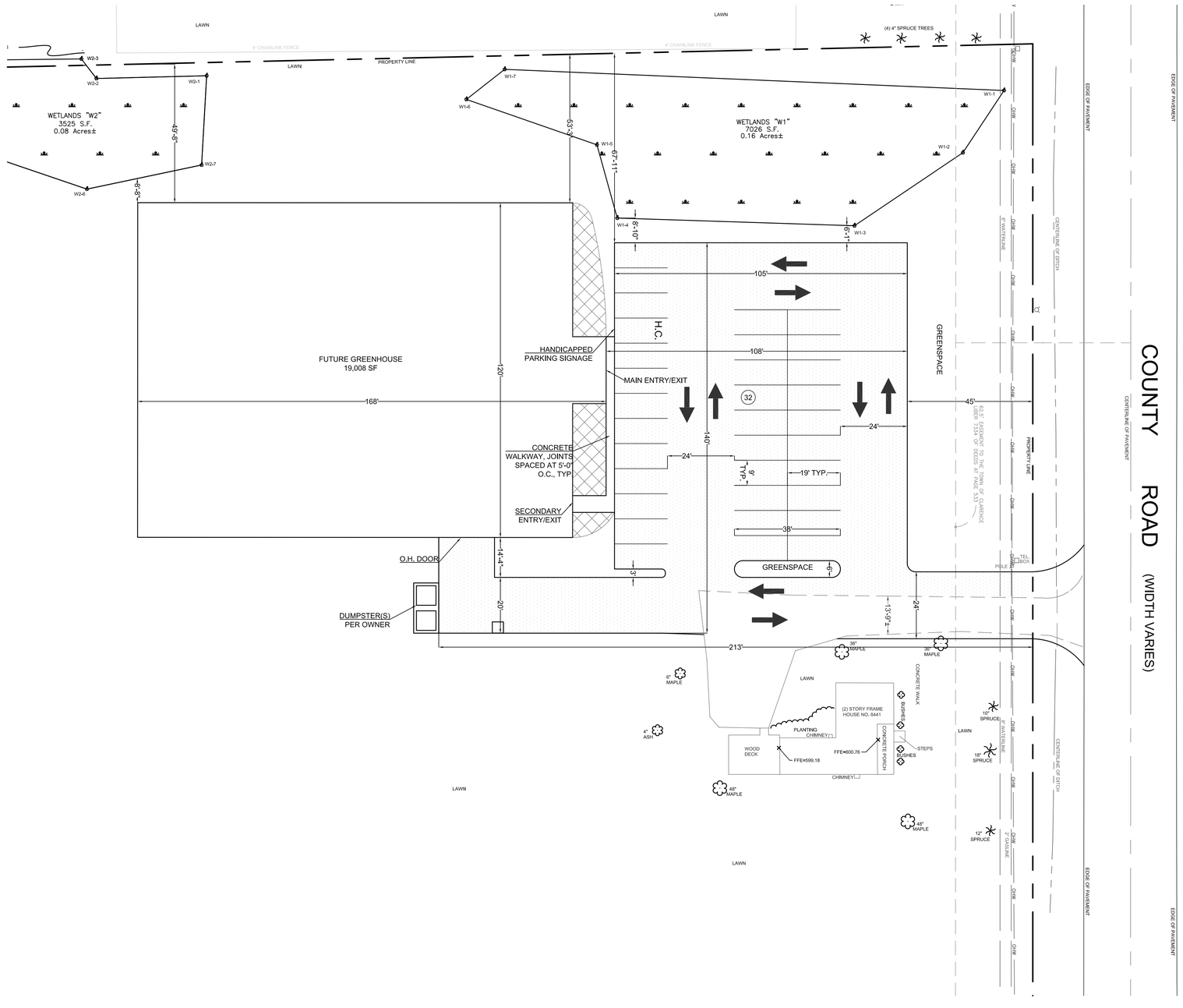


ENLARGED SIYE LAYOUT PLAN

SCALE: 1"= 20'-0"

0 20 40 80

PROJECT STATISTICS

THIS SITE PLAN WAS CREATED IN ACCORDANCE WITH TOPOGRAPHIC & BOUNDARY SURVEY BY LAWRENCE J. ZYGAJ, PLS, PC DATED MAY 8, 2013.

- PROPERTY SIZE: 385,942 SF, 8.86 ACRES
- TOTAL DISTURBED AREA: 38,621 SF, 0.887 ACRE
- TOTAL DISTURBED AREA + EXCAVATION BUFFER: 40,681 SF, 0.934 ACRE
- ZONING: A-RR, AGRICULTURAL-RURAL RESIDENTIAL
- OCCUPANCY CLASSIFICATION: M
- CONSTRUCTION TYPE: 2B

BUILDING REQUIREMENTS & SETBACKS			
	EXISTING	NEW	TOTAL
BUILDING AREA	841 SF	19,008 SF	19,849 SF
COVERAGE	0.2%	4.9%	5.1%
HEIGHT	20'-0"±	23'-0"	23'-0"
YARD DEPTH:			
• FRONT	49'-8"	153'-0"	EXISTING GOVERNS
• SIDE	227'-5"	49'-8"	49'-8"
• REAR	435'-0"	205'-5"	205'-5"
PARKING SPACES	NA	32 + 1 H.C.	32 + 1 H.C.

GREEN SPACE			
	EXISTING	NEW	TOTAL
AREA	382,498 SF	343,893 SF	342,046 SF
COVERAGE	99.1%	89.1%	88.6%

LEGEND

- EXISTING TREE
- EXISTING TREE
- EXISTING SHRUB
- EXISTING VEGETATION
- EXISTING PAVEMENT
- EXISTING PAVEMENT TO BE DEMOLISHED
- NEW PAVEMENT
- PROPERTY LINE
- PARKING STRIPING
- EASEMENT
- UTILITIES
- DITCH
- EASEMENT
- EXISTING POLE
- EXISTING HYDRANT
- H.C. HANDICAPPED PARKING SPACE
- (39) PARKING SPACE COUNT
- PROPOSED ASPHALT PAVEMENT
- DIRECTIONAL ARROW (NOT PAINTED ON PVMNT.)
- NEW FLOWER BEDS
- WETLANDS

