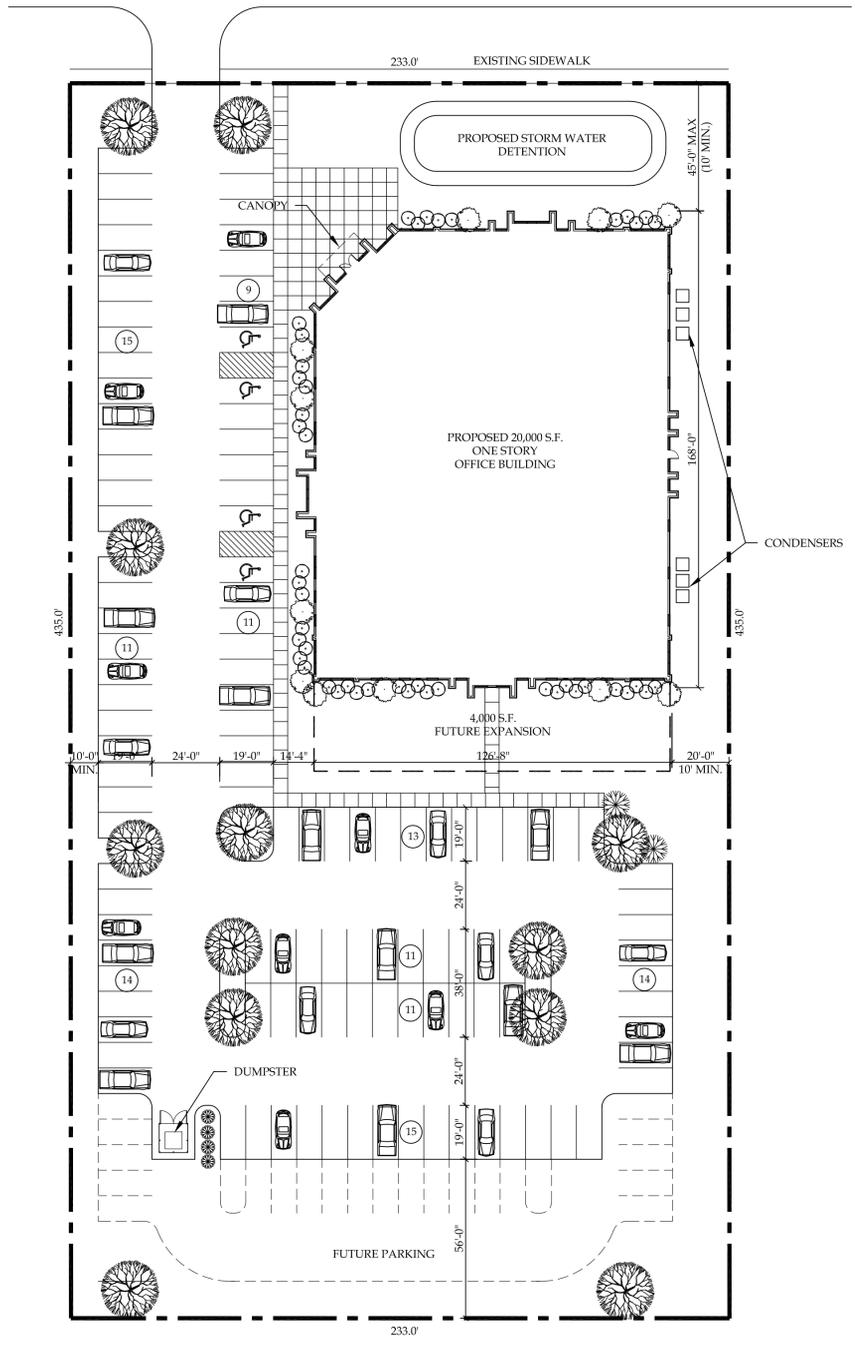




TRONCONI SEGARRA
& ASSOCIATES

MAIN STREET



SITE DATA:

SITE AREA: 2.33 ACRES
 ZONING: TRADITIONAL NEIGHBORHOOD
 (PROFESSIONAL OFFICE BUILDING ALLOWED)

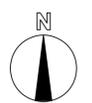
BUILDING AREA: 20,000 S.F.
 FUTURE EXPANSION: +4,000 S.F.

PARKING:

PARKING REQUIRED:	20,000 g.s.f./200 = 100 SPACES
FUTURE PARKING REQUIRED:	4,000 g.s.f./200 = 20 SPACES
TOTAL PARKING REQUIRED:	120
PARKING PROVIDED:	108 PARKING SPACES
FUTURE PARKING PROVIDED:	21 PARKING SPACES
TOTAL PARKING PROVIDED:	122 PARKING SPACES

REQUIRED BUILDING SETBACKS:

FRONT:	10' MIN. 45' MAX.
SIDES:	10'
REAR:	25'



A1 SITE PLAN
 1" = 20'-0"

NOTICE
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McGuire
 Development Co.

