





Clarence Center Community Preservation Committee
P. O. Box 513
Clarence Center, 14031
January 26, 2016

RECEIVED

JAN 26 2016

ZONING OFFICE

Town of Clarence Planning Department
One Town Place
Clarence, NY 14031

To Whom It May Concern:

Re: The Leamer Project

David Mosher and I have reviewed the documents that you gave to us. We find that the latest documents conform to the preservation goals of our committee. The elevation for the building facing Goodrich Road, although not architecturally pleasing, is an improvement over the prior elevation.

In your approvals please stipulate the following:

1. *Hours of construction operation limited to 7:00 a.m. to 5:00 p.m. Monday through Saturday.*
2. *The line of trees to be planted to buffer Long Street must be maintained, i.e. dead trees replaced.*
3. *No construction vehicles, including pick-ups, are to use Long Street as an entrance to the construction site.*

Sincerely,

David Mosher
David Hallock

CONSTRUCTION SEQUENCE

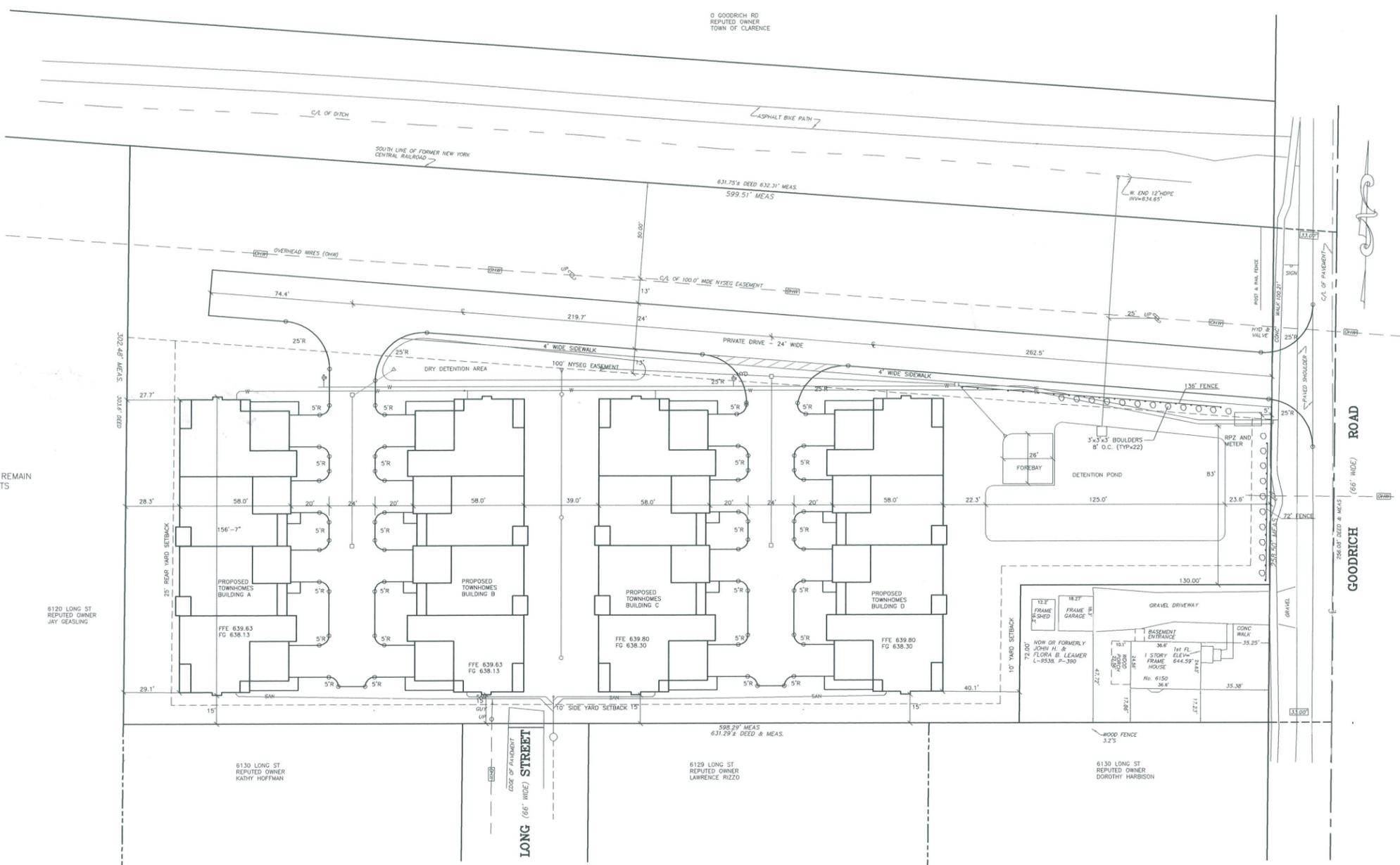
- A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE AT LOCATION SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
- B. INSTALL PERIMETER SILT PROTECTION IN THE LOCATION SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
- C. CLEARING AND GRUBBING OF SITE.
- D. REMOVAL AND STOCKPILING OF TOPSOIL.
- E. CONSTRUCTION OF THE STORMWATER POND.
- F. EXCAVATION AND CONSTRUCTION OF THE DRIVEWAY AND HOMES.
- G. INFRASTRUCTURE CONSTRUCTION (I.E., DRAINAGE, WATERLINE, UTILITIES ETC.)
- J. CONSTRUCT ALL DRAINAGE INLETS, STORM SEWER PIPES AND STORM SEWER MANHOLES AS SHOWN ON THE PLANS. INSTALL TEMPORARY INLET PROTECTION AT THE LOCATIONS OF ALL NEW INLETS.
- K. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
- L. INSTALL PAVEMENT.
- M. CARRY OUT FINAL GRADING AND SEEDING AND PLANTING.
- N. CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION.
- O. REMOVE SILT FENCE OR SILT SOCK ONLY AFTER ALL PAVING IN COMPLETE AND EXPOSED SURFACES ARE STABILIZED.
- P. REMOVE TEMPORARY CONSTRUCTION ENTRANCE ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THE AREA (THE AREA IS TO BE PAVED LAST.)