Arete
158 Colvin Ave.
Buffalo, NY 14216
WNY

No.	Description	Date

Lavocat's Family Greenhouse
8441 County Rd.
Clarence, NY 14051

Enlarged Site Layout Plan

Project number	102.01
Date	July 13, 2013
Drawn by	JAM
Checked by	JAM
Scale	As indicated

C-1.01

9/28/2012 5:11:54 PM

LEAMER
6150 GOODRICH RD.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
b. **Maybe** answers should be considered as **Yes** answers.
c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Impact on Land			
1. Will the Proposed Action result in a physical change to the project site? NO ☐ YES ☒			
Examples that would apply to column 2			
• Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	☐	☐	☐ Yes ☐ No
• Construction on land where the depth to the water table is less than 3 feet.	☒	☐	☐ Yes ☐ No
• Construction of paved parking area for 1,000 or more vehicles.	☐	☐	☐ Yes ☐ No
• Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	☐	☐	☐ Yes ☐ No
• Construction that will continue for more than 1 year or involve more than one phase or stage.	☐	☐	☐ Yes ☐ No
• Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a santary landfill.	☐	☐	☐ Yes ☐ No
• Construction in a designated floodway.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)
   ☒ NO ☐ YES

• Specific land forms:	☐	☐	☐ Yes ☐ No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)
   ☒ NO ☐ YES

Examples that would apply to column 2			
• Developable area of site contains a protected water body.	☐	☐	☐ Yes ☐ No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	☐	☐	☐ Yes ☐ No
• Extension of utility distribution facilities through a protected water body.	☐	☐	☐ Yes ☐ No
• Construction in a designated freshwater or tidal wetland.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

4. Will Proposed Action affect any non-protected existing or new body of water?
   ☒ NO ☐ YES

Examples that would apply to column 2			
• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	☐	☐	☐ Yes ☐ No
• Construction of a body of water that exceeds 10 acres of surface area.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
5. Will Proposed Action affect surface or groundwater quality or quantity? ☐ NO ☒ YES			
Examples that would apply to column 2			
• Proposed Action will require a discharge permit.	☒	☐	☐ Yes ☐ No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	☐	☐	☐ Yes ☐ No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	☐	☐	☐ Yes ☐ No
• Construction or operation causing any contamination of a water supply system.	☐	☐	☐ Yes ☐ No
• Proposed Action will adversely affect groundwater.	☐	☐	☐ Yes ☐ No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	☐	☐	☐ Yes ☐ No
• Proposed Action would use water in excess of 20,000 gallons per day.	☐	☐	☐ Yes ☐ No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	☐	☐	☐ Yes ☐ No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	☐	☐	☐ Yes ☐ No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	☐	☐	☐ Yes ☐ No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?
☒ NO ☐ YES

Examples that would apply to column 2

• Proposed Action would change flood water flows	☐	☐	☐ Yes	☐ No
• Proposed Action may cause substantial erosion.	☐	☐	☐ Yes	☐ No
• Proposed Action is incompatible with existing drainage patterns.	☐	☐	☐ Yes	☐ No
• Proposed Action will allow development in a designated floodway.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

IMPACT ON AIR

7. Will Proposed Action affect air quality?
☒ NO ☐ YES

Examples that would apply to column 2

• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	☐	☐	☐ Yes	☐ No
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	☐	☐	☐ Yes	☐ No
• Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	☐	☐	☐ Yes	☐ No
• Proposed Action will allow an increase in the amount of land committed to industrial use.	☐	☐	☐ Yes	☐ No
• Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?
☒ NO ☐ YES

Examples that would apply to column 2

• Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	☐	☐	☐ Yes	☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	☐	☐	☐ Yes ☐ No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?
☒ NO ☐ YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	☐	☐	☐ Yes ☐ No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?
☒ NO ☐ YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	☐	☐	☐ Yes ☐ No
• Construction activity would excavate or compact the soil profile of agricultural land.	☐	☐	☐ Yes ☐ No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
☒ NO ☐ YES

Examples that would apply to column 2			
• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	☐	☐	☐ Yes ☐ No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	☐	☐	☐ Yes ☐ No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?
☒ NO ☐ YES

Examples that would apply to column 2			
• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	☐	☐	☐ Yes ☐ No
• Any impact to an archaeological site or fossil bed located within the project site.	☐	☐	☐ Yes ☐ No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?
☒ NO ☐ YES

Examples that would apply to column 2			
• The permanent foreclosure of a future recreational opportunity.	☐	☐	☐ Yes ☐ No
• A major reduction of an open space important to the community.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?
☒ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2			
• Proposed Action to locate within the CEA?	☐	☐	☐ Yes ☐ No
• Proposed Action will result in a reduction in the quantity of the resource?	☐	☐	☐ Yes ☐ No
• Proposed Action will result in a reduction in the quality of the resource?	☐	☐	☐ Yes ☐ No
• Proposed Action will impact the use, function or enjoyment of the resource?	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?
☒ NO ☐ YES

Examples that would apply to column 2

• Alteration of present patterns of movement of people and/or goods.	☐	☐	☐ Yes	☐ No
• Proposed Action will result in major traffic problems.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☒ NO ☐ YES

Examples that would apply to column 2

• Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.	☐	☐	☐ Yes	☐ No
• Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☒ NO ☐ YES

Examples that would apply to column 2

• Blasting within 1,500 feet of a hospital, school or other sensitive facility.	☐	☐	☐ Yes	☐ No
• Odors will occur routinely (more than one hour per day).	☐	☐	☐ Yes	☐ No
• Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.	☐	☐	☐ Yes	☐ No
• Proposed Action will remove natural barriers that would act as a noise screen.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?
☒ NO ☐ YES

• Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.	☐	☐	☐ Yes	☐ No
• Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)	☐	☐	☐ Yes	☐ No
• Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.	☐	☐	☐ Yes	☐ No
• Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?
☐ NO ☒ YES

Examples that would apply to column 2

• The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.	☐	☐	☐ Yes	☐ No
• The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.	☐	☐	☐ Yes	☐ No
• Proposed Action will conflict with officially adopted plans or goals.	☐	☐	☐ Yes	☐ No
• Proposed Action will cause a change in the density of land use.	☒	☐	☐ Yes	☐ No
• Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	☐	☐	☐ Yes	☐ No
• Development will create a demand for additional community services (e.g. schools, police and fire, etc.)	☐	☐	☐ Yes	☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	☐	☐	☐ Yes ☐ No
• Proposed Action will create or eliminate employment.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
☒ NO ☐ YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

   To answer the question of importance, consider:

   - ! The probability of the impact occurring
   - ! The duration of the impact
   - ! Its irreversibility, including permanently lost resources of value
   - ! Whether the impact can or will be controlled
   - ! The regional consequence of the impact
   - ! Its potential divergence from local needs and goals
   - ! Whether known objections to the project relate to this impact.