20,000 S.F.
OFFICE
 FOR
TRONCONI SEGARRA
& ASSOCIATES, INC.
 8321 Main Street,
 Clarence, NY

ISSUE:

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

SEAL:

TITLE:
SITE PLAN

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

SA JOB #: 13012
 DATE: 05-06-13

DRAWING #: **AS-101**

Final Supplemental Environmental Impact Statement (FSEIS)

For the Proposed Northwoods Single Family Residential Subdivision Town of Clarence, Erie County, New York

Prepared By Lead Agency:

Town of Clarence Town Board
One Town Place
Clarence, New York 14031
Mr. James B. Callahan, Director of Community Development
Telephone: (716) 741-8933

Project Sponsor:

Cimato Bros. Construction, Inc.
9220 Transit Road
Amherst, New York 14051
Contacts: Mr. Anthony Cimato
Telephone: (716) 688-3536

Date of Acceptance by Lead Agency: June 26, 2013

**Final Supplemental Environmental Impact Statement (FSEIS)
Northwoods Single Family Residential Subdivision**

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APPENDICES

Appendix A – Agency/Public Comments and Correspondence
Appendix B – DEIS

**Final Supplemental Environmental Impact Statement (FSEIS)
Northwoods Single Family Residential Subdivision**

1.0 DESCRIPTION OF THE PROPOSED ACTION

1.1 FSEIS Overview

This Final Supplemental Environmental Impact Statement (FSEIS) has been prepared in compliance with requirements of the State Environmental Quality Review Act (SEQR) for the proposed development of property (SBL 58.17-6-4.1) located between Roll and Greiner Roads, Town of Clarence, Erie County, New York. This supplement is to the Draft Generic Environmental Impact Statement ("DGEIS") which was prepared in May 2001 for the "Clarence Hollow Pollution Abatement Project" ("Pollution Project"), also known as "The Heise Brookhaven Private Sanitary Trunk Sewer" ("Heise") which includes the Roll Road Planned Unit Residential Development. The FSEIS includes by reference the Draft Supplemental Environmental Impact Statement (DSEIS).

The following steps in the SEQR process have been taken for this action:

- A Draft Supplemental Environmental Impact Statement (DSEIS) was submitted by the applicant on September 7, 2012.
- A revised Draft Supplemental Environmental Impact Statement (DSEIS) was submitted by the applicant on February 22, 2013.
- The Clarence Town Board accepted the DSEIS as complete for review on March 13, 2013.
- The Clarence Planning Board held a public hearing on the action and the DSEIS on April 17, 2013.
- The Town Board will consider acceptance of the FSEIS on June 12, 2013.

The substantive comments received at the public hearings, together with the substantive written and verbal comments received during the comment period, have been summarized in this FEIS document. The public comment period was held open through May 1, 2013.

The comments and responses in this FSEIS are grouped and presented by category. Individual comments have been summarized, with reference to the source of the comment, and are listed under the following headings:

- Wetlands and Gott Creek Buffer
- Sewer Capacity and connections
- Bike Path Easement
- Greiner Road Vista
- Country Club Lane

1.2 Project Description

The proposed Northwoods Open Space Subdivision is comprised of a 148± lot single family residential subdivision on an 118.91± acre parcel of land in the Town of Clarence, New York. The parcel is located between Roll Road (north), Greiner Road (south), Thompson Road (east) and Shimerville Road (west).

The subdivision is proposed as an Open Space Design Development (OSDD) pursuant to the Town's zoning law. For purposes of OSDD the applicable zoning law is modified to provide an alternative permitted method for the layout, configuration and design of lots.

As proposed, the Northwoods Subdivision would have vehicular access from Roll Road and Greiner Road as well as a connection to an existing stub street known as Country Club Club which would allow direct access to Shimerville Road.

2.0 RESPONSES TO SUBSTANTIVE COMMENTS ON THE DSEIS

2.1 Wetlands and Gott Creek Buffer

Comment 1: Will the creek that runs north on the west side of the property will be opened up by the Town or by the people doing this project so that water can flowdown easily. That area floods now.

Source: Thomas Fini, 5447 Shimerville Road
(4/17/13 public hearing transcript)

Response 1: As part of the proposed development, the creek running along the west side of the property will not be altered and/or dredged.

Comment 2: Stated wetland "c" which is behind her property has increased from 0.96 acres in 2001 to 2.29 acres the last time it was surveyed. She asked why it would increase and is it likely to increase more?

Source: Karen Willyoung, 9080 Greiner Road
(4/17/13 public hearing transcript)

Response 2: Jess Sudol of Passaro Associates (4/17/13 public hearing transcript) said one reason the size of the wetland changed was because in 2010 the wetland regulations were modified and were different from the regulations used in 2001. An update to the study was conducted which reflected the change in size and they do not expect any future changes to the wetland unless the regulations change again.

