



 EXISTING DELINEATED WETLAND
(JURISDICTIONAL)

 EXISTING DELINEATED WETLAND BUFFER
(JURISDICTIONAL)

1. EXISTING WETLAND DELINEATED BY DAVEY
RESOURCE GROUP DECEMBER 2, 2024.

SITE DATA

APPLICANT: 9740 LAPP LLC
9740 LAPP ROAD
CLARENCE, NY 14032
CONTACT: KEVIN GALLAGHER (716) 741-2159

SITE LOCATION:
9740 LAPP ROAD
CLARENCE, NY 14032
SBL NO. 30.00-2-4.121

TOTAL ACRES INCLUDING HIGHWAY - 57.28± ACRES

TOTAL PROPOSED LOTS - 5 LOTS - 32.09± (NOT INCLUDING PRIVATE ROAD)

TOTAL PRIVATE ROAD - 1.79± ACRES (INCLUDING HIGHWAY)



SUBDIVISION - 9740 LAPP ROAD
CLARENCE CENTER NY 14032

CONCEPT PLAN

[illegible]

NUSSBAUMER & CLARKE, INC.
A CORPORATION REGISTERED TO PRACTICE
PROFESSIONAL ENGINEERING & LAND SURVEYING IN
THE STATE OF NEW YORK
CERTIFICATE NO. 027

(NOT FOR CONSTRUCTION)

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

PROJECT NUMBER	18J5-003
DATE	JULY 2021
DRAWN BY	CR
DESIGNED BY	CR
CHECKED BY	R.
APPROVED BY	-
SCALE:	1" = 15'
 = 1 INCH	
SHEET No.	1 OF

CP-101

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

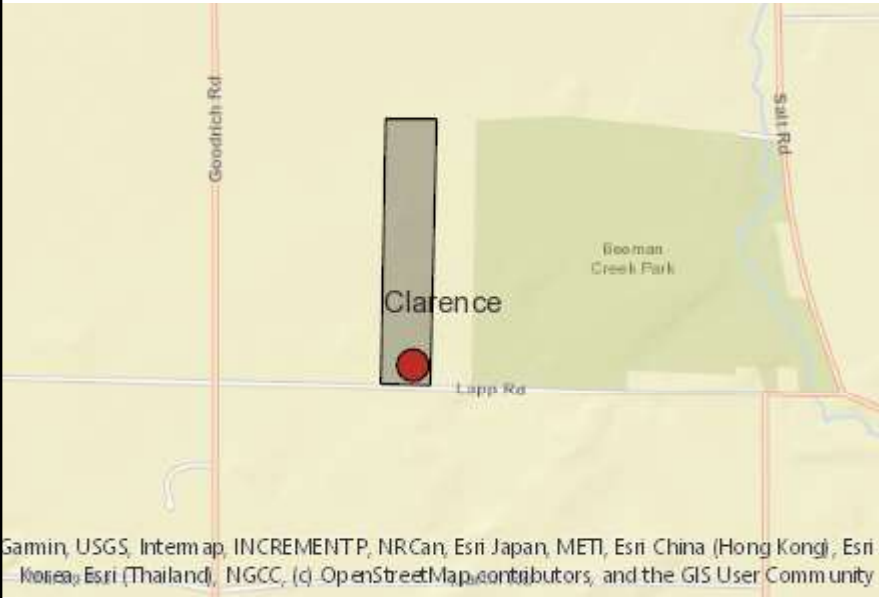
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Kevin W. Gallagher			
Name of Action or Project: Proposed 5-Lot Minor Subdivision			
Project Location (describe, and attach a location map): 9740 Lapp Road, Clarence Center, NY 14032			
Brief Description of Proposed Action: The Project Sponsor is proposing to subdivide 57.28+/- acres into five (5) lots. The five (5) lots total 32.09+/- acres (not including private road which is 1.79+/- acres), leaving the remainder of 23.40+/- acres for 9780 Lapp Road. The proposed action includes a request for approval of a 5-lot minor subdivision. Sanitary sewer service for the new lots will be provided by individual septic systems. A public waterline is available to provide potable and fire protection water. The proposed action is an "Unlisted Action" pursuant to the State Environmental Quality Review Act and the implementing regulations promulgated by the New York State Department of Environmental Conservation (collectively "SEQRA") since the project will not cross any of the applicable threshold for a Type 1 action.			
Name of Applicant or Sponsor: 9740 Lapp Road LLC		Telephone: E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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 ☒
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: Site Plan Approval - Planning Depart.			YES ☒
3. a. Total acreage of the site of the proposed action? 57.28 acres b. Total acreage to be physically disturbed? 33.88 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 57.28 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
The proposed action will meet the state energy code requirements.	☐	☒	
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: _____	☒	☐	
Wastewater Septic System required.			
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: _____			
The NYSDEC wetlands and Federal wetlands are located at the back and center portion of the 67+ acre parcel and will be avoided.			