1. Impact on Land.

The project will introduce a change in the density and use of the existing vacant land area of the project site. The project , as designed, will comply with local land use regulations to ensure that any potential negative impact is not identified as significant. Required engineering and building code requirements, including a stormwater management plan, acceptable to the Town Engineer will ensure impacts are limited to non-significant levels.

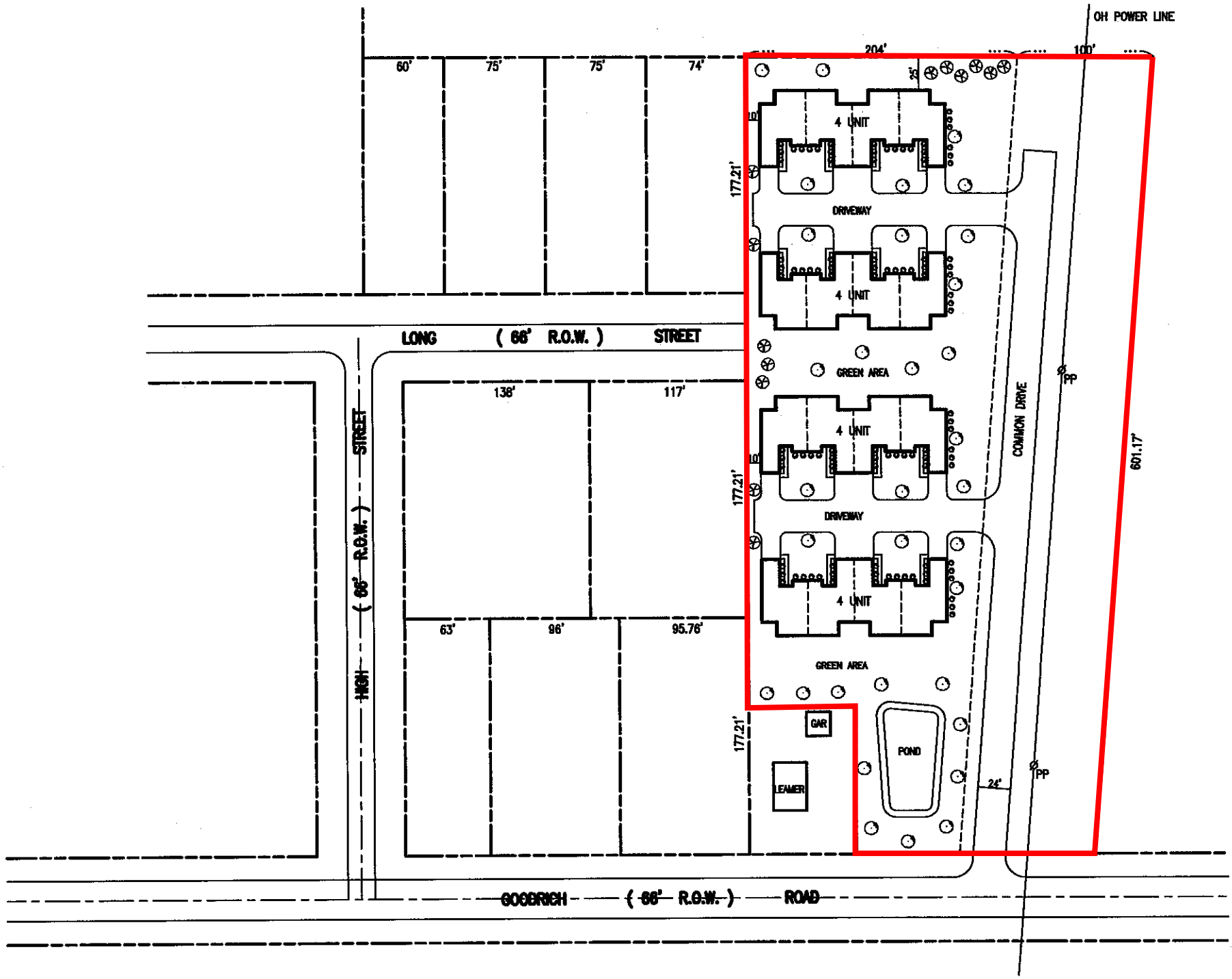
5. Impacts on Surface and Groundwater Quality and Quantity.

The required compliance with local land use regulations including the stormwater management plan and the 40% open space will reduce potentially significant impacts to non-significant levels.

19. Impact on Growth and Community Character.

While the proposed project will add a significant number of new residential units and change the density of the neighborhood, the project is in compliance with newly adopted land use regulations for the Traditional Neighborhood District. Compliance with the newly adopted regulations will reduce potential negative impacts to non-significant levels.

