Item 1

Lakeside Sod Supply Co., Inc.

6660 Goodrich Road

LAKESIDE SOD SUPPLY COMPANY INC. (REPUTED OWNER)

POND

15" HDPE INV: 614.77

INV: 615.00

641.74'

6" TREE

6" TREE

MATERIAL BAY

WELL

BARN
FF=620.98

GRAVEL ROAD

128.36'

43.53'

80'

EX. DI
RIM=620.69
N INV=610.21 12" HDPE
S & E INV=615.54 4" PVC
W INV= 610.39 10" HDPE

GRAVEL AREA

GRAVEL AREA

OIL/WATER SEPERATOR

CONC.

EX. DI
RIM=621.14
FULL OF SAND

NEW BUILDING ABOVE GROUND FUEL CONTAINER

100'

EX. DI
RIM=620.01
FILLED

METAL BUILDING
FF=621.44

80.06'

CONC.

EX. DI
RIM=620.84
E INV= 611.53
FILLED

SCALE

BLACKTOP PARKING AREA

FLAG POLE

20" TREE

12" TREE

10" TREE

10" TREE

20" TREE

12" TREE

6" TREE

12" TREED

75'

35'

35'

EX. DI
RIM=621.46
FILLED

LOADING AREA

BLACKTOP

EX. DI
RIM=621.57
N INV=619.38 10"HDPE
S INV: 619.56 6"PVC

METAL BUILDING
FF=623.46

128.39'

OVERHANG

HELL

GENERATOR

ELEC. METER

STONE EMPLOYEE PARKING AREA

MATERIAL BAYS

GRAVEL AREA

INV: 612.71

INV: 612.68

POLES

DITCH

280.21'

769.39'

REPUTED OWNER NOT LISTED IN COUNTY RECORDS

DENNIS STESZEWSKI (REPUTED OWNER)

NOREEN BARRY (REPUTED OWNER)

MICHAEL SENDELECK (REPUTED OWNER)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

R.O.W.

R.O.W.

413.34'

GOODRICH ROAD (66' WIDE)

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- GAS VALVE
- WATER VALVE
- DRAINAGE INLET
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- SURVEY IRON
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- U/G COMMUNICATIONS LINE
- SANITARY SEWER
- STORM SEWER
- BURIED ELECTRIC

NOTES:

1. CONTOURS SHOWN ARE BASED ON NAVD 88 VERTICAL DATUM.
2. UNDERGROUND UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
3. CONTRACTOR SHALL HAVE UTILITIES MARKED IN THE FIELD PRIOR TO EXCAVATION.

LAKESIDE SOD

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON

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

This survey was prepared without the benefit of an examination of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

NUSSBAUMER & CLARKE, INC. ENGINEERS AND SURVEYORS EST. 1912

TOPOGRAPHIC SURVEY
6660 GOODRICH ROAD

Part of Lot 1, Section 12, Township 12, Range 6
Holland Land Company's Survey
Town of Clarence
County of Erie, State of New York

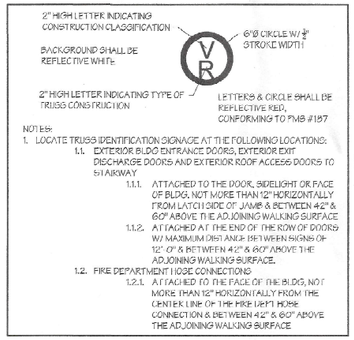
Date of Survey: 04/04/2023 Scale: 1" = 40' Project No.: 2532 0256

PROFESSIONAL ENGINEERS 1960 Association, Inc. MEMBER

GENERAL & STRUCTURAL NOTES

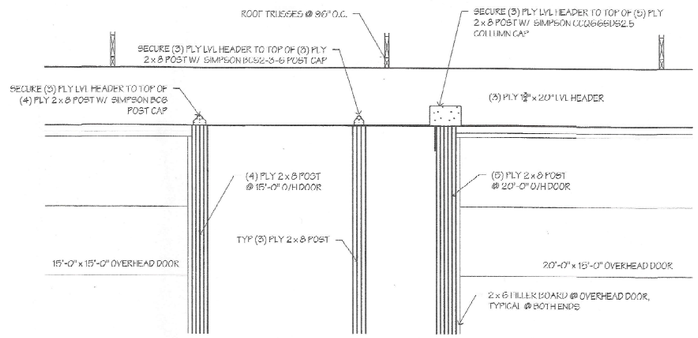
1. OCCUPANCY CLASSIFICATION: U, AGRICULTURAL OCCUPANCY
2. CONSTRUCTION CLASSIFICATION: TYPE VB
3. BUILDING AREA: 8,000 S.F.

4. DESIGN IS BASED ON THE 2020 BUILDING CODE OF NEW YORK STATE
5. ALL DIMENSIONS ARE TO FACE OF STUD, POST LOCATIONS, ACTUAL FACE OF MASONRY OR CONCRETE AS APPLICABLE & CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.
6. EXTERIOR WALLS ARE POST FRAME W/ 2 x 6 BOOKSHELF GIRTS
7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL CODES. LOCAL, STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLYING WITH APPLICABLE CODES AND ORDINANCES, AND FOR NOTIFYING GOVERNING BODIES FOR APPROPRIATE INSPECTIONS.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS ON THESE DRAWINGS PRIOR TO CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
10. ALL HVAC AND ELECTRICAL WORK IS NOT INCLUDED IN THIS SET OF DOCUMENTS AND IS TO BE DESIGNED BY OTHERS. ELECTRICAL SYSTEM SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, NFPA 70-20.
11. GRADING SHOWN ON THESE DRAWINGS IS REPRESENTATIONAL ONLY. EXACT SITE CONDITIONS MAY REQUIRE ADJUSTMENT TO FINAL GRADING.
12. IN LIEU OF GEOTECHNICAL EVALUATION, FOOTING DESIGN ASSUMES A MINIMUM SOIL BEARING CAPACITY OF 2,000 PSF. VERIFY ACTUAL CONDITIONS PRIOR TO CONSTRUCTION.
13. ALL FOOTINGS SHALL BEAR UPON UNDISTURBED OR COMPACTED SUB-GRADE
14. FOOTING BEARING POINTS SHALL MAINTAIN A MINIMUM DEPTH OF 42 TO 48 INCHES BELOW FINISH GRADE, AS DETERMINED BY THE LOCAL BUILDING DEPARTMENT, AT ALL POST LOCATIONS
15. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE DESIGN STRENGTH OF 3,500 PSI
16. DESIGN LOADS ARE AS FOLLOWS:
    - 16.1. GROUND SNOW LOAD: 50 PSF
    - 16.2. SLOPED ROOF SNOW LOAD: 32 PSF
    - 16.3. ROOF: 5 PSF DEAD LOAD
    - 16.4. BASIC WIND SPEED: 110 MPH
17. PROVIDE SOLID BEARING UNDER ALL BEAMS. SOLID BEARING SHALL BE CONTINUOUS FROM FOOTER TO UNDERSIDE OF BEAMS.

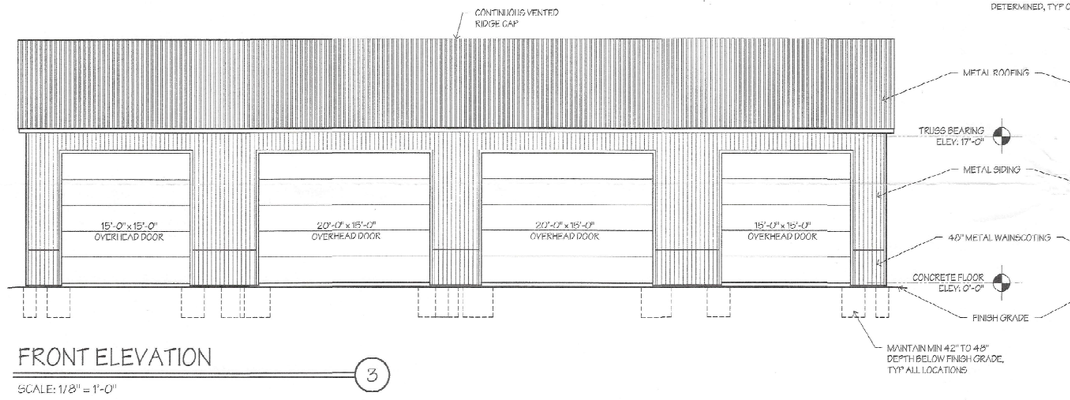


NOTES:
1. LOCATE TRUSS IDENTIFICATION SIGNAGE AT THE FOLLOWING LOCATIONS:
   - 1.1. EXTERIOR BLDG ENTRANCE DOORS, EXTERIOR EXIT DISCHARGE DOORS AND EXTERIOR ROOF ACCESS DOORS TO STAIRWAY
     - 1.1.1. ATTACHED TO THE DOOR, SIDELIGHT OR FACE OF BLDG. NOT MORE THAN 12" HORIZONTALLY FROM LATCH SIDE OF JAMB & BETWEEN 42" & 60" ABOVE THE ADJOINING WALKING SURFACE
     - 1.1.2. ATTACHED AT THE END OF THE ROW OF DOORS W/ MAXIMUM DISTANCE BETWEEN SIGNS OF 12'-0" & BETWEEN 42" & 60" ABOVE THE ADJOINING WALKING SURFACE.
   - 1.2. FIRE DEPARTMENT HOSE CONNECTIONS
     - 1.2.1. ATTACHED TO THE FACE OF THE BLDG, NOT MORE THAN 12" HORIZONTALLY FROM THE CENTER LINE OF THE FIRE DEPT HOSE CONNECTION & BETWEEN 42" & 60" ABOVE THE ADJOINING WALKING SURFACE

