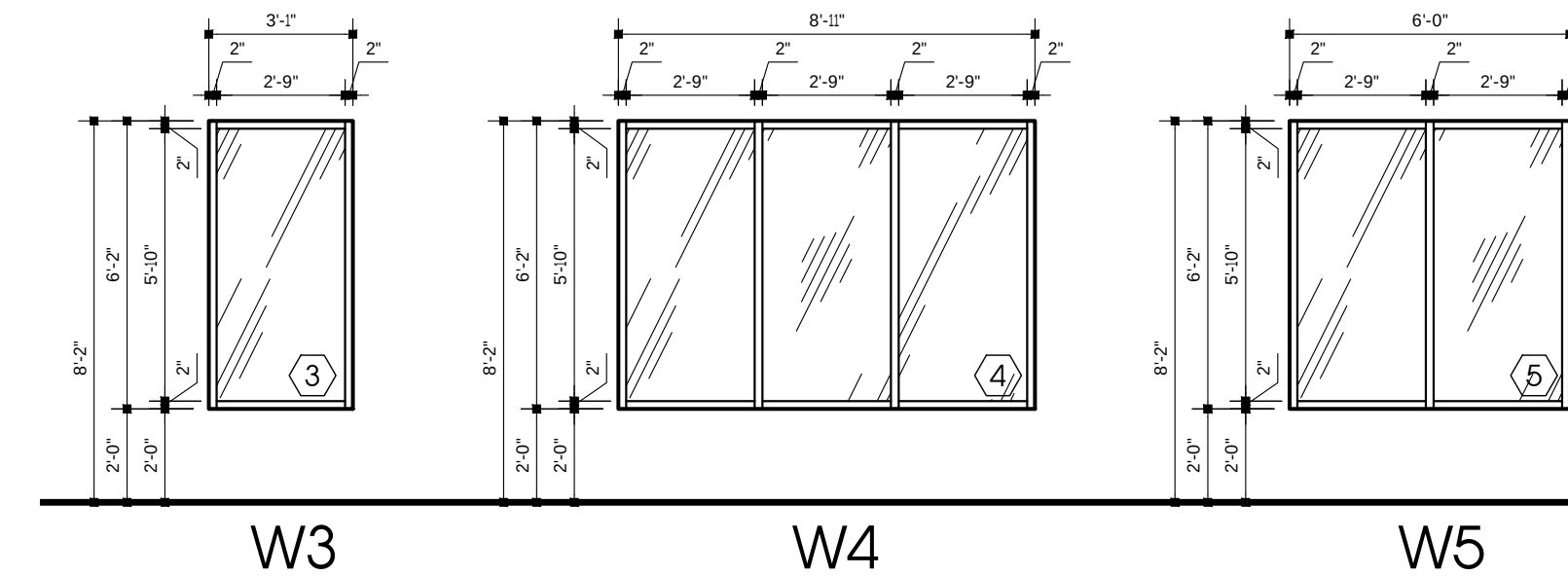
South Elevation

1/8" = 1'-0"