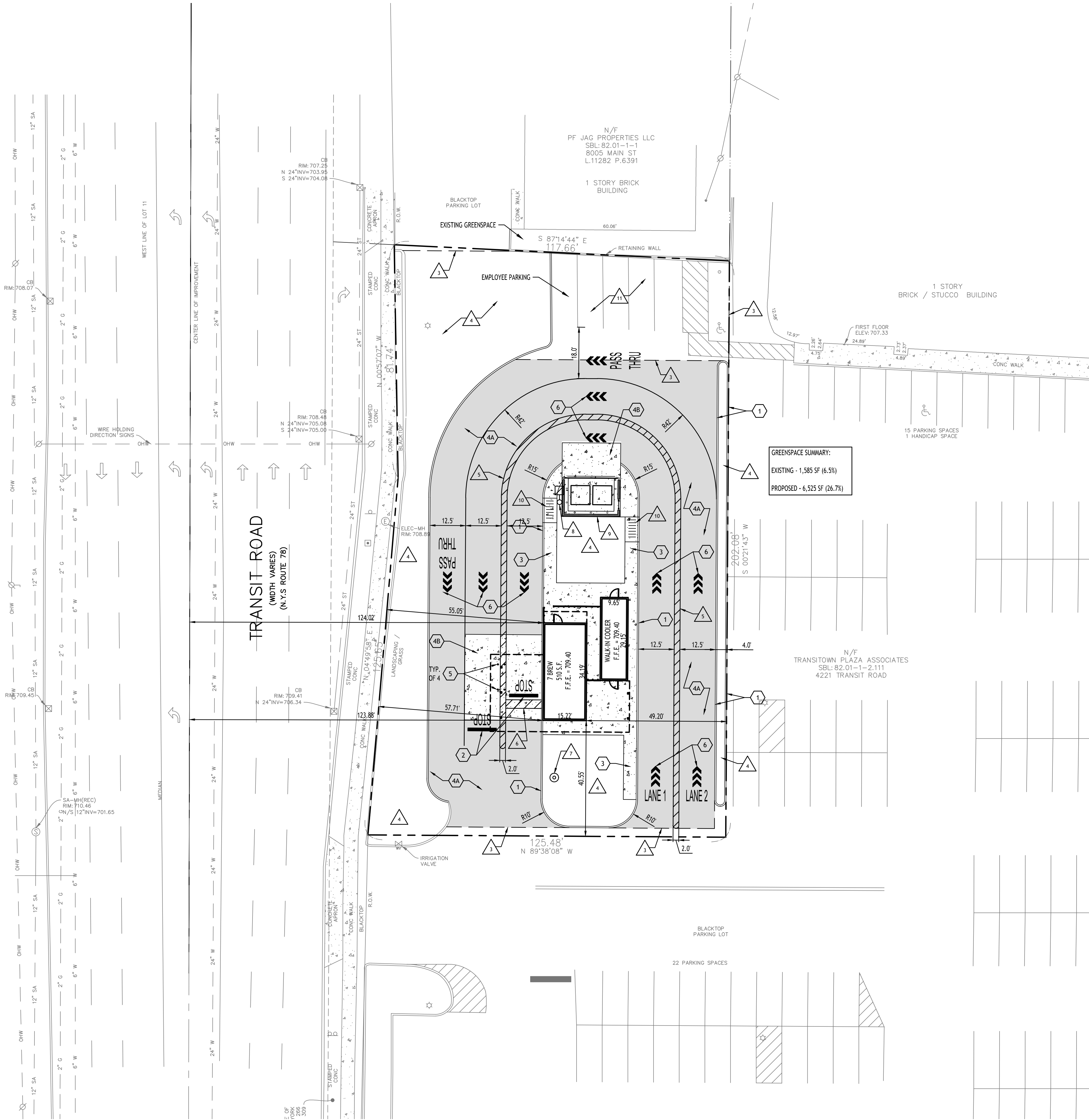
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	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: _____ stormwater runoff and storm drains will be directed to side yard swales and existing Town drainage at the street. _____		
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: _____ Date: _____ Signature: _____ Title: Senior Associate - Land Development		