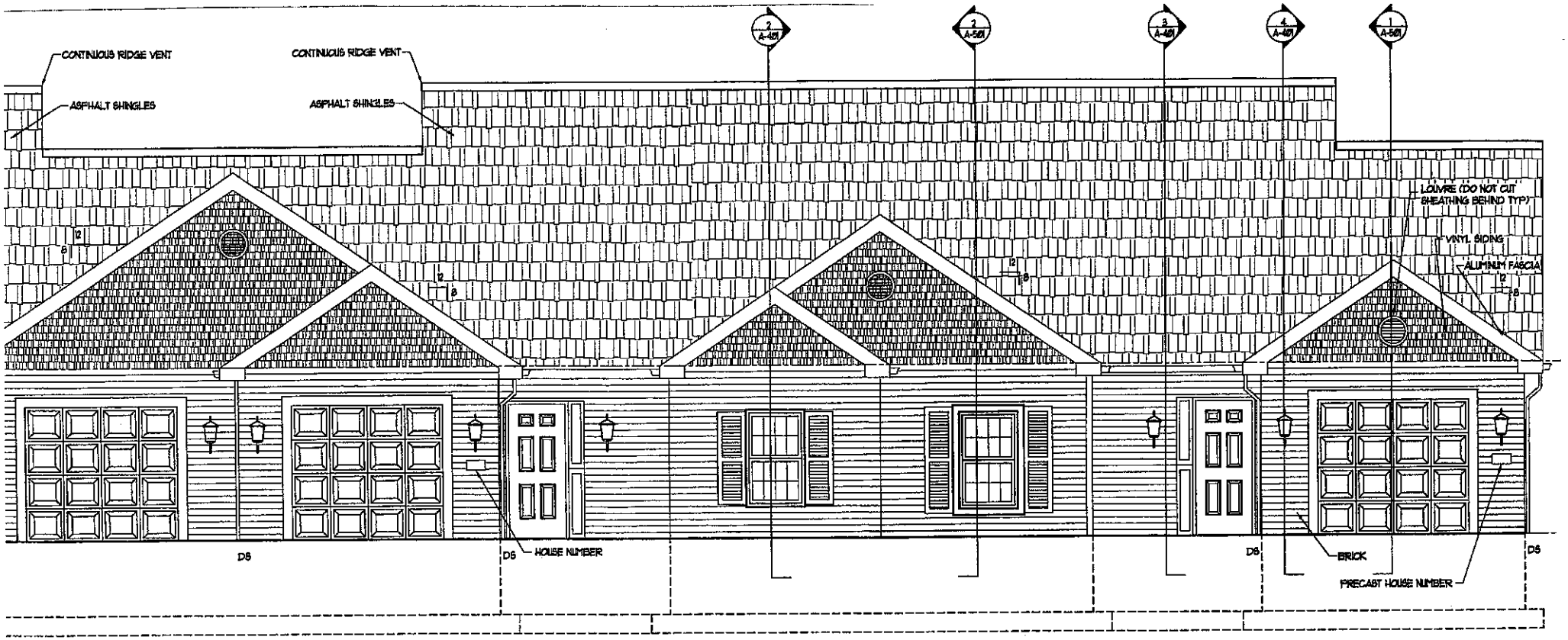
Reset



SITE PLAN

1" = 40'