SITE DATA

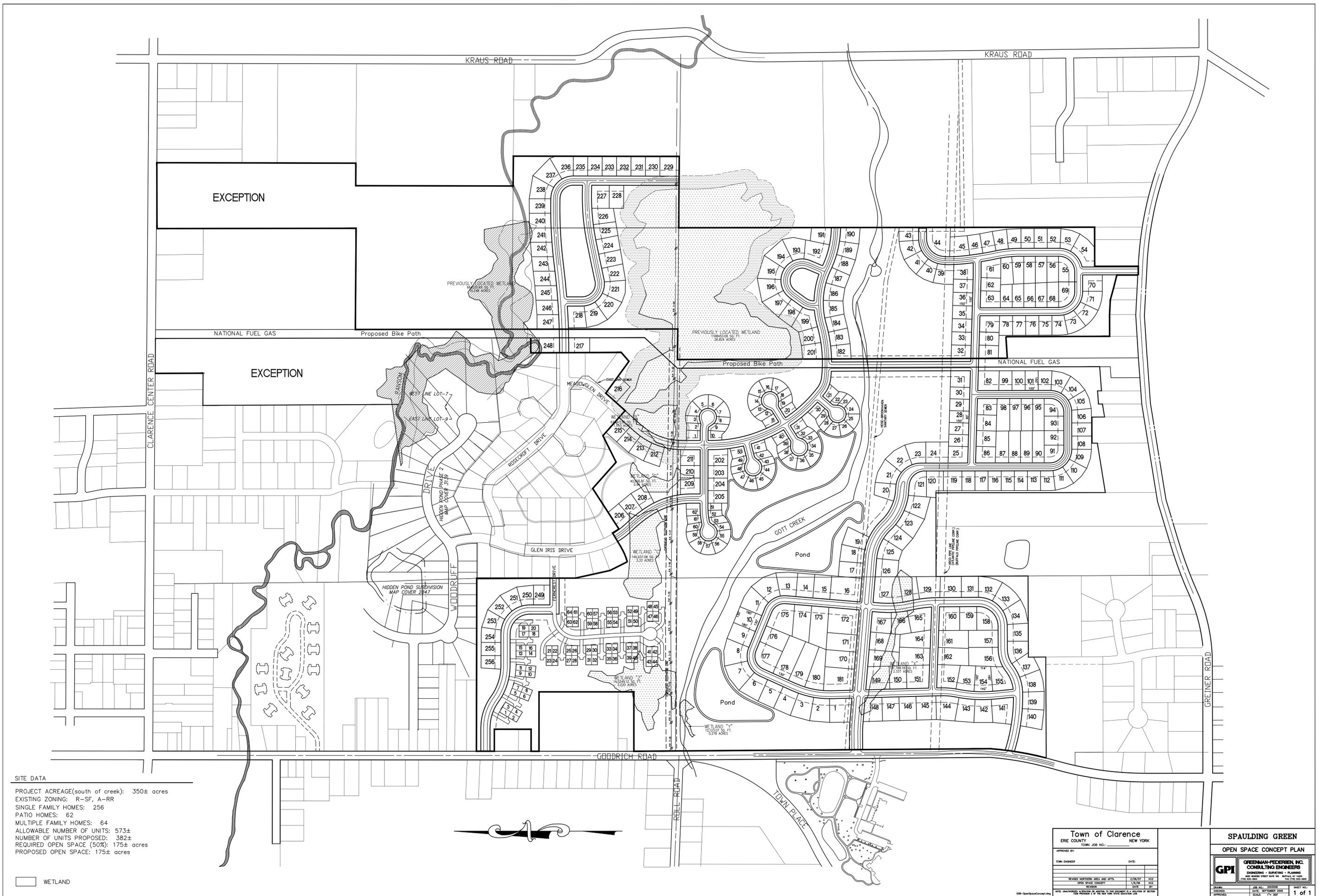
ZONING = TND
 PARCEL SIZE = 3.8 ACRES
 SETBACKS:
 FRONT = 10'
 SIDE = 10'
 REAR = 25'
 PROPOSED USE
 1 - EXISTING SINGLE FAMILY HOME TO REMAIN
 4 - 4 UNIT APARTMENT BLD = 16 UNITS