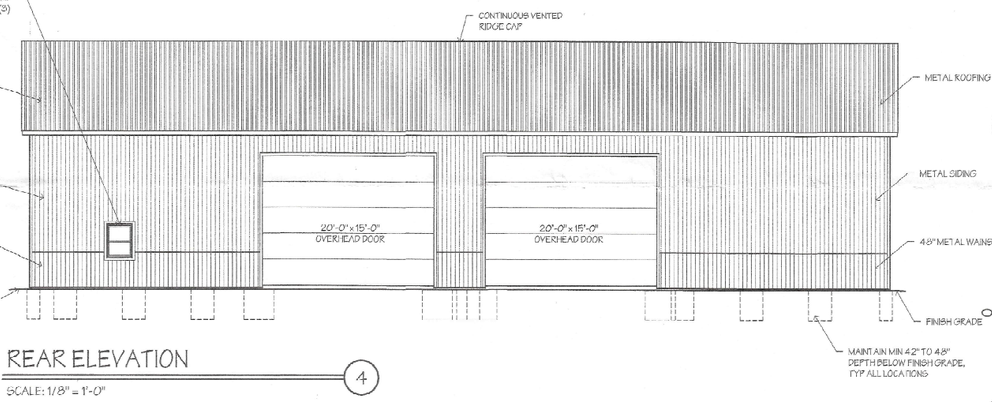
SIGNAGE DETAIL 1
SCALE: N.T.S



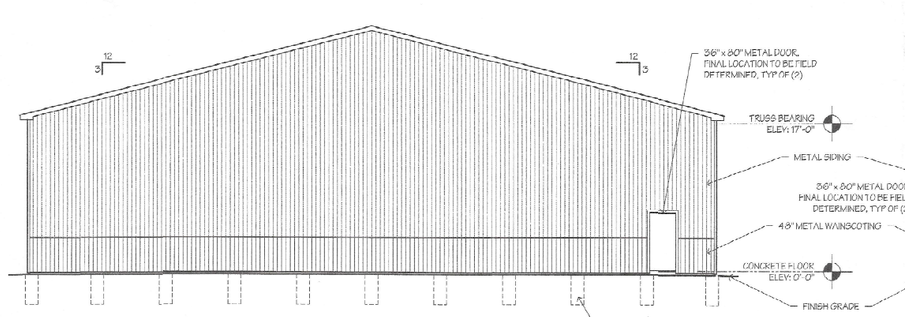
HEADER CONNECTION DETAIL 2
SCALE: 1/2" = 1'-0"



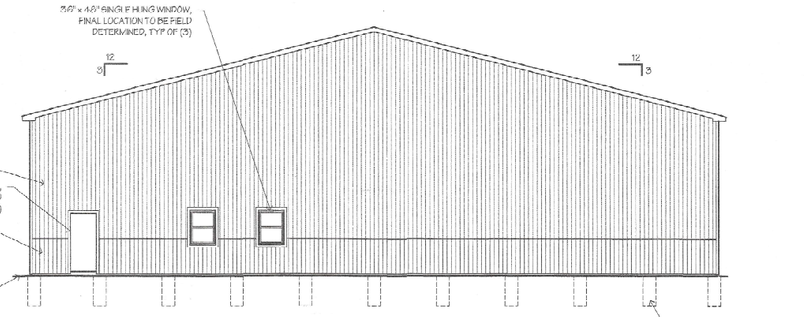
FRONT ELEVATION 3
SCALE: 1/8" = 1'-0"



REAR ELEVATION 4
SCALE: 1/8" = 1'-0"



LEFT END ELEVATION 5
SCALE: 1/8" = 1'-0"



RIGHT END ELEVATION 6
SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT
CHARLES ARTHUR DAHLKE
220739
STATE OF NEW YORK
8.15.26

Life by Design
architecture
6324 robinson road
lockport, new york

charles a dahlke, r.a.
registered architect

DESIGNER:
Matthew P. Greenwald

REVISIONS:

DATE: AUG 10, 2026

SHEET 1 OF 2

Life by design
residential • commercial • church design

PROJECT LOCATION:
6660 GOODRICH ROAD
CLARENCE, NEW YORK

CONTENTS ON SHEET:
ELEVATIONS, SIGNAGE, GEN NOTES & DETAIL

Life by design
design to build your life on

CLIENT NAME:
STATELY BUILDERS, INC.
MIKE BRADDELL

PROJECT TITLE:
LAKESIDE SOD POST FRAME

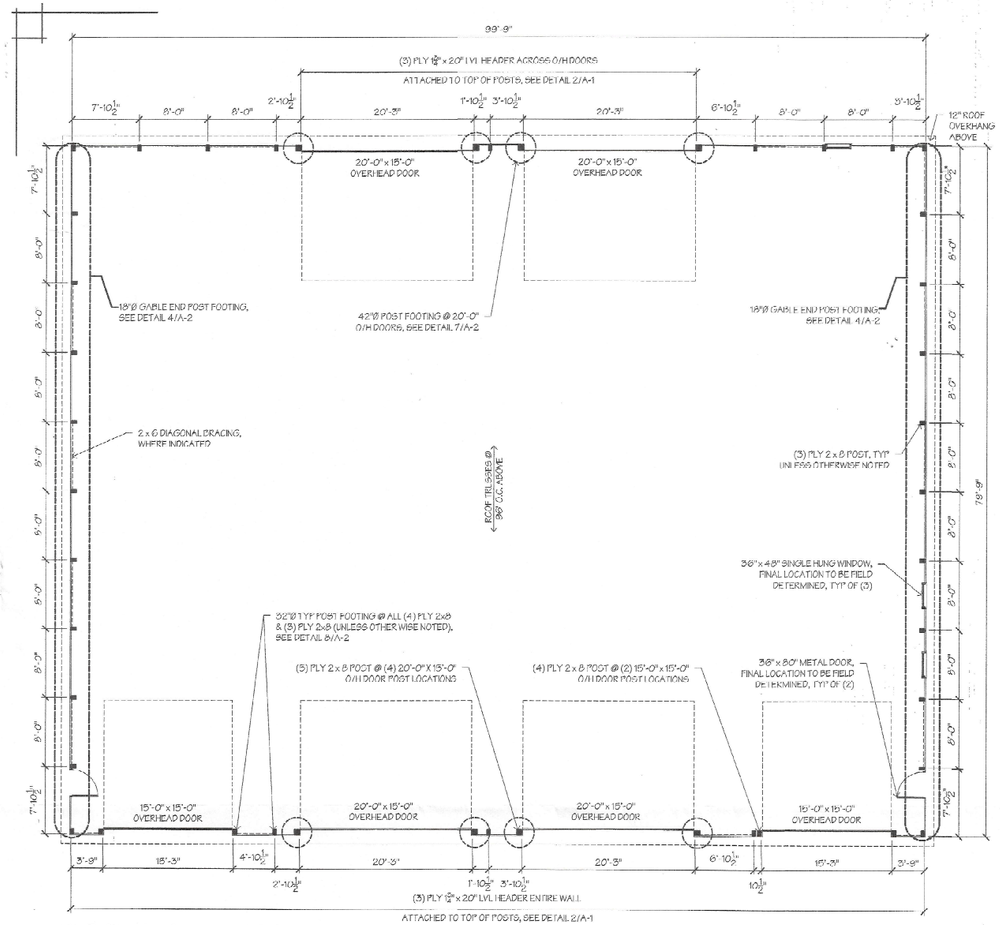
NOTICE: THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGNER. ALL RIGHTS RESERVED AND PROTECTED BY U.S. COPYRIGHT LAW.