NORTH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CONTINUOUS RIDGE VENT
ASPHALT SHINGLES
ASPHALT SHINGLES
2 A-401
2 A-501
3 A-401
4 A-401
1 A-501
LOUVRE (DO NOT CUT SHEATHING BEHIND TYP.)
VINYL SIDING
ALUMINUM FASCIA
12
8
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HOUSE NUMBER
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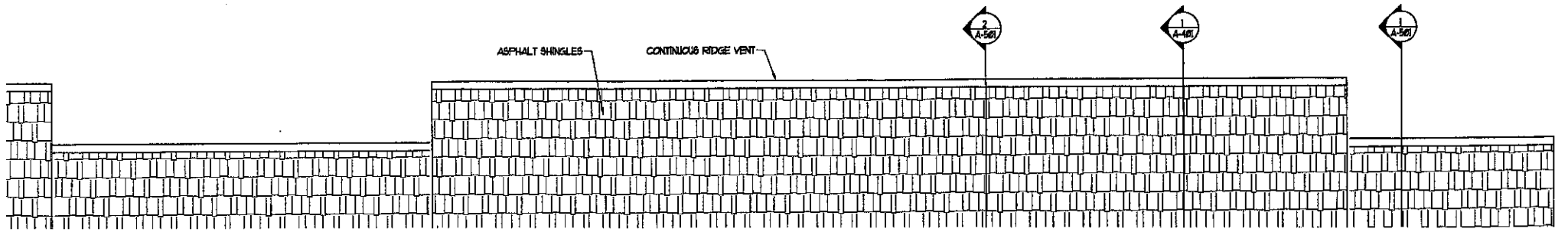
BRICK
DS
PRECAST HOUSE NUMBER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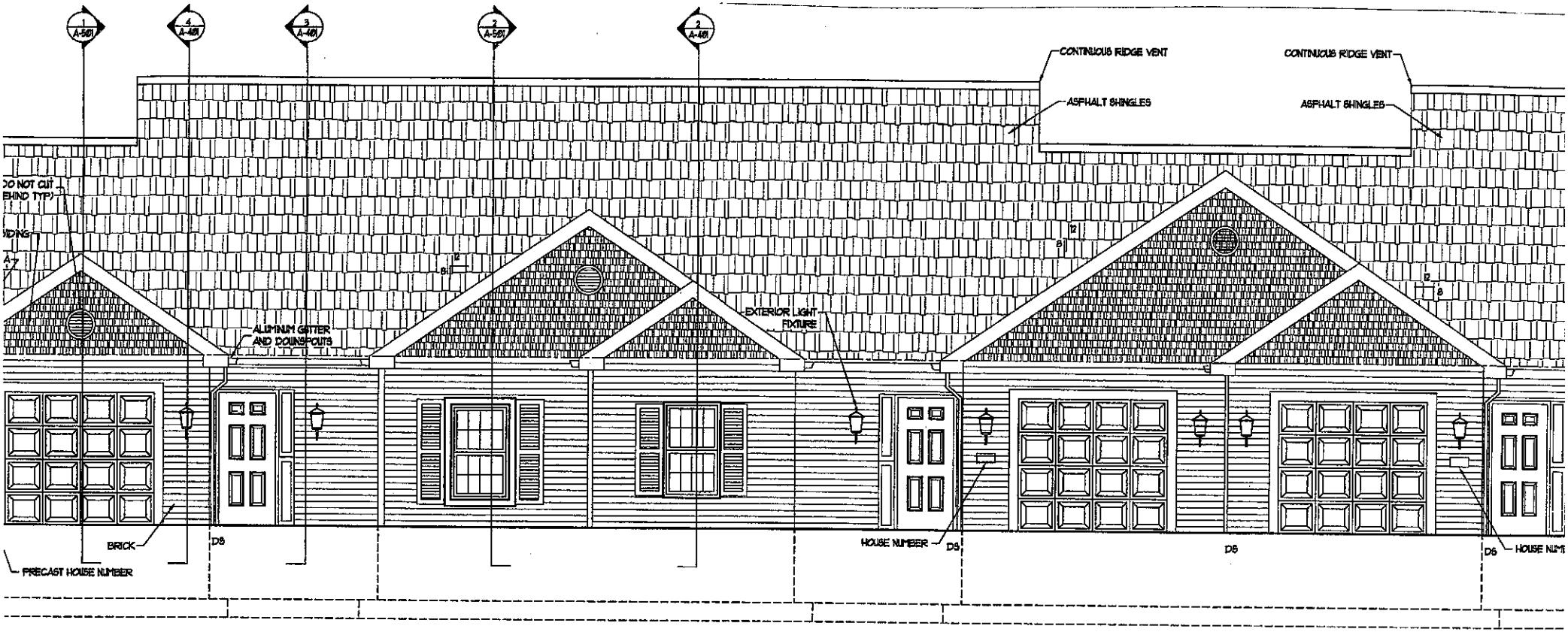
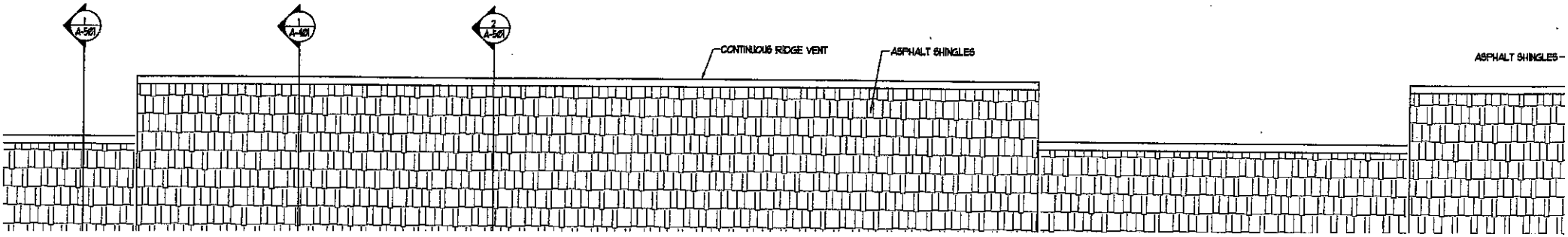
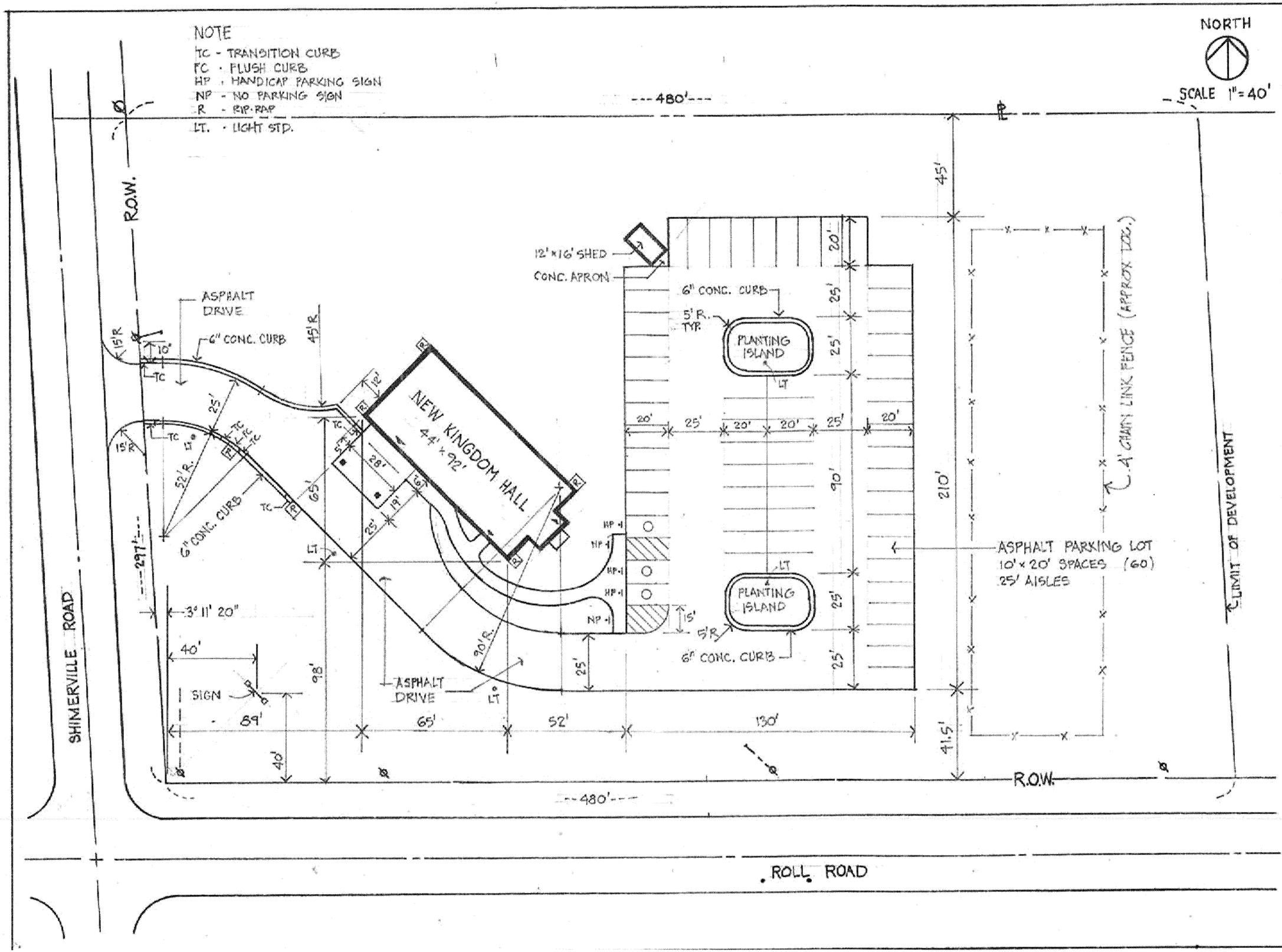


1 A-302 **FRONT ELEVATION**

SCALE 1/4"=1'-0"





NO	DATE	REVISION	BY

SHEET TITLE: SITE LAYOUT PLAN

PROJECT TITLE: Amherst/Williamsville Congregations
Kingdom Hall of Jehovah's Witnesses
The Corner of Shimerville Roll Road, Clarence, New York 14031