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIALS INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.



DESIGNED BY: ARH DRAWN BY: ARH CHECKED BY: MJM CAD FILE: M 1128	FENCING 01.27.16 ARH/MJM FENCING 12.30.15 ARH/MJM TOWN COMMENTS 12.08.15 ARH/MJM EC HIGHWAY COMMENTS 11.11.15 ARH/MJM POND 11.10.15 ARH/MJM TOWN COMMENTS 10.05.15 ARH/MJM REVISIONS PER TOWN COMMENTS 08.06.15 KDB/MJM SANITARY LATERALS 07.07.15 ARH/MJM	METZGER CIVIL ENGINEERING, PLLC 8560 MAIN ST. WILLIAMSVILLE, NY 14221 PH: 716-633-2601 FAX: 716-633-2704	STATE OF NEW YORK REGISTERED PROFESSIONAL ENGINEER No. 000888	6150 GOODRICH ROAD TOWN OF CLARENCE, ERIE COUNTY, NEW YORK	SCALE: 1"=30'
					NOTES: 1) THIS PLAN BASED ON SURVEY INFORMATION BY GPI L.L.P. DATED 12.17.14. 2) THIS SITE PLAN IS NOT A SURVEY.



SITE DATA
 PROJECT ACREAGE(south of creek): 350± acres
 EXISTING ZONING: R-SF, A-RR
 SINGLE FAMILY HOMES: 256
 PATIO HOMES: 62
 MULTIPLE FAMILY HOMES: 64
 ALLOWABLE NUMBER OF UNITS: 573±
 NUMBER OF UNITS PROPOSED: 382±
 REQUIRED OPEN SPACE (50%): 175± acres
 PROPOSED OPEN SPACE: 175± acres

WETLAND



Town of Clarence ERIE COUNTY NEW YORK	
APPROVED BY:	DATE:
TOWN ENGINEER:	
REVIEWED NORTHERN AREA AND APTL:	3/28/07 KJZ
OPEN SPACE CONCEPT:	1/9/08 KJZ
REVISION:	DATE
DATE:	BY:
DATE: SEPTEMBER 2008	BY:
SCALE: 1" = 300'	

SPAULDING GREEN

OPEN SPACE CONCEPT PLAN

GPI
 GREENMAN-PEPERSON INC.
 CONSULTING ENGINEERS
 ENGINEERING • SURVEYING • PLANNING
 400 MADISON STREET SUITE 100 BUFFALO, NY 14202
 (716) 852-4444 FAX (716) 852-4444