W1

W2



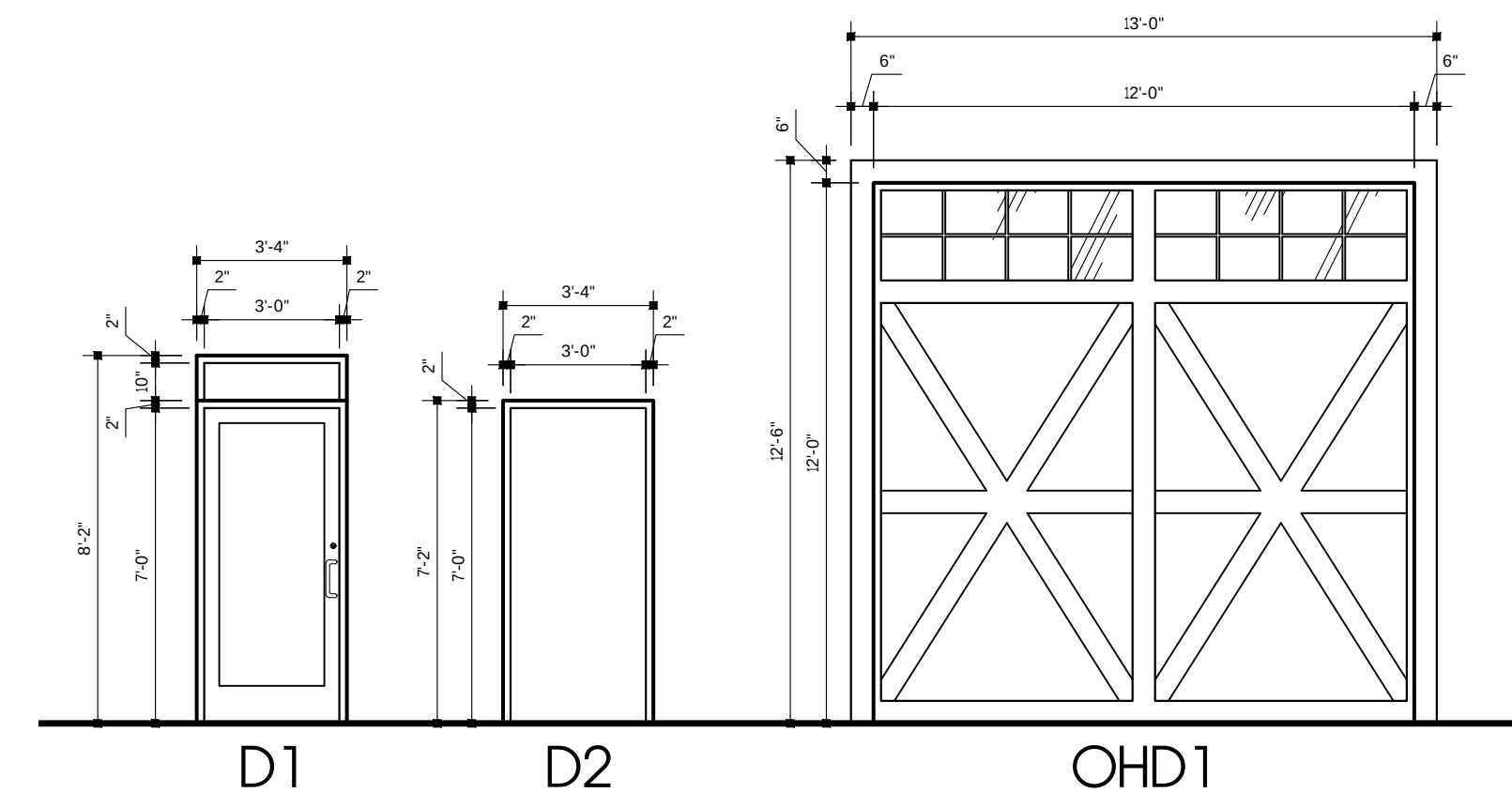
W3

W4

W5

Window Details

1/4" = 1'-0"



D1

D2

OHD1

Door Details

1/4" = 1'-0"