RECEIVED
AUG 19 2026
ZONING OFFICE

DRAWING NUMBER:
A-1

26-030

© 2026 Life by Design

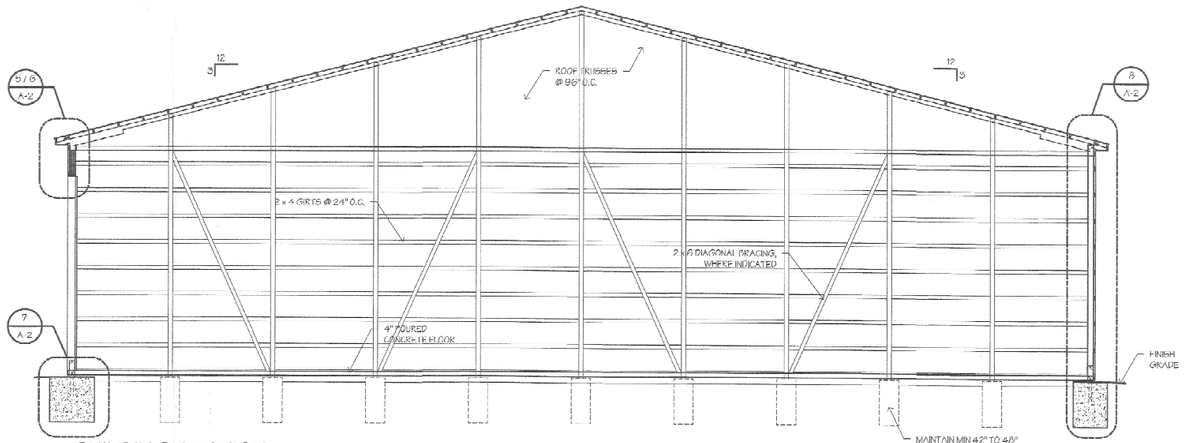


FLOOR / POST PLAN

SCALE: 1/8" = 1'-0" — 1

CERTIFIED TRUSS DESIGN BY TRUSS MANUF, PROVIDE ENGINEERED, SEALED TRUSS SHOP DRAWINGS TO ARCHITECT, OWNER AND BUILDING DEPARTMENT PRIOR TO ERECTION OF TRUSSES ON SITE.

TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.



BUILDING SECTION

SCALE: 3/16" = 1'-0" — 2

TRUSS DETAIL

SCALE: 3/4" = 1'-0" — 3

TYP GABLE END POST FOOTING
- 18"Ø x 42" EXCAVATION
- 42"Ø POURED CONCRETE FOOTING
- MIN 42" BELOW FINISH GRADE

FOOTING DETAIL

SCALE: 1/2" = 1'-0" — 4

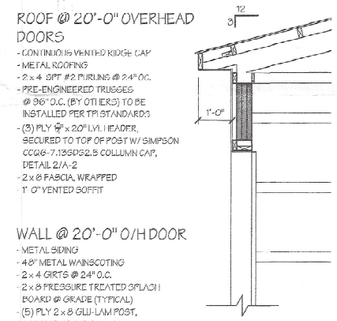
ROOF @ 15'-0" OVERHEAD DOORS
- CONTINUOUS VENTED RIDGE CAP
- METAL ROOFING
- 2 x 4 SPF #2 PURLINS @ 24" OC.
- PRE-ENGINEERED TRUSSES @ 96" O.C. (BY OTHERS) TO BE INSTALLED PER TPI STANDARDS
- (5) PLY 1¾" x 20" LVL HEADER, SECURED TO TOP OF POST W/ SIMPSON DCQ6 POST CAP, DETAIL 2/A-2
- 2 x 6 FASCIA, WRAPPED
- 1'-0" VENTED SOFFIT

WALL @ 15'-0" O/H DOOR
- METAL SIDING
- 48" METAL WAINSCOTING
- 2 x 4 GIRTS @ 24" O.C.
- 2 x 8 PRESSURE TREATED SPLASH BOARD @ GRADE (TYPICAL)
- (4) PLY 2 x 8 GLU-LAM POST, SPACING NOTED ON PLANS
- STURDI-WALL PLUS BRACKET, SWP 6S

O/H DOOR POST & HEADER DETAIL

SCALE: 1/2" = 1'-0" — 5

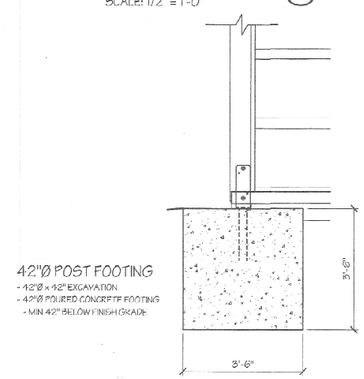
ROOF @ 20'-0" OVERHEAD DOORS
- CONTINUOUS VENTED RIDGE CAP
- METAL ROOFING
- 2 x 4 SPF #2 PURLINS @ 24" OC.
- PRE-ENGINEERED TRUSSES @ 96" O.C. (BY OTHERS) TO BE INSTALLED PER TPI STANDARDS
- (3) PLY 1¾" x 20" LVL HEADER, SECURED TO TOP OF POST W/ SIMPSON CCQ6-7.13SPS2.5 COLUMN CAP, DETAIL 2/A-2
- 2 x 6 FASCIA, WRAPPED
- 1'-0" VENTED SOFFIT



WALL @ 20'-0" O/H DOOR
- METAL SIDING
- 48" METAL WAINSCOTING
- 2 x 4 GIRTS @ 24" O.C.
- 2 x 8 PRESSURE TREATED SPLASH BOARD @ GRADE (TYPICAL)
- (5) PLY 2 x 8 GLU-LAM POST, SPACING NOTED ON PLANS
- STURDI-WALL PLUS BRACKET, SWP 6S

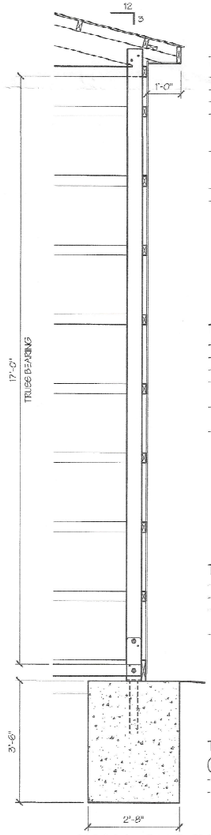
O/H DOOR POST & HEADER DETAIL

SCALE: 1/2" = 1'-0" — 6



FOOTING DETAIL

SCALE: 1/2" = 1'-0" — 7



TYPICAL ROOF
- CONTINUOUS VENTED RIDGE CAP
- METAL ROOFING
- 2 x 4 SPF #2 PURLINS @ 24" OC.
- PRE-ENGINEERED TRUSSES @ 96" O.C. (BY OTHERS) TO BE INSTALLED PER TPI STANDARDS
- SET TRUSS IN POCKET @ POST
  - SECURE TO POST W/ (2) TIMBERLOK FASTENERS FROM EACH SIDE
- 2 x 6 FASCIA, WRAPPED
- 1'-0" VENTED ALUMINUM SOFFIT

TYPICAL EXT WALL
- METAL SIDING
- 48" METAL WAINSCOTING
- 2 x 4 GIRTS @ 24" O.C.
- 2 x 8 PRESSURE TREATED SPLASH BOARD @ GRADE (TYPICAL)
- (3) PLY 2 x 8 POST, SPACING NOTED ON PLANS
- STURDI-WALL PLUS BRACKET, SWP 6S

TYPICAL FLOOR
- 4" POURED CONCRETE FLOOR 3,500 PSI
- 6 x 6, 10/10 W.W.M. REINFORCING
- 4" COMPACTED GRAVEL, CRUSHED STONE OR UNDISTURBED SUB-GRADE
- 6 MIL POLY VAPOR BARRIER

TYPICAL POST FOOTING (UNLESS OTHERWISE NOTED)
- 18"Ø x 42" EXCAVATION
- 16"Ø POURED CONCRETE FOOTING
- MIN 42" BELOW FINISH GRADE

WALL SECTION

SCALE: 1/2" = 1'-0" — 8

REGISTERED ARCHITECT
Charles Arthur Dahlke
020739
STATE OF NEW YORK
8.13.26

Life by Design
architecture
6324 robinson road
lockport, new york

charles a dahlke, r.a.
registered architect

DESIGNER:
Matthew P. Greenwald

REVISIONS:

DATE: AUG 10, 2026

SHEET 2 OF 2

build your life on residential * commercial * church design

CLIENT NAME:
STATELY BUILDERS, INC.
MIKE BRADDELL

PROJECT LOCATION:
6660 GOODRICH ROAD
CLARENCE, NEW YORK

CONTENTS ON SHEET:
FLOOR / POST PLAN, BUILDING & WALL SECTION & DETAILS

PROJECT TITLE:
LAKESIDE SOD POST FRAME

NOTE: ANY ALTERATIONS TO THE PLANS OR SPECIFICATIONS, OR DEVIATIONS FROM THE RECOMMENDATIONS CONTAINED HEREIN, MUST BE REVIEWED AND APPROVED BY THE ARCHITECT IN WRITING PRIOR TO ANY CONSTRUCTION WORK.