DATE: 09/01/08 SHEET NO:
 CHECKED: DATE: SEPTEMBER 2008 1 of 1
 APPROVED: SCALE: 1" = 300'

008-OpenSpaceConcept.dwg

SPAULDING GREEN

October 30, 2015

Density Calculation for new properties

Total New Acreage:	48.60 Acres
Undevelopable Acreage (Wetlands, Steep Slopes):	7.96 Acres
Developable Acreage:	40.64 Acres

Available Acreage with undevelopable land removed by zoning:

R-SF

Parcel 2B:	13.53 Acres
Parcel 4:	2.32 Acres
Parcel 5:	6.62 Acres
Total in R-SF:	22.47 Acres

A-RR

Parcel 3:	18.17 Acres
Total A-RR:	18.17 Acres

Total Acreage minus 10% for streets:

R-SF acreage: 22.47 minus 10% = 20.22 Acres
A-RR acreage: 18.17 minus 10% = 16.35 Acres

LOT DENSITY CALCULATION

R-SF

Minimum lot area for R-SF: 20,000 sq. ft.
Acreage Available: 20.22 Acres or 880,783 sq. ft.
 $880,783/20,000 = 44.04$ or 44 lots

A-RR

Minimum lot area for A-RR: 1.33 Acres
Acreage Available: 16.35 Acres
 $16.35/1.33 = 12.29$ or 12 lots

TOTAL LOTS AVAILABLE IN NEW AREAS:	56
ORIGINAL NUMBER OF LOTS AVAILABLE:	380
NEW GRAND TOTAL:	436 LOTS/UNITS
LOTS REQUESTED:	425 LOTS/UNITS
SURPLUS LOTS:	9

CLARENCE CENTER PARCEL

October 15, 2015

Density Calculation

Total New Acreage:	21.98 Acres
Undevelopable Acreage (Wetlands, Steep Slopes):	1.34 Acres
Developable Acreage:	20.64 Acres

Available Acreage with undevelopable land removed:

R-SF	
Parcel 1:	18.57 Acres
Parcel 2A:	2.07 Acres
Total in R-SF:	20.64 Acres

Total Acreage minus 10% for streets:

R-SF acreage: 20.64 minus 10% = 18.58 Acres

LOT DENSITY CALCULATION

R-SF

Minimum lot area for R-SF: 20,000 sq. ft.
Acreage Available: 18.58 Acres or 809,344 sq. ft.
 $809,344/20,000 = 40.4$ or 40 lots

TOTAL LOTS AVAILABLE: 40

Exed 1/02/2016
MC



COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

RECEIVED

JAN - 11, 2016

ZONING OFFICE

January 7, 2016

Mr. James B. Callahan, Director of Community Development
Town of Clarence Planning and Zoning Dept.
1 Town Place
Clarence, New York 14031

Re: SEQR Lead Request: Spaulding Green Open Space Design Amendments
County Review No.: ZR-15-587

Dear Mr. Callahan:

Pursuant to New York General Municipal Law Section 239-m and Article 8 of the New York Environmental Conservation Law, the County of Erie (the "County") has reviewed the above-referenced action referred to us by you on or about November 23, 2015, with a stated date of close of the public comment period of January 8, 2016. The County consents to the Town of Clarence acting as the State Environmental Quality Review (SEQR) Lead Agency.

Please address comments offered herein within the Town's SEQR review and the Finding Statements made prior to Determination of Significance.

Erie County Department of Environment and Planning (ECDEP) offers the following comment regarding the above-cited proposed land use.

- Consider if a traffic study, or amended prior traffic study from prior combined phases, may be warranted to best assess combined vehicle, pedestrian, and bicycle, traffic impacts of the proposal. Assessment of street design to effectively accommodate larger-scale emergency, medical, fire, rescue, and police, vehicles is also encouraged.
- As the collective egress from the overall development is to County roadways, traffic impacts should assess the target household market for school age and workforce adults to gauge anticipated peak rush hour impacts, including school buses.