DWN BY: RH CKD BY: HAS
SCALE: AS NOTED
DATE:
CAD #: AHRT-C2-01
SHEET No.
C2.1

TOWN OF CLARENCE

ENGINEERING and BUILDING DEPARTMENTS
6221 Goodrich Road
Clarence Center, NY 14032
716-741-8952
FAX: 716-407-8915

Timothy M. Lavocat, P.E.
Town Engineer

July 22, 2013

RECEIVED

JUL 22 2013

ZONING OFFICE

Matthew Sutton IE, CPESC
C&S Companies
90 Broadway
Buffalo, NY 14203

Re: ***Kingdom Hall of Jehovah's Witnesses***
5595 Shimerville Road
Development Plan Review #2

Dear Mr. Sutton:

The Town of Clarence Engineering Department has performed a review of the development plan information for the above referenced project dated May 2013 received by this Department May 23, 2013 and has the following comments relative to the Engineering Department requirements only. **The Development Plan is approved with the following design plan comments and conditions relative to Engineering Department requirements only. Additional Town Committees and/or Boards may have comments in addition to those provided by the Engineering Department.**

GENERAL REQUIREMENTS

1. Private Improvement Permits (PIP's) are required for pavement and curbing, storm drainage and grading prior to any site work in accordance with Erie County Department of Public Works Division of Highways requirements.
2. All conditions of approval by the Engineering Department and the Planning Board Resolution for Development Plan approval shall be clearly presented on the cover sheet of the PIP Plans. The PIP plans are to be stamped and signed. Three (3) sets of plans are required to be submitted with the PIP applications.
3. Please be advised that SWPPP site inspections are required under permit GP-0-10-002 and are the responsibility of the owner/operator to contract for inspection services with a Qualified Inspector. Inspection reports are to be submitted to the Engineering Department monthly to verify permit compliance.
4. Please be aware that a stormwater management maintenance contract is required to be executed by the owner/operator to ensure continued maintenance of the private stormwater management system. The maintenance agreement is required prior to final approval of the infrastructure by the Town of Clarence.

5. Please be advised that all requirements of GP-0-10-002 are ultimately the responsibility of the owner/operator.

Should you have any questions please feel free to contact me.

Very truly yours,

Kathryn T. Vergo
Civil Engineer

Cc: Timothy M. Lavocat, P.E., Town Engineer
James B. Callahan, Director of Community Development
Jeff Wilson, Code Enforcement Officer
Ross Harbison, 816 Center Street, East Aurora, NY 14052
File

617.20

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR
Savant Properties, LLC

2. PROJECT NAME
Andreozzi, Bluestein, Fickess, Muhlbauer Weber, Brown, LLP

3. PROJECT LOCATION:
Municipality Town of Clarence County Erie County

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
9141 and 9145 Main Street, Clarence, NY 14031, near the intersection of Thompson, Sheridan, and Main Street.

5. PROPOSED ACTION IS:
☐ New ☑ Expansion ☑ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
9141 Main Street will undergo a facade renovation and a 6,000 sq. ft. expansion (estimated $1.32 million project). The current tenant at 9145 Main St. (law firm Andreozzi, Bluestein, Fickess, Muhlbauer Weber, Brown, LLP) will move to 9141 Main St., and existing 9145 Main St. will be leased by Savant Properties to another professional firm.

7. AMOUNT OF LAND AFFECTED:
Initially .97 acres Ultimately .97 acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☑ Yes ☐ No If No, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☐ Residential ☐ Industrial ☑ Commercial ☐ Agriculture ☐ Park/Forest/Open Space ☐ Other
Describe:
9141 is currently used as a commercial apartment complex. 9145 Main Street is presently (and will continue to be) used as commercial office space.

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☑ Yes ☐ No If Yes, list agency(s) name and permit/approvals:
Approval from Town of Clarence Planning Board; Funding from Clarence Industrial Development Agency

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☐ Yes ☑ No If Yes, list agency(s) name and permit/approvals:

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☐ No

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

Applicant/sponsor name: Randall P. Andreozzi Date: 7·29·13

Signature: _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

Reset

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
☐ Yes ☒ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☒ No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

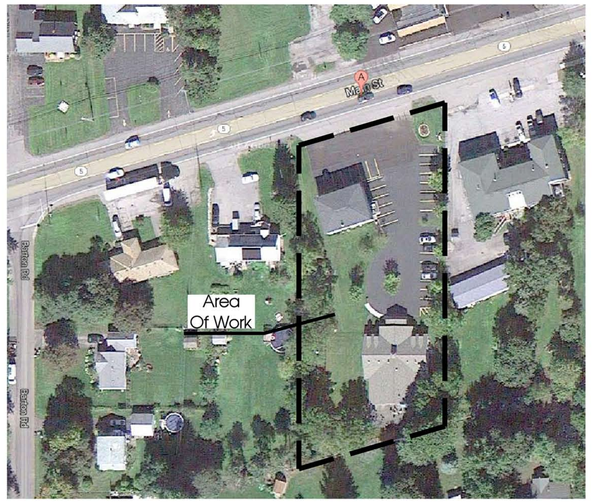
☒ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town Planning Board Name of Lead Agency	Date
J. Callahan Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
J. Callahan Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

Reset

C1.1 Site Plan

1" = 20'



C1.2 Aerial Photo

NTS

C1.3 Existing Streetview

NTS

C1.4 Concept Rendering

NTS

SUTTON architecture
"Design 2 Build"

5409 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 932-7156 Fax 932-7873

Job Number:
13-284

Office Remodel/ Expansion For:

Andreozzi & Bluestein

9145 Main St
Clarence, NY

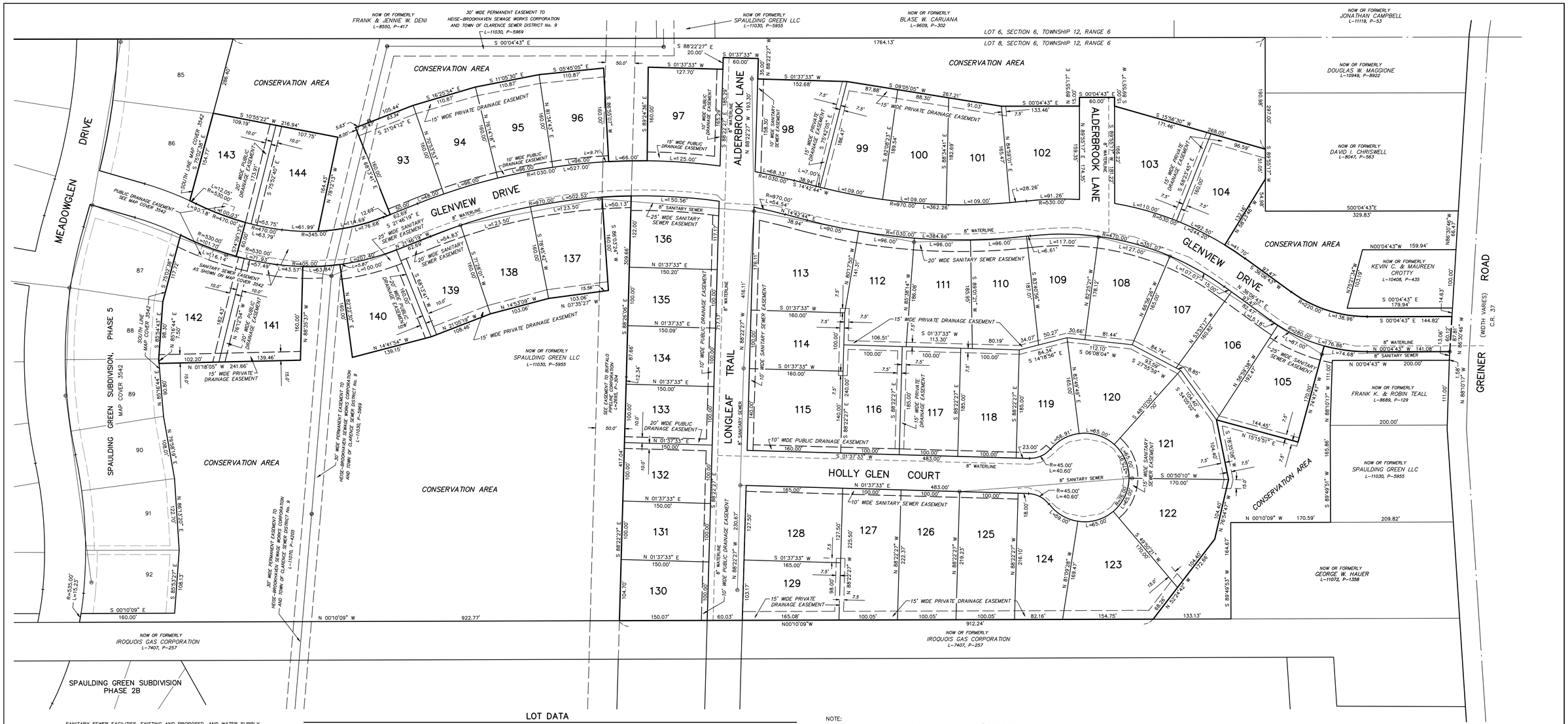
Copyright Sutton Architecture© 2013

No.	Description	Date	By

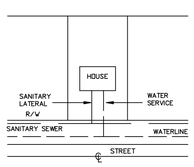
WARNING:
It is a violation of Article 147, Section 7303 of the New York State Education Law for any person to alter an item, in any way, on this document, unless under the direction of a licensed Architect.

Title:
Site Plan

Drawn By: A.Henderson	Sheet No.: C-1
Date: 07-30-13	
Checked: D. Sutton	
Scale: As Noted	



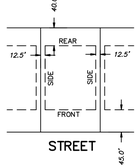
SANITARY SEWER FACILITIES, EXISTING AND PROPOSED, AND WATER SUPPLY FACILITIES, EXISTING AND PROPOSED, SHOWN ON THIS SUBDIVISION MAP ARE FOR THE PURPOSE OF COMPLIANCE WITH NEW YORK STATE REALTY SUBDIVISION LAW. G.P.I. ENGINEERING AND SURVEYING, L.L.P. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SANITARY SEWER AND WATER FACILITIES SHOWN ON THIS MAP OR FOR THE APPROVAL, CONSTRUCTION OR ACCEPTANCE BY APPROPRIATE GOVERNMENT AGENCIES OF SAID FACILITIES.



LOT DATA

	LOT AREA	BASEMENT TYPE	MIN. SETBACK FROM STREET
LOT 93	16,232 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 94	16,458 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 95	16,458 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 96	16,458 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 97	20,372 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 98	22,659 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 99	18,579 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 100	18,413 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 101	17,351 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 102	20,291 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 103	22,225 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 104	17,525 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 105	20,322 ± Sq. Ft.	WALKOUT	45.0'
LOT 106	17,853 ± Sq. Ft.	WALKOUT	45.0'
LOT 107	17,016 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 108	17,963 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 109	18,399 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 110	19,798 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 111	19,370 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 112	19,773 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 113	26,900 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 114	16,000 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 115	22,400 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 116	18,500 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 117	18,500 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 118	18,500 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 119	17,265 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 120	21,851 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 121	22,627 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 122	22,627 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 123	24,494 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 124	18,429 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 125	21,767 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 126	22,080 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 127	22,393 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 128	21,038 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 129	16,597 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 130	15,353 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 131	15,000 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 132	15,000 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 133	15,000 ± Sq. Ft.	TRADITIONAL	45.0'
LOT 134	15,004 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 135	15,015 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 136	18,262 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 137	18,243 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 138	18,243 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 139	18,131 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 140	20,121 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 141	18,243 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 142	22,718 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 143	18,340 ± Sq. Ft.	DAYLIGHT	45.0'
LOT 144	19,120 ± Sq. Ft.	DAYLIGHT	45.0'

TYPICAL LOT SETBACK DEPICTION



NOTE:
TOP OF FOUNDATION WALL TO BE A MAXIMUM OF 40" ABOVE CENTERLINE OF ROAD UNLESS THE NATURAL TOPOGRAPHY REQUIRES MORE THAN 40".

CHANGES OF BASEMENT TYPE MUST BE APPROVED BY THE TOWN OF CLARENCE BUILDING DEPT.