Comment 3: Steve Dale of the Planning Board (4/17/13 public hearing transcript) said a buffer of no less than 50' will be required along the Gott Creek tributary and that buffer may need to be adjusted.

Response 3: The buffer along the Gott Creek Tributary will be addressed during the Site Plan Review stage. A 100' buffer will be required around the Gott Creek Tributary.

Comment 4: 4.5.1 Surface Water (DSEIS) - This subsection refers to both Gott Creek and a Gott Creek tributary being on the project site. The stream that traverses the site is the Gott Creek tributary. This section should be revised to reflect the correct stream on the site.

5.3.4 Water Resources (DSEIS) - The introduction to this subsection also refers to both Gott Creek and a Gott Creek tributary being on the project site. Please revise accordingly.

Source: Lisa M. Porter, NYSDEC Region 9 Deputy Permit Administrator
(Memorandum dated May 1, 2013)

Response 4: Revised as noted.

Comment 5: 5.3.4. 1 State and Federal Wetlands - The Department is encouraged that no home lots are proposed within NYS regulated freshwater wetland (FWW) LA-8 or its regulated 100 foot adjacent area, however the proposed access road from Roll Road at the north end of the site will impact FWW LA-8 and its adjacent area. All of the anticipated wetland and adjacent area impacts must be considered preliminary until the 2011 wetland delineation conducted by Wilson Environmental Technologies (WET) is verified by the Department as requested in our March 28, 2012 letter regarding the draft scope of study for this proposed project. To facilitate the project sponsors request for verification, a copy of the Wetland Delineation Request form has been enclosed with Mr. Palumbo's copy of this letter.

Source: Lisa M. Porter, NYSDEC Region 9 Deputy Permit Administrator
(Memorandum dated May 1, 2013)

Response 5: See Response 3.

Comment 6: The tributary to Gott Creek which runs to the north along the western edge of Northwoods also runs along the east edge of our property. After a heavy rain the tributary will flood the eastern end of our property and also our neighbors. We are concerned that this flooding will be increased by the construction of roads and homes in Northwoods. Please consider the possibility of this.

Source: Margaret and Thomas Fini, 5447 Shimerville Road
(hand delivered letter received April 25, 2013)

Response 6: The proposed project will have on site storm water detention facilities to manage storm water runoff from impervious surfaces on the property including the new houses and roads, in accordance with Town of Clarence storm drainage policy.

2.2 Sewer Capacity

Comment 7: Richard Bigler (4/17/13 public hearing transcript) asked if the sewer count includes the existing homes on Country Club Lane; will those homeowners be offered an opportunity to join the sewer district.

Response 7: Under the Heise Brookhaven EIS, a total of 1,000 sewer taps were made available. At this time, there is capacity for this project. The Town of Clarence Engineering Department will account for all sewer connections for the project. Once all permits have been applied for and approved by the department, no additional connections will be permitted as part of the Heise Brookhaven Private Sanitary Trunk Sewer agreement.

Comment 8: Anthony Cimato (4/17/13 public hearing transcript) stated he has 150 taps available to him; he needs 149 for this project. It is clarified that right now Country Club Lane would not be included.

Response 8: See Response 7.

Comment 9: Robert Sackett (4/17/13 public hearing transcript) stated Final Design shall identify and create sewer capacity within the proposed transmission system within Northwoods Open Space Design Subdivision to provide sanitary sewer service in the future to neighboring unsewered areas in the vicinity of the project pursuant to Master Sewer Plan priorities.

Response 9: Future sewer capacity of the transmission system will be addressed during the Conceptual/Site Plan Review stage.

2.3 Bike Path Easement

Comment 9: Robert Sackett (4/17/13 public hearing transcript) stated in order to support a walkable community, a bike path/recreational trail must be developed to connect to the Waterford Bike Path Recreational Trail and to future connections to the east along the Heise-Brookhaven Trunk Sewer Line Easement. In addition, sidewalks will be required to provide a neighborhood connection to the bike path recreational trail.

Response 9: The future bike path/recreational trail will not be located along the Heise-Brookhaven Trunk Sewer Line as the easements for the sewer line did not allow for a bike path/recreational trail. The connector to the east will not be built as part of this project.

During the Conceptual Planning/Site Plan stage of the Northwoods subdivision, the recreational trail (bike path) will be integrated into the design of this project so that future residents can access the bike path that is to extend to the north, through the Waterford Village PURD and eventually to the Peanut Line. Appropriate buffers and siting of the path will be considered then.

Comment 10: Letter citing privacy concerns/location/safety/etc. of proposed future bike path (see Appendix A for complete letter).