- Any approval should be conditioned on contractors' construction work having an approved spill response clean-up plan, particularly for petroleum-based liquids, being mindful of potential wetland impacts. Similarly vehicle staging should not block effective emergency vehicle response on roadways within the new construction areas approved, nor present an attractive nuisance when left on-site, otherwise increasing demand on police and emergency responders for public safety.
- Stockpiling of stored topsoil should have effective controls to avoid runoff to streams, wetlands, or developed parcels.
- Effective snow removal and storm water management should be part of discussion, and potentially conditions to encourage avoiding conditions into spring and that effectively alter the terrain for intended surface storm water flow

Any impacts offsite from increased stormwater runoff due to increased impervious area warrant careful assessment for establishing properly scaled mitigation.

- County entities, including the Division of Sewerage Management; Department of Public Works' Highways Division; and Erie County Department of Health are understood per Clarence Planning Board minutes, to have issued permits, which remain. Application and review does not assure approval in whole or part, and early coordination with such County permitting agencies is encouraged to seek timely coordination with County permitting to minimize revision building plans or denials.
- Erie County Department of Public Works, by memorandum to me, has clarified they do not wish to assume Lead Agency Status, but wish to be forwarded with a full set of construction plans if the project proposed proceeds.

The above comments do not constitute application or approval for any applicable permits.

You may reach me at 858-6014 with any question or concerns regarding this response, and

Sincerely,



Mark Lee
Planner

Attachment

CC: G. Hacker, P.E, Senior Civil Engineer, ECDPW
M. Salah, P.E., Senior Construction Projects Manager, ECDEP Division of Sewerage Management
D. Funke, P.E., Director of Environmental Health;
Michael LoCurto, Deputy Commissioner of Planning and Economic Development

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project :	Spaulding Green Concept Amendment
Date :	January 2016

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)			
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air
 The proposed action may include a state regulated air emission source. NO YES
 (See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals
 The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) NO YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources
 The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The 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 commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. NO YES
 (See Part 1. C.1, C.2. and C.3.)
 If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. NO YES
 (See Part 1. C.2, C.3, D.2, E.3)
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

In addition, specific items as identified in the Part 2 EAF are listed and further discussed on the attached Part 3 analysis:

1. Impact on Land. The proposed project is located in an area where the water table is at or near the surface. There is no ability to avoid this impact, however, the applicant has identified that the design will allow for avoidance and any impacts will be mitigated via construction techniques and required permitting. Construction techniques will be employed to mitigate any potential large impacts to non-significant levels.

3. Impacts on Surface Water. Stormwater management ponds will be developed as a part of the project that will address the required stormwater management required for the development.

4. Impact on groundwater. The proposed project does involve disturbance that will have a potential impact on groundwater. Construction techniques will be utilized to reduce impacts to non-significant levels.

10. Impact on Historical and Archaeological Resources. The project sponsor has completed a Phase I and Phase 2 Analysis and is mitigation potential large impacts.

13. Impact on Transportation. The proposed use identifies an increase in traffic that will impact the site and the surrounding neighborhood. Traffic studies have been completed and mitigation has been approved. The additional impacts associated with the 45 +/-

16. Impact on Human Health. The applicant has identified sufficient sewer taps to accommodate the proposed amendment and must comply with regulatory agency requirements to determine downstream capacity and removal of any infiltration and inflow within the system as per permitting agencies.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Clarence Planning Board _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Spaulding Green Amended Concept Plan

Name of Lead Agency: Town of Clarence Planning Board

Name of Responsible Officer in Lead Agency: James Callahan

Title of Responsible Officer: Director of Community Development

Signature of Responsible Officer in Lead Agency: _____ Date: 1/16

Signature of Preparer (if different from Responsible Officer) _____ Date: 1/16

For Further Information:

Contact Person: James Callahan

Address: 1 Town Place, Clarence, NY 14031

Telephone Number: (716) 741-8933

E-mail: jcallahan@clarence.ny.us

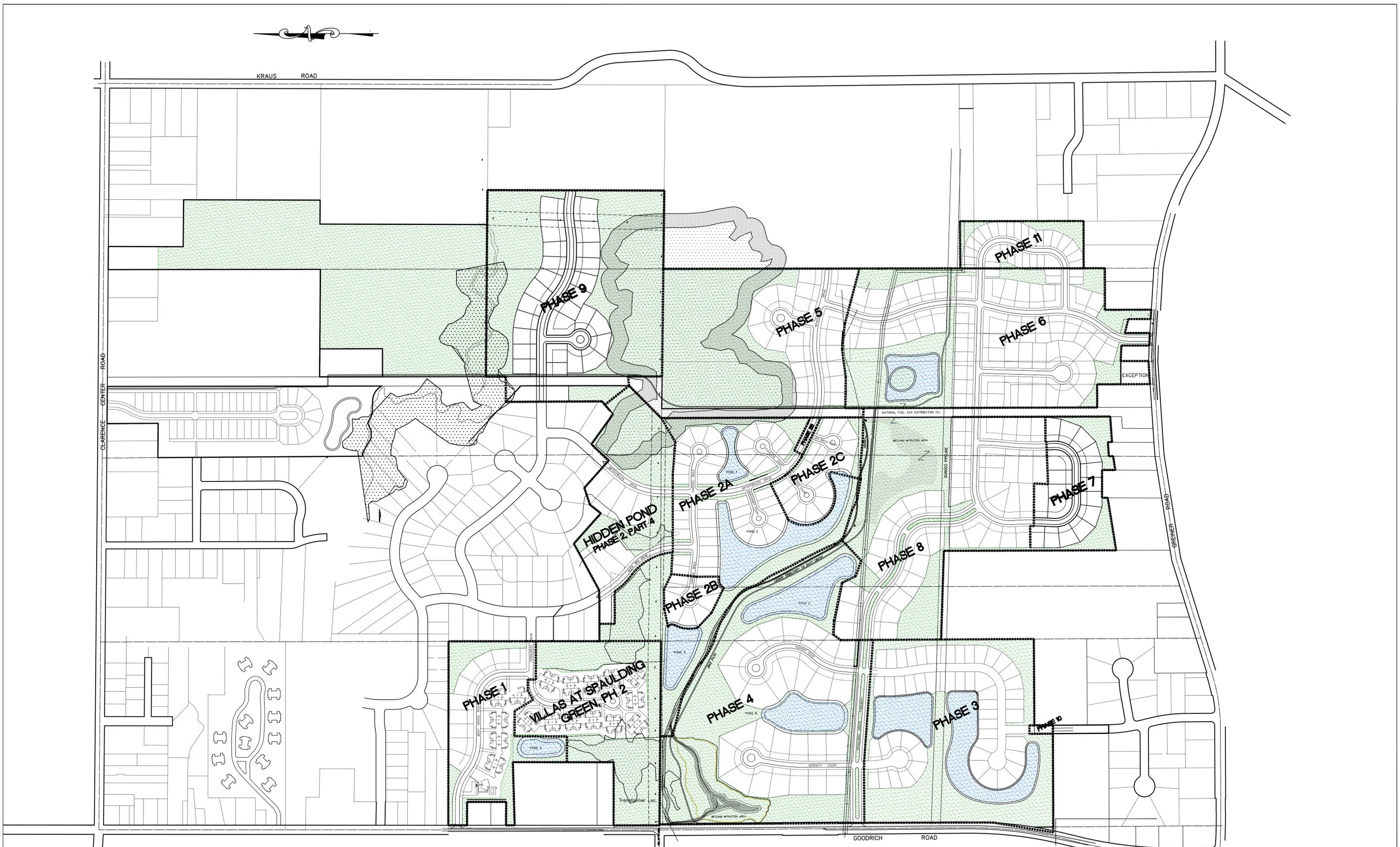
For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



SITE DATA

PROJECT ACREAGE: 400.6± acres (Excludes TND Area)
 EXISTING ZONING: R-SF, A-RR
 UTILIZES THE OPEN SPACE DESIGN DEVELOPMENT
 SINGLE FAMILY HOMES: 203
 PATIO STYLE HOMES: 154
 QUADPLEX UNITS: 68
 TOTAL NUMBER OF UNITS PROPOSED: 425± (Excludes TND Area)
 REQUIRED OPEN SPACE (50%): 200.3± acres
 PROPOSED OPEN SPACE: 211.9± acres (53%)

CONSTRUCTION WORK COMPLETED

PHASE 1:	10 LOTS	COMPLETED 2011
VILLAS AT SPAULDING, PH 1:	20 UNITS	COMPLETED 2011
HIDDEN POND, PH 2, PT 4:	8 LOTS	COMPLETED 2011
PHASE 2A:	44 LOTS	COMPLETED 2011
PHASE 5A:	21 LOTS	COMPLETED 2012
PHASE 2B:	9 LOTS	COMPLETED 2013
PHASE 2C:	18 LOTS	COMPLETED 2013
VILLAS AT SPAULDING, PH 2:	48 UNITS	COMPLETED 2013
PHASE 6A:	31 LOTS	COMPLETED 2014
TOTAL	209 LOTS TOTAL	