DRAWING NUMBER:
A-2

© 2026 L. by D. Arch. Design

28 232





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:
Lakeside Sod Supply Accessory Structure

Project Location (describe, and attach a location map):
6660 Goodrich Road - SBL: 44.00-1-22.3

Brief Description of Proposed Action:
Construction of an 8,000 sq.ft. metal accessory structure in a previously disturbed area on the project site. The accessory structure will be used for machinery storage and maintenance.

Name of Applicant or Sponsor:	Telephone:
Lakeside Sod Supply Co., Inc.	E-Mail:

Address:

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

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan and Architectural Approval	☐	☑

3. a. Total acreage of the site of the proposed action? 6.42 acres
   b. Total acreage to be physically disturbed? 0.23 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 23.3 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

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

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

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

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Harrier, Upland Sa...	☐	☑
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
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: Pond and drainage systems available on site.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐
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.		
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: Lakeside Sod Co., Inc. Date: 08/19/2026

Signature: ON FILE Title: _____

EAF Mapper Summary Report

Thursday, October 1, 2026 9:10 AM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Harrier, Upland Sandpiper, Short-eared Owl
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Agency Use Only [If applicable]

Project: 6660 Goodrich Road - Lakeside Sod

Date: 10-07-2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project: 6660 Goodrich Road - L

Date: 10-07-2026

Short Environmental Assessment Form
Part 3 Determination of Significance

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

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. See the 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	10-07-2026
Name of Lead Agency	Date
Robert Sackett	Town of Clarence Planning Board Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

EAF Part 3b Reasons Supporting this Determination:

Project Name: Lakeside Sod Supply Accessory Structure

Project Location: 6660 Goodrich Road - SBL: 44.00-1-22.3

Date: 10-07-2026

The Project involves the construction of an approximately 8,000 sq.ft. metal accessory structure located at 6660 Goodrich Road - SBL: 44.00-1-22.3 (the "Project Site") consisting of 6.41 acres in the Town of Clarence. Collectively, the Project Sponsor owns and operates on approximately 23.3 contiguous acres around the Project Site. The metal accessory structure is proposed to be used for machinery storage and maintenance. 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, multiple accessory buildings, outdoor material storage, and associated facilities, which are all used to operate an existing sod, seed, fertilizer, and soil company. 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.

The Project is not in sharp contrast to nearby land use patterns, which include light industrial operations and agricultural operations. The proposed accessory structure will use building materials that are compatible with the existing principal structure. *Clarence 2030 – Town of Clarence Comprehensive Plan* encourages the continued use and adaptive reuse of industrial land and encourages the continued operation of agricultural and agricultural adjacent practices 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 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 do not pose a potentially significant adverse impact to the environment. Additionally, the scale of the current operations on site would not significantly increase as a result of this accessory structure; instead, the accessory structure is proposed to contain existing outside storage. 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") is not anticipated for the Project because it does not disturb more than one acre of land. 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

DRAFT

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 floodplain.

There are no unique or unusual land forms documented at the Project Site. Any proposals for deep excavations are subject to a hydrogeologic/geotechnical evaluation report as required by the Town of Clarence Engineering Department. 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 agricultural operation. Any potentially significant adverse environmental impact is mitigated due to the previous 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 Goodrich 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 Goodrich Road. Using the NYS SEQRA EAF Workbook as a guiding document, the Project will not result in a significant increase in traffic.

DRAFT

Item 2

Estate of Carl Jenkins

7161 Salt Road

Existing Configuration 2026





Legend

Parcels

7161 Salt Rd. – Lot 1 Parent

Size:
+/- 4.19 acres

Frontage:
+/- 843' – Salt Rd.

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

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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

1:2,257

Proposed Configuration 2026





Legend

Parcels

7161 Salt Rd. – Lot 1 Parent

Size:
+/- 1.71 acres

Frontage:
+/- 495' – Salt Rd.

Lot 2

Size:
+/- 2.48 acres

Frontage:
+/- 348' – Salt Rd.

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

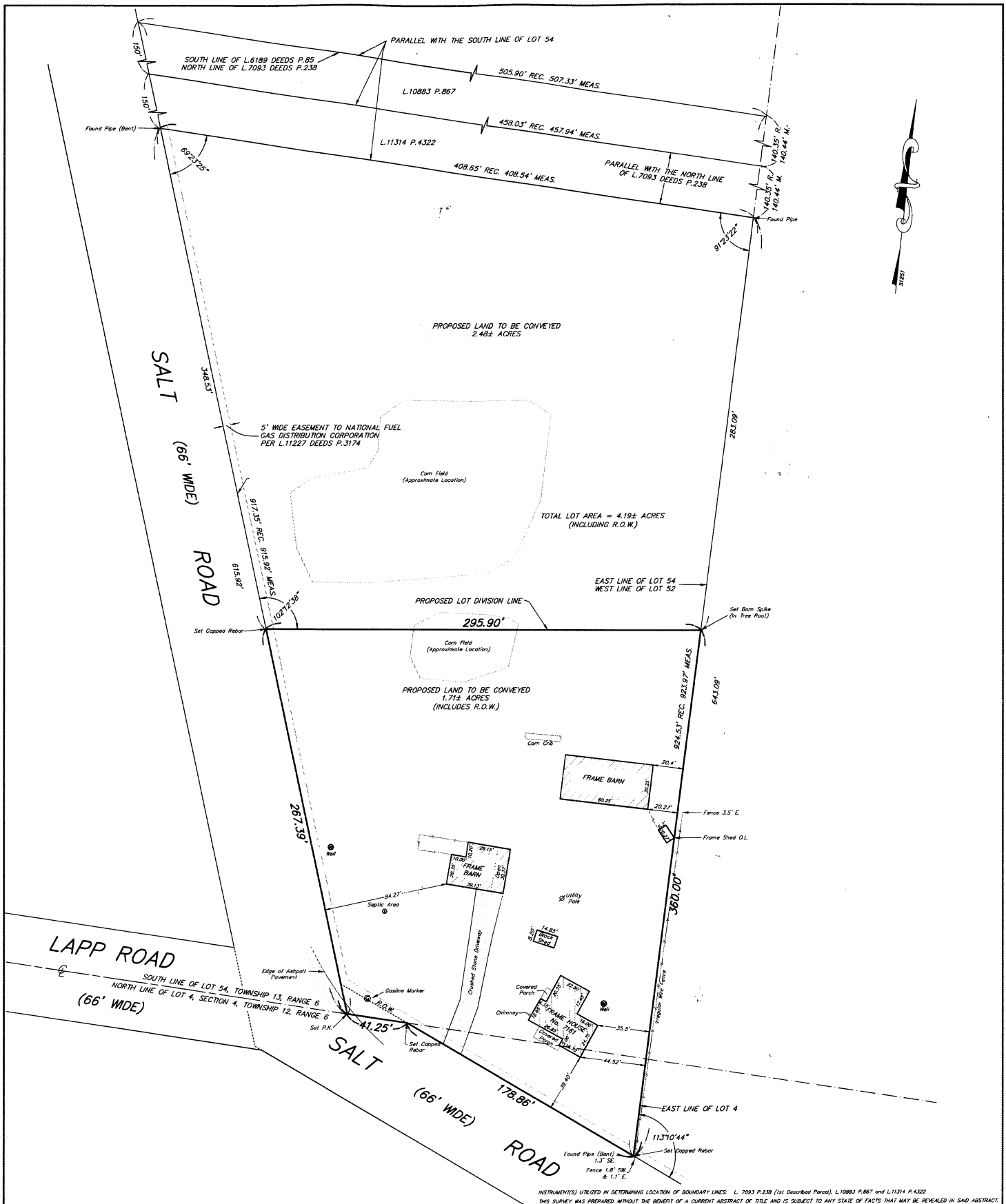
0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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

1: 2,257



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: L. 7093 P.238 (1st Described Parcel), L.10883 P.867 and L.11314 P.4322

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Karen Knevel

CHRISTOPHER J. BARR — NYSPLS No. 051068

©COPYRIGHT 2026 BY:

TRUE NORTH
LAND SURVEYING, PLLC
150, AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