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



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



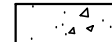
Site Plan
SCALE: 1"=20'

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
DRIVE-THRU PICKUP WINDOW/DOOR (FROM ROW)	80 FT	57.71 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		

DETAIL LEGEND	SEE SITE DETAIL SHEET
1	TYPE "A" CONCRETE CURB
2	STOP BAR
3	CONCRETE SIDEWALK
4A	STANDARD DUTY ASPHALT
4B	EXTERIOR CONCRETE SLAB ON GRADE
5	PIPE BOLLARD
6	PAINTED TRAFFIC ARROWS

NOTE LEGEND

1	MATCH EXISTING CURB
2	RUNOUT CURB IN 2'
3	SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
4	LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5	4" WIDE WHITE PAINT STRIPE @ 45' & 2' O.C., INFILL AREA AS SHOWN
6	1" WIDE WHITE PAVEMENT STRIPES @ 1' SPACING BETWEEN 4" WIDE WHITE CROSSWALK LINES
7	PLYON SIGN - SEE PLANS FROM OTHERS AND COORDINATE W/ OWNER
8	LIGHT POLE - REFER TO PLANS FROM OTHERS
9	DUMPSTER ENCLOSURE - REFER TO PLANS FROM OTHERS
10	RAMP SIDEWALK @ 1:12 MAX
11	MILL, OVERLAY AND RESTRIPE EXISTING PAVEMENT

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	

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



GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNERS 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.

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan

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

DRAWING NO.

C-100

Project No: 24-4164

7 Brew Drive Thru Coffee
8005 Main Street
Clarence, NY

CARMINA WOOD
DESIGN
Buffalo | Utica | Greensboro

REVISIONS:	No.	Description	Date
	1	Per Planning Board comments	9/2/26

EXTERIOR FINISH LEGEND

- NICHIHA
MODERNBRICK
MIDNIGHT
- NICHIHA
CANYON BRICK
SHALE BROWN
- PAC-CLAD
STANDING SEAM PANEL
PACIFIC BLUE
- BRAKE METAL
COLOR TO MATCH
STOREFRONT FRAMES
- BRAKE METAL
SALTY DOG
- BRAKE METAL
ZINC GRAY
- DOORS
FIRST STAR
- BRAKE METAL
PAC-CLAD
SANDERLING



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 045180-01

PROJECT NUMBER: 25305 78WN2 - ERIE COUNTY
REVISION:

7 BREW DRIVE-THRU
WILLIAMSVILLE, NY
8005 MAIN ST
WILLIAMSVILLE, NY 14221

A2.0
EXTERIOR ELEVATIONS

SPACE RESERVED FOR THE NEW YORK STATE STAMP OF APPROVAL

DATE: JULY 07, 2026



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
PACIFIC BLUE
- BRAKE METAL
COLOR TO MATCH
STOREFRONT FRAMES
- BRAKE METAL
SALTY DOG
- BRAKE METAL
ZINC GRAY
- DOORS
FIRST STAR
- BRAKE METAL
PAC-CLAD
SANDERLING

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



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



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 045180-01

PROJECT NUMBER: 25305 78WN2 - ERIE COUNTY
REVISION:

7 BREW DRIVE-THRU
WILLIAMSVILLE, NY
8005 MAIN ST
WILLIAMSVILLE, NY 14221

A2.1
EXTERIOR ELEVATIONS

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: Carly Detar, OLIO Development Group		Telephone: E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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: Erie County: Water, Health, Highway NYSDOT		NO ☐	YES ☒
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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? w/special use permit	☐	☒	☐
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?	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 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: _____ _____	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>Carly Detar, OLIO Development Group</u> Date: <u>4/13/2026</u> Signature: _____ Title: <u>Development Specialist</u>		



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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