South Building Concept Elevations

James Ryan Parkway Lot 9
Clarence, NY
3/4/2026

Short Environmental Assessment Form

Part 1 - Project Information

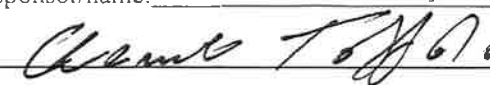
Instructions for Completing

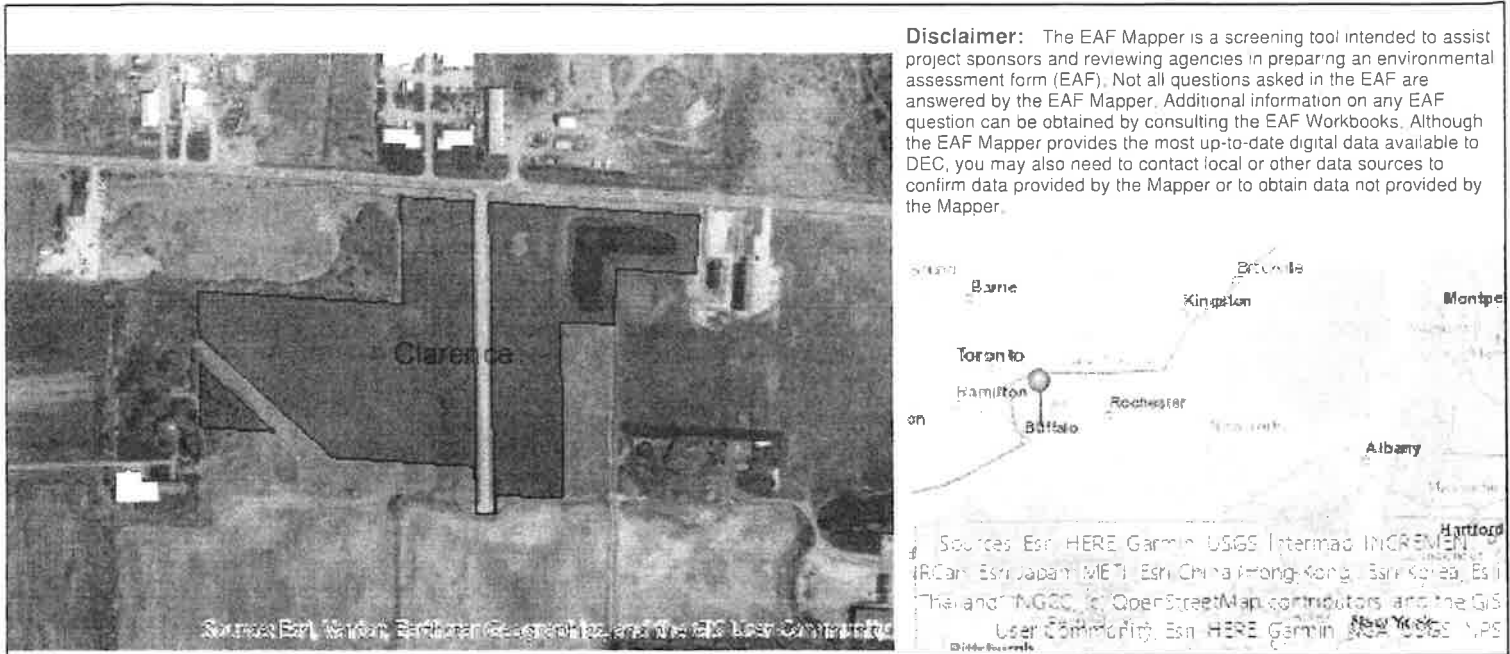
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 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: Proposed Commercial Project				
Project Location (describe, and attach a location map): James Ryan Parkway @ County Road - 44.00-1.55 - Sub lot 9				
Brief Description of Proposed Action: Construction of a 5,100sf one-story multi-tenant commercial building with office space, plus the construction of two one story flex warehouse buildings each having 5,760sf of space. The site is located on the east side of James Ryan Parkway and is 1.91 acres in size. The site is zoned Industrial and will remain as such. An area variance will be required for the front yard parking setback, 80' is required, we are requesting a minimum of 37'.				
Name of Applicant or Sponsor: Mattina Development LLC		Telephone: 716 913 9549 E-Mail: joemattina72@gmail.com		
Address: 7131 Salt Road				
City/PO: Clarence Center		State: NY	Zip Code: 14302	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.			NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC, Erie County Highway			NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?			1.91 acres	
b. Total acreage to be physically disturbed?			1.45 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			6.3 +/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland				

5. Is the proposed action.	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
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?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Upland Sandpiper, Short-ear...	NO	YES
	☐	☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
18. 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:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question.	NO	YES
	☒	☐
	☐	☐
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Clemente Toffolo - Carmina Wood Design</u> Date: <u>06-22-2026</u>		
Signature: <u></u> Title: <u>Landscape Architect - Technician</u>		



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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Upland Sandpiper, Short-eared Owl, Northern Harrier
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No