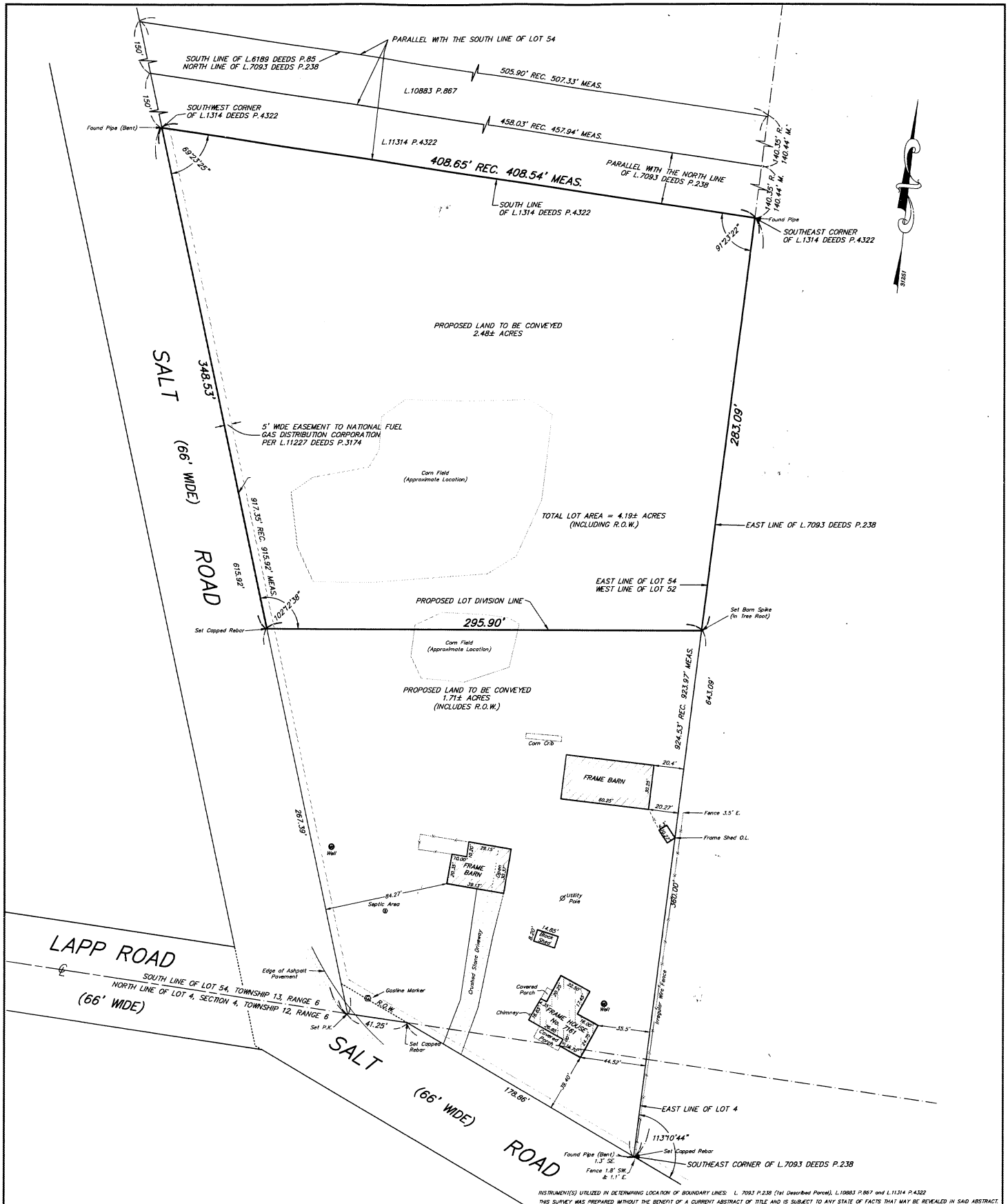
AMEND:
SURVEY DATE: 7-26-26
©DRAWING DATE: 8-31-26
SCALE: 1" = 40'
"ALL RIGHTS RESERVED"
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

PROPOSED REMAINDER LOT
ALSO PART OF LOT 54, TOWNSHIP 13, RANGE 6

PART OF LOT 4 SECTION 4 TOWNSHIP 12 RANGE 6 OF THE: Holland Land Company's SURVEY — Erie COUNTY, N.Y.

SURVEY OF: 7161 Salt Road, Town of Clarence

SBL No. Pt.31.00-1-5.1



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: L. 7093 P.238 (1st Described Parcel), L.10883 P.867 and L.11314 P.4322

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Karen Knavel

CHRISTOPHER J. BIAR — NYSPLS No. 051068

©COPYRIGHT 2026 BY:

TRUE NORTH
LAND SURVEYING, PLLC
150. AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

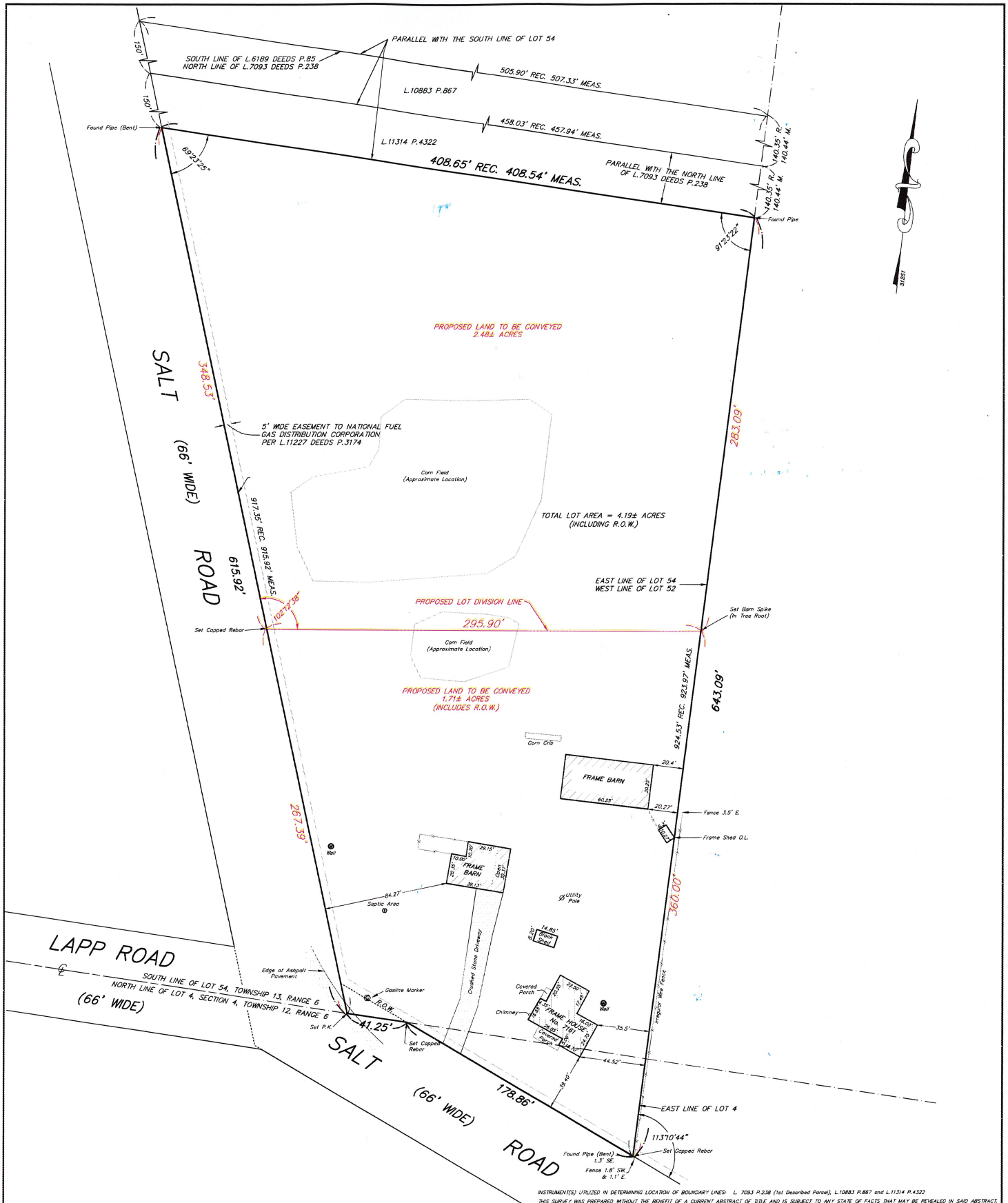
AMEND:
SURVEY DATE: 7-26-26
©DRAWING DATE: 8-31-26
SCALE: 1" = 40'
"ALL RIGHTS RESERVED"
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

PROPOSED LAND TO BE CONVEYED

PART OF LOT 54 SECTION ____ TOWNSHIP 13 RANGE 6 OF THE: Holland Land Company's SURVEY – Erie COUNTY, N.Y.