AREAS:

WITHIN SUB LOTS:	22.665 ± Acres
WITHIN PUBLIC STREETS:	5.553 ± Acres
TOTAL AREA:	28.218 ± Acres

NOTES:

ALL IMPROVEMENTS WILL BE INSTALLED UNDER TOWN PERMITS WITH ALL PLANS CONSISTANT WITH PRELIMINARY PLAT

THE CONSERVATION AREAS SHOWN ON THIS MAP ARE INTENDED FOR THE COMMON USE AND ENJOYMENT OF THE RESIDENTS OF THE TOWN OF CLARENCE. SEE THE RESTRICTIONS SET FORTH IN THE "SPAULDING GREEN SUBDIVISION" HOMEOWNERS DECLARATION FILED OR TO BE FILED IN THE ERIE COUNTY CLERK'S OFFICE.

PRIVATE DRAINAGE EASEMENTS SET FORTH ON THE SUBDIVISION MAP ARE FOR THE BENEFIT OF THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION AND THE BENEFIT DERIVED FROM THESE EASEMENTS IS FOR THE PROPERTY ONLY AND THE TOWN OF CLARENCE ASSUMES NO RESPONSIBILITY FOT MAINTENANCE THEROF.

PUBLIC DRAINAGE EASEMENTS SHALL BE GRANTED TO THE TOWN OF CLARENCE. NO STRUCTURES, PLANTINGS OR OTHER MATERIALS SHALL BE PLACED OR BE PERMITTED TO REMAIN WHICH MAY DAMAGE OR OTHERWISE INTERFERE WITH OR CHANGE THE FLOW OF DRAINAGE CHANNELS, SWALES AND/OR FACILITIES IN THE DRAINGE EASEMENTS.

SANITARY SEWER EASEMENTS SHALL BE GRANTED TO THE TOWN OF CLARENCE SEWER DIST. No. 4.

SEE SURVEY PREPARED BY GPI ENGINEERING & SURVEYING, LLP JOB No.: 200308, DATED DECEMBER 19, 2007

⚠ INDICATES MONUMENT TO BE INSTALLED BY THE DEVELOPER.

BENCHMARK: TOP OF SHUT-OFF ON HYDRANT ON WEST SIDE OF MEADOWGLEN DRIVE SOUTH OF HOUSE No. 5660 – ELEVATION: 656.32

SUBJECT TO SANITARY SEWER EASEMENT GRANTED TO ERIE COUNTY SEWER DISTRICT No. 5 FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER LIBER PAGE .

ARBITRARY BEARING SYSTEM

SUBDIVISION MAP OF

Spaulding Green Subdivision, Phase 6

OPEN SPACE DESIGN DEVELOPMENT OVERLAY

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

BEING PART OF LOT 8, SECTION 6, TOWNSHIP 12, RANGE 6
HOLLAND LAND SURVEY

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

MARK J. ANDREWS, L.S.

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

GPI
GREENMAN-PEDERSEN, INC.
CONSULTING ENGINEERS
ENGINEERING • SURVEYING • PLANNING
SURVEYING SERVICES PERFORMED BY GPI ENGINEERING AND SURVEYING LLP
4950 GENESEE STREET SUITE 165 BUFFALO, NY 14225
(716) 633-4844 FAX (716) 633-4940

JOB. No.: 2007086.06 DATE: MAY 23, 2013

C–1

RESERVED FOR ERIE COUNTY HEALTH DEPARTMENT

RESERVED FOR ERIE COUNTY DEPARTMENT OF FINANCE

OWNER'S CONSENT FOR FILING:

OWNER DATE

APPROVED BY THE TOWN OF CLARENCE PLANNING BOARD :

CHAIRPERSON DATE

FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER:
MAP COVER: _____ DATE: _____

TOWN OF CLARENCE

ENGINEERING and BUILDING DEPARTMENTS
6221 Goodrich Road
Clarence Center, NY 14032
716-741-8952
FAX: 716-407-8915

Timothy M. Lavocat, P.E.
Town Engineer

July 29, 2013

RECEIVED

JUL 29 2013

ZONING OFFICE

Kenneth C. Zollitsch, Project Manager
Greenman-Pedersen, Inc.
4950 Genesee Street, Suite 165
Buffalo, New York 14225

Re: Spaulding Green Subdivision-Phase 6
Development Plan Review #3

Dear Mr. Zollitsch:

The Town of Clarence Engineering Department has reviewed the development plan information for the above referenced project dated issued July 25, 2013. **The Development Plan is approved. Additional Town Committees and/or Boards may have comments in addition to those provided by the Engineering Department.**

CONDITIONS OF APPROVAL:

1. Public Improvement Permits (PIP's) are required for pavement and curbing, as well as storm drainage and grading prior to any site work.
2. All conditions of approval by the Engineering Department and the Town Board Resolution for Development Plan Approval shall be clearly presented on the cover sheet of the PIP Plans.
3. Only approved plan sets bearing the signature of the Town Engineer shall be considered valid plans to be used on site.
4. The Owner / Operator and contractor Certifications, as part of the SWPPP must be signed prior to issuance PIP's.
5. A street lighting design plan must be submitted, reviewed and approved by the Engineering Department. The street lights must be installed prior to final acceptance of the infrastructure or a bond must be posted for the value of the street lighting.
6. Please be advised that SWPPP site inspections are required under permit GP-0-10-002 and are the responsibility of the owner/operator to contract for inspection services with a Qualified Inspector. Inspection reports are to be submitted to the Engineering Department monthly.
7. Please be aware that a stormwater management maintenance contract is required to be executed by the owner/operator/homeowners association to ensure continued maintenance of the private stormwater management system. The maintenance agreement is required prior to final acceptance of the infrastructure by the Town of Clarence.

8. Please be advised that all requirements of GP-0-10-002 the responsibility of the owner/operator.

Should you have any questions or require further clarification regarding the review of the above referenced project please feel free to contact me.

Very truly yours,

Kathryn Vergo
Civil Engineer

Cc: Timothy M. Lavocat, P.E., Town Engineer
James B. Callahan, Director of Community Development
David Burke, Code Enforcement Officer
Jim Collins Sr., Milherst Construction
Dominic Piestrak, Spaulding Green, L.L.C.
File