Source: Richard E. McNamara, 5430 Thompson Road
(letter received May 2, 2013)

Comment 11: Letter citing privacy concerns/location/safety/etc. of proposed future bike path (see Appendix A for complete letter).

Source: Norman Radtke, 5566 Thompson Road
(letter received May 2, 2013)

Comment 12: Letter citing privacy concerns/location/safety/etc. of proposed future bike path (see Appendix A for complete letter).

Source: Henry Lee, 5460 Old Goodrich Road
(letter received April 29, 2013)

Comment 13: Letter citing privacy concerns/location/safety/etc. of proposed future bike path (see Appendix A for complete letter).

Source: David Horbinski, 5480 Thompson Road
(letter received April 25, 2013)

Comment 14: Letter citing privacy concerns/location/safety/etc. of proposed future bike path (see Appendix A for complete letter).

Source: Darren Doell, 5485 Thompson Road
(letter received April 23, 2013)

Responses 10-14: See Response 9.

2.4 Greiner Road Vista

Comment 15: I am writing this letter in regards to the Northwoods Single Family Residential Subdivision. I am requesting more Green Space for Greiner Rd. I am asking to eliminate lots # 1 to 4, and # 143 to 148.

There is a great deal of Green Space on Roll Rd. We are requesting the same for Greiner Rd.

Source: Kay and Ed Adamezak, 5255 Shimerville Road
(letter received April 29, 2013)

Response 15: As proposed the project is consistent with the Town of Clarence's Open Space Design Development ("OSDD") pursuant to the Zoning Law of the Town of Clarence, New York ("Zoning Law"). A minimum of 50 percent of the property will remain open space. This will be addressed during the site plan review process.

Comment 16: I am writing this letter in regards to the Northwoods Single Family Residential Subdivision. I am requesting more Green Space for Greiner Rd. I am asking to eliminate lots # 1 to 4, and # 143 to 148.

There is a great deal of Green Space on Roll Rd. We are requesting the same for Greiner Rd.

Source: Mary Ann Chubb, 8900 Country Club Lane
(letter received April 25, 2013)

Comment 17: I am writing this letter in regards to the Northwoods Single Family Residential Subdivision. I am requesting more Green Space for Greiner Rd. I am asking to eliminate lots # 1 to 4, and # 143 to 148.

There is a great deal of Green Space on Roll Rd. We are requesting the same for Greiner Rd.

Source: Donald Schulz, 8402 Greiner Road
(letter received April 24, 2013)

Comment 18: I am writing this letter in regards to the Northwoods Single Family Residential Subdivision. I am requesting more Green Space for Greiner Rd. I am asking to eliminate lots # 1 to 4, and # 143 to 148.

There is a great deal of Green Space on Roll Rd. We are requesting the same for Greiner Rd.

Source: Timothy and Diane Ronald, 5275 Shimerville Road
(letter received April 24, 2013)

Comment 19: First I would like to see the elimination of lots #147 & #148 thus allowing additional green space for established residents of Country Club Drive be put forth as a priority in the planning of this future residential community.

Source: Sery J. Marasco, 8901 Country Club Drive
(letter received May 2, 2013)

Comment 20: Particular, I am opposed to Lots 147 and 148. These lots would be developed east of my property on the south side of Country Club Lane. I have requested in the past, and still contend, that these lots be removed to allow additional green space adjacent to my home, to preserve the rural views that we have grown to accustomed to over the past 21 years of living on Country Club Dr.

Source: Michael J Rogers, 8905 Country Club Drive
(letter received April 23, 2013)

Responses 16-20: See response 15.

2.5 Country Club Lane

Comment 21: Mr. Bigler (4/17/13 public hearing transcript) asked if the road will be improved if this project moves forward and will it be used as a construction access point for the development.

Response 21: Mr. Cimato (4/17/13 public hearing transcript) stated the road would be improved and brought up to Town standards. As far as construction access, construction would probably start at Roll Road and work its way in.

Comment 22: Second, the residents of Country Club Lane are concerned that our road is not to be used as a construction entrance, as site work and building begins. The obvious reasons would be large, noisy and dirty equipment traveling this route on a daily basis.

Source: Sery J. Marasco, 8901 Country Club Lane

(letter received May 2, 2013)

Comment 23: As the project matures, I once again request that no construction traffic be allowed on our street. When 8920 was built and the road extended, we endured hardships for months with blocked access to our street and driveways due to standing mud and parked trucks. The mud that developed was ankle deep at times in the roadway. We do not wish to go through that again. The truck traffic deteriorated the road. Drainage issues have developed since the road extension. Objections raised with the Town Supervisor and Town Engineer did not help.

Source: Michael J Rogers, 8905 Country Club Lane
(letter received April 23, 2013)

Responses 22-23: See response 21.

APPENDIX A
AGENCY/PUBLIC COMMENTS AND CORRESPONDENCE

APPENDIX B

DEIS