SURVEY OF: Vacant Lot North of 7161 Salt Road, Town of Clarence

SBL No. Pt.31.00-1-5.1



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: L. 7093 P.238 (1st Described Parcel), L.10883 P.867 and L.11314 P.4322

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Karen Knavel

CHRISTOPHER J. BARR NYSPLS No. 050068

©COPYRIGHT 2026 BY:

TRUE NORTH
LAND SURVEYING, PLLC
150 AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

AMEND:
SURVEY DATE: 7-26-26
©DRAWING DATE: 8-7-26
SCALE: 1" = 40'
"ALL RIGHTS RESERVED"

THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

PROPOSED LOT DIVISION
ALSO PART OF LOT 54, TOWNSHIP 13, RANGE 6

PART OF LOT 4 SECTION 4 TOWNSHIP 12 RANGE 6 OF THE: Holland Land Company's SURVEY – Erie COUNTY, N.Y.

SURVEY OF: 7161 Salt Road, Town of Clarence

SBL No. 31.00-1-5.1

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:
Minor subdivision

Project Location (describe, and attach a location map):
7161 Salt Rd, Clarence Center, NY 14032 / 31.00-1-5.1

Brief Description of Proposed Action:
To take the existing parcel and split into two. The parcel that exists would be split into two parcels: (1) existing SBL would be 1.71 acres and contain house and other structures; (2) new SBL would be 2.48 acres and be vacant/farm land.

Name of Applicant or Sponsor:	Telephone:
Rossi & DeMarco, PLLC / Donald M. Lewinski III	E-Mail:

Address:

City/PO:	State:	Zip Code:
	NY	

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☐	☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS DEC	☒	☒

3. a. Total acreage of the site of the proposed action? 4.22 acres
   b. Total acreage to be physically disturbed? 4.22 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.22 acres

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐
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.		
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):		

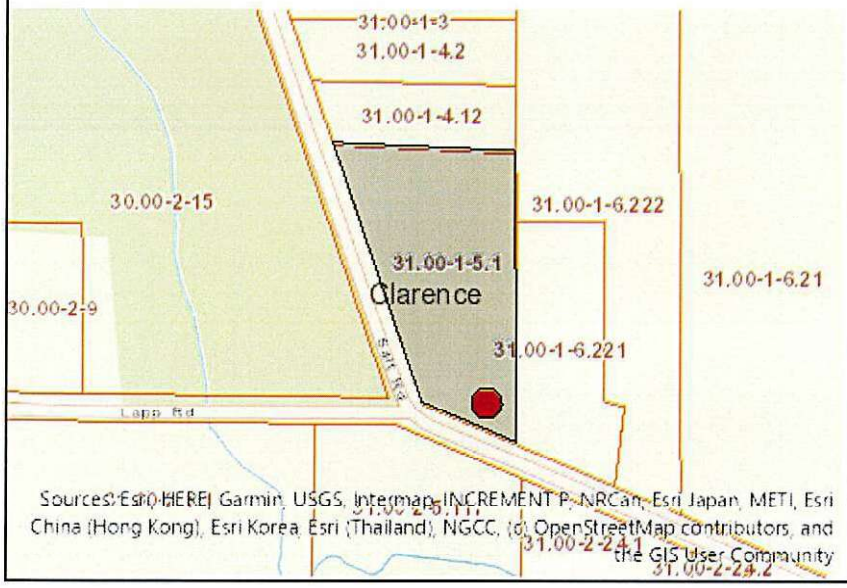
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Date: 9-18-26

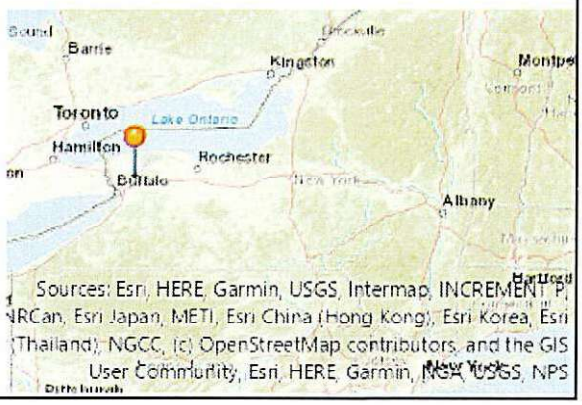
Title: Attorney

EAF Mapper Summary Report

Friday, September 18, 2026 12:07 PM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	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]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Agency Use Only [If applicable]

Project: 7161 Salt Road - Minor Sub

Date: 10-07-2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project: 7161 Salt Road - Minor S

Date: 10-07-2026

Short Environmental Assessment Form
Part 3 Determination of Significance

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

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

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

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

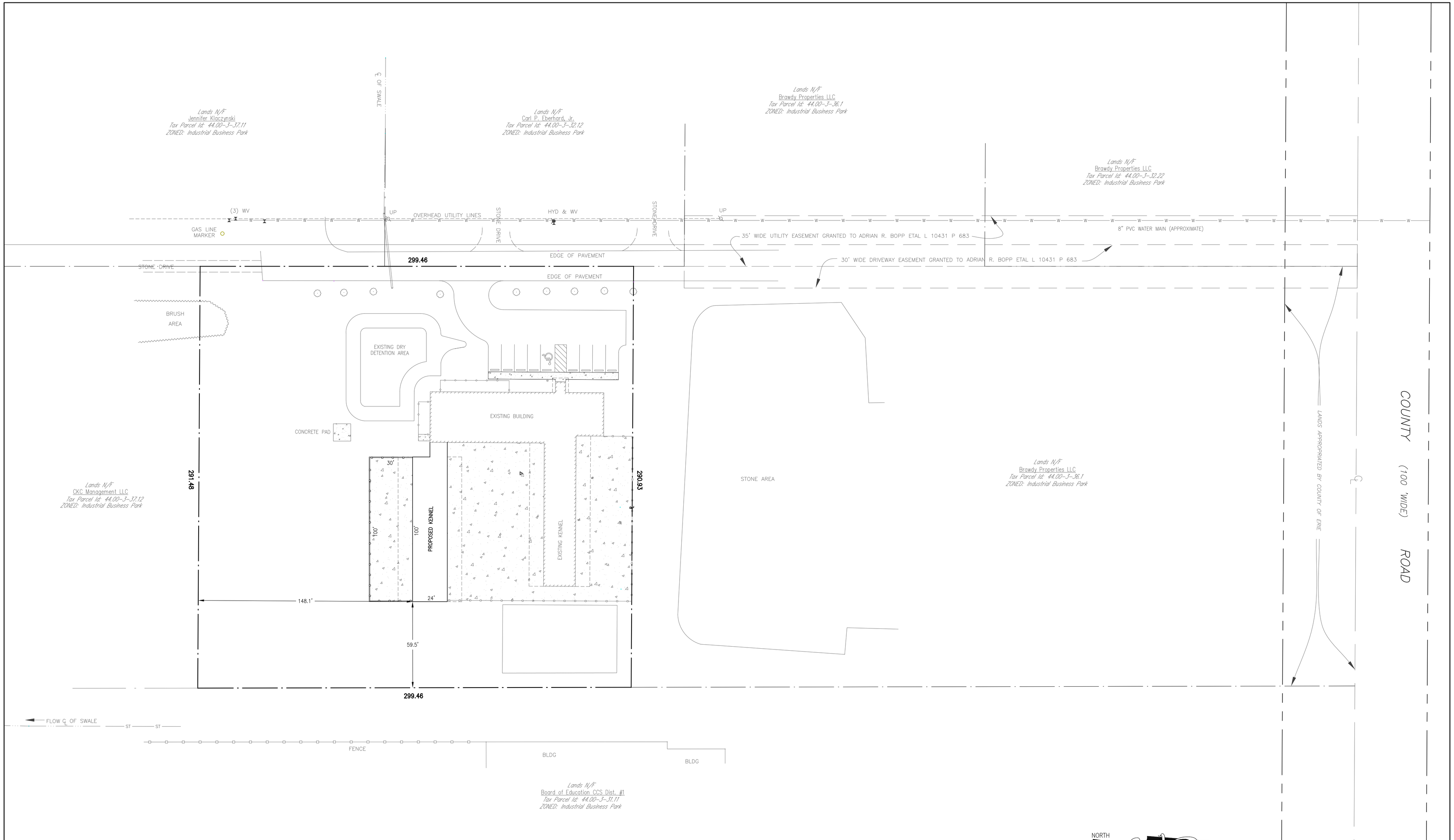
Town of Clarence Planning Board	10-07-2026
Name of Lead Agency	Date
Robert Sackett	Town of Clarence Planning Board Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Item 3

Canine Kennels of Clarence

9785 County Road



NOTES

1) SURVEY INFORMATION PROVIDED BY OTTNEY & MILLER L.S.P.C., JOB NO. 12-079T, DATED 6-18-2012, LAST REVISED 10-8-2012.

2) THIS IS NOT A PROPERTY SURVEY.

3) ADJACENT PROPERTY OWNER INFORMATION IS BASED ON ERIE COUNTY INTERNET MAPPING INFORMATION AS OF SEPTEMBER 2, 2026.

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	MJM
CAD FILE:	SITE4

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

REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

CANINE KENNELS OF CLARENCE BUILDING ADDITION

9785 COUNTY ROAD

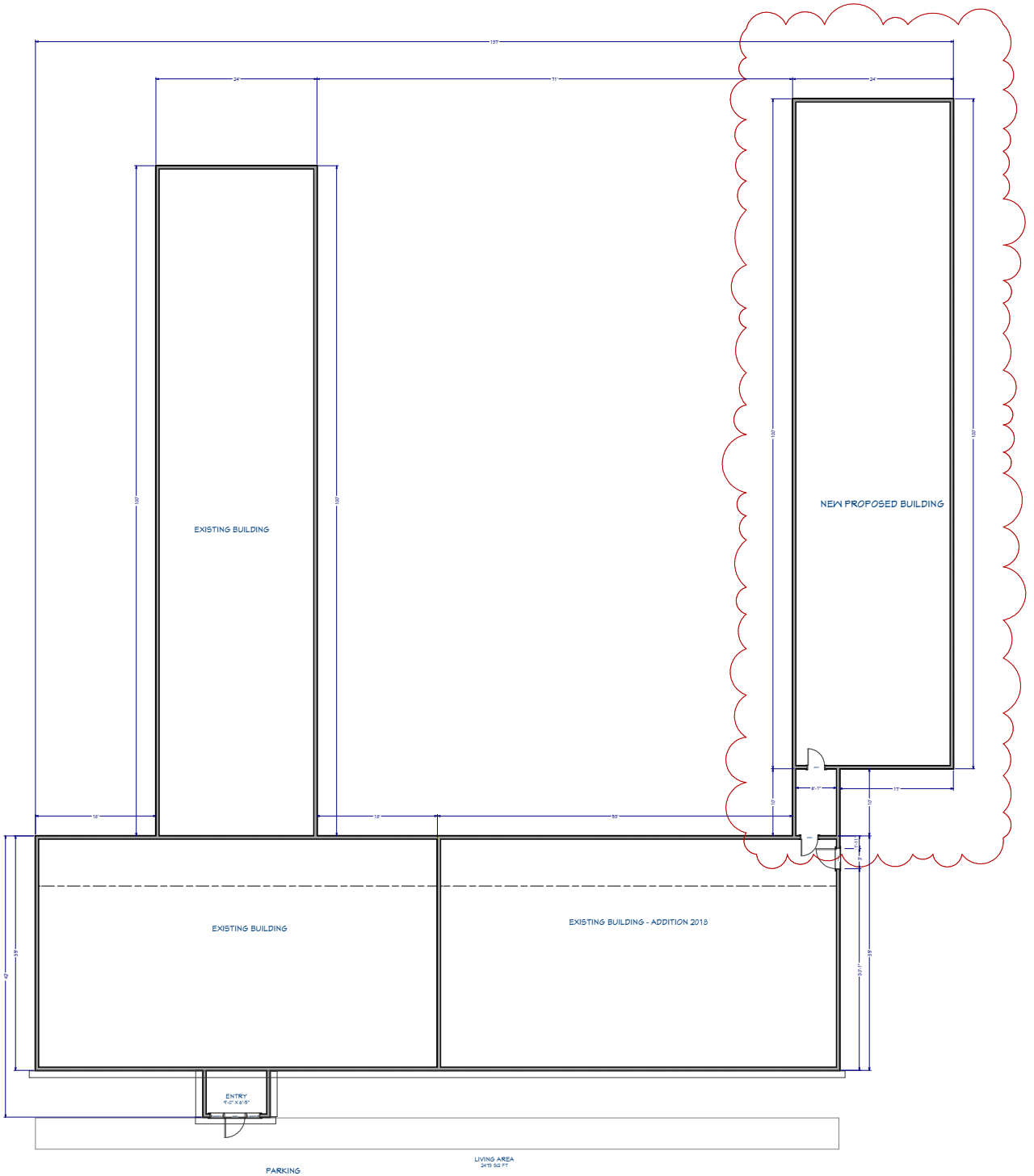
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

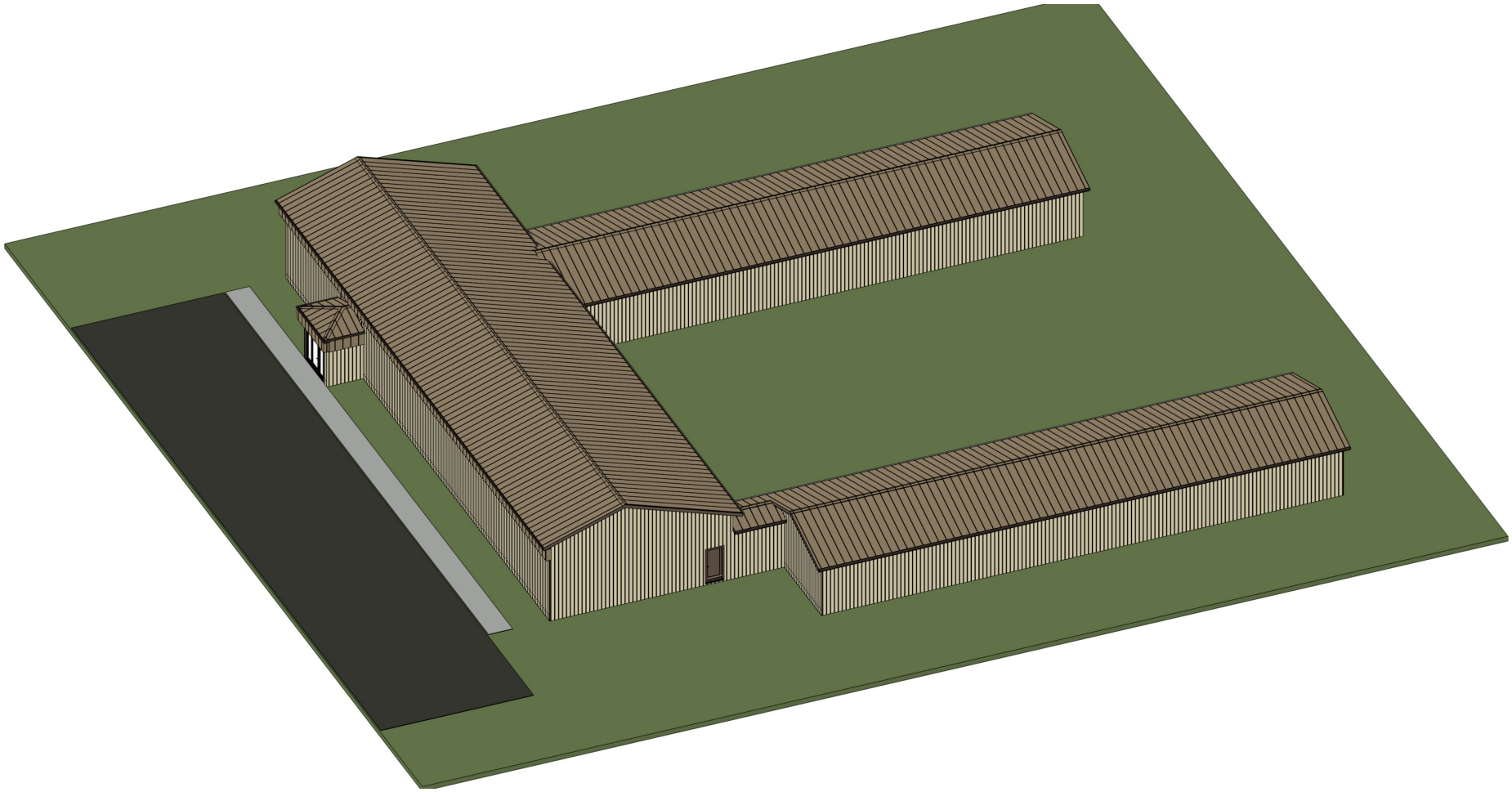
CONCEPT PLAN

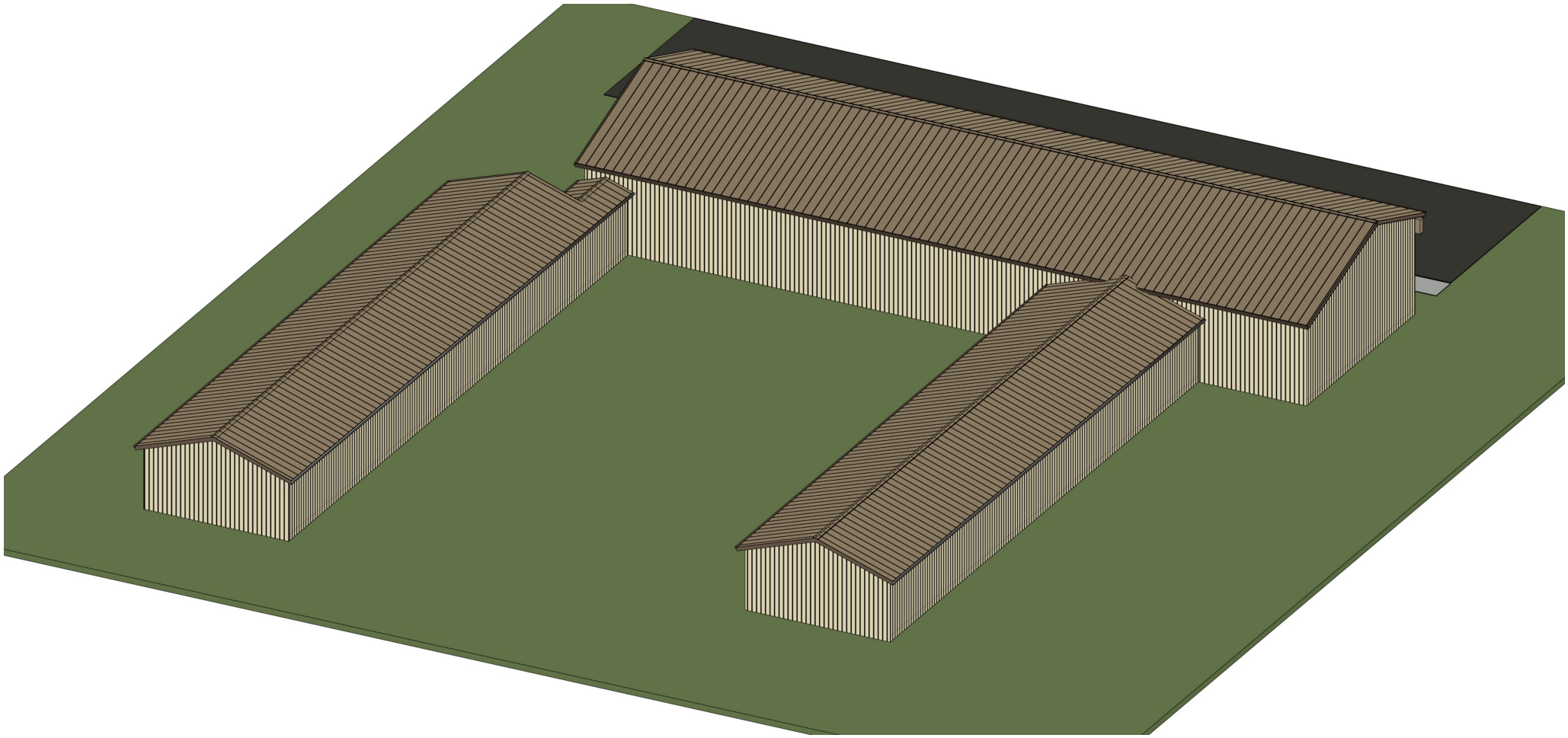
SCALE:	1" = 30'
DATE:	SEPTEMBER 2, 2026
JOB NO:	M-1226
SHEET NO:	CP-1

© 2018 METZGER CIVIL ENGINEERING, PLLC

\\STATION-10\Documents\Data\Work\M\JOBS\1226 KENNEL\DWG\Set 4.dwg, 9/2/2026 1:39:13 PM, Adobe PDF


EXISTING BUILDING
NEW PROPOSED BUILDING
EXISTING BUILDING
EXISTING BUILDING - ADDITION 2018
ENTRY
PARKING
LIVING AREA
2470 SQ FT





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

Canine Kennels of Clarence

Name of Action or Project:

Building addition

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

9785 County Road

Brief Description of Proposed Action:

Expansion of the kennel area of the building. It would be a 24' wide by 100' long addition of the same construction and appearance to the existing building at the back behind the main building.

Name of Applicant or Sponsor:

Metzger Civil Engineering on behlf of the owner, James Binner

Address:

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Erie County Health Dept, septic system	☐	☑

3. a. Total acreage of the site of the proposed action? 2.0 acres
   b. Total acreage to be physically disturbed? 0.25 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.0 acres

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

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):

☐ Parkland

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Short-eared Owl	☐	☑
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Stormwater will continue to be directed to an onsite stormwater detention pond before discharge to the roadside storm sewer.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐
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.		
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):		

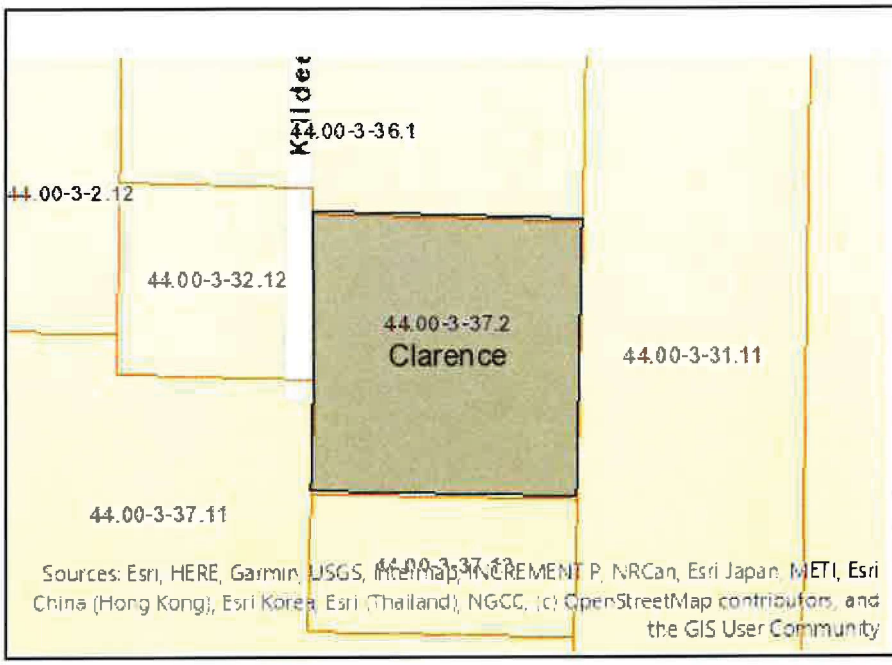
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Michael J. Metzger, P.E. Date: 9/2/2026

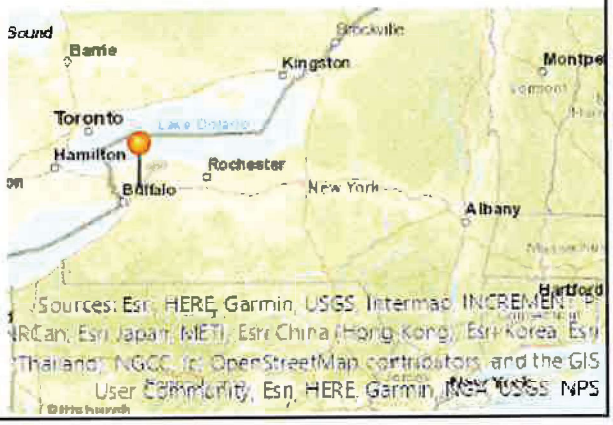
Signature: Title: Consultant/Agent

EAF Mapper Summary Report

Wednesday, September 2, 2026 10:54 AM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Short-eared Owl
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Agency Use Only [If applicable]

Project: 9785 County Rd - Canine Kennels

Date: 10-07-2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project: 9785 County Rd - Canin

Date: 10-07-2026

Short Environmental Assessment Form
Part 3 Determination of Significance

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

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. See the 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	10-07-2026
Name of Lead Agency	Date
Robert Sackett	Town of Clarence Planning Board Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

EAF Part 3b Reasons Supporting this Determination:

Project Name: Canine Kennels of Clarence Building Addition

Project Location: 9785 County Road - SBL: 44.00-3-37.2

Date: 10-07-2026

The Project involves the construction of an addition to the existing principal building located at 9785 County Road – SBL: 44.00-3-37.2 (the "Project Site") consisting of 2.0 acres in the Town of Clarence. The addition includes a metal building expansion of approximately 2,400 sq.ft., and is proposed to house additional dog boarding kennels. 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 boarding operations, 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.

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") is not anticipated for the Project because it does not disturb more than one acre of land. 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

DRAFT

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 floodplain.

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 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.

DRAFT