PHASES APPROVED/PROCESSING

PHASE 11:	33 LOTS	UNDER CONSTRUCTION
PHASE 6B:	21 UNITS	DEVELOPMENT PLAN APPROVED
PHASE 4:	27 LOTS	ENGINEERING REVIEW
PHASE 3:	50 LOTS	ENGINEERING REVIEW
TOTAL	131 LOTS TOTAL	
PROPOSED PHASES (WITHIN 380 TOTAL)		
PHASE 8:	40± UNITS	
TOTAL	40 LOTS TOTAL	

PROPOSED EXPANSION PHASES

PHASE 7:	17± UNITS
PHASE 9:	28± LOTS
TOTAL	45 LOTS TOTAL

Town of Clarence
 ERIE COUNTY NEW YORK
 TOWN JOB NO. _____

APPROVED BY: _____ DATE: _____
 TOWN ENGINEER

REVISION	DATE	BY

NOTE: UNAUTHORIZED ALTERATION OF ANY PART OF THIS DOCUMENT IS A VIOLATION OF SECTION 1709-B(2) OF THE NEW YORK STATE EDUCATION LAW.

SPAULDING GREEN
 PROPOSED OVERALL PLAN

GPI GREENMAN-FEDERSEN, INC.
 CONSULTING ENGINEERS
 ENGINEERING • SURVEYING • PLANNING
 400 QUINCY STREET SUITE 100 BUFFALO, NY 14202
 (716) 833-4844 FAX (716) 833-8848

JOB NO: 200706
 DATE: JULY 2015
 SCALE: 1"=200'

SHEET NO: 1 of 1

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 9
270 Michigan Avenue, Buffalo, NY 14203-2915
P: (716) 851-7165 | F: (716) 851-7168
www.dec.ny.gov

RECEIVED

January 6, 2016

JAN - 11, 2016

Mr. James Callahan
Town of Clarence Planning & Zoning Department
One Town Place
Clarence, New York 14031

ZONING OFFICE

Dear Mr. Callahan:

SEQR LEAD AGENCY SOLICITATION SPAULDING GREEN OPEN SPACE DESIGN SUBDIVISION AMENDMENTS TOWN OF CLARENCE, ERIE COUNTY

This is in response to your SEQR Lead Agency solicitation letter for the expansion of the original Spaulding Green Open Space Design Subdivision.

The Department has an active permit for the Spaulding Green Subdivision (referenced as DEC ID 9-1432-00341/00001). The parcels identified for expansion are not located within the immediate vicinity of NYS Freshwater Wetland CL-26 on the plan sheet titled "Density Layout".

If the Town decides to approve the revised site plan layout, Spaulding Green, LLC should be advised that these areas of expansion should be addressed in the Stormwater Pollution Prevention Plan and the Archeological Programmatic Agreement.

Also, Ransom Creek is located in the southern portion of Parcel 2B. This stream has a Class of "C" and Standard of "C(t)" and is therefore protected. Accordingly, if any work is proposed that will cause the bed or banks (within 50 feet of the stream) to be physically disturbed, (i.e. land clearing, filling, water main installation, etc.), a Protection of Waters Permit (Article 15, Title 5 of the Environmental Conservation Law) will be required from this Department.

A detailed Downstream Sewer Capacity Analysis must be performed and submitted for the project. Recent wet weather flow monitoring data and proposed new development flow should be analyzed relative to theoretical capacity at key nodes in the downstream sewer system and at pump stations (if any) to determine if capacity exists.

Recent wet weather system flow data can consist of:

- Information from recent Sanitary Sewer System Evaluation Studies, or
- Wet weather data collected at (minimum of 3) key downstream nodes specified by the municipality.
 - This dated information can consist of instantaneous flow measurements or continuous flow or sewer depth measurements obtained during significant wet weather events, preferably during high

- groundwater conditions. Peak sewer flow recording methods are an acceptable method to collect this information.
- o Depth or flow measurements should continue until a significant wet weather event occurs, but would not have to extend beyond three months. A significant wet weather event is considered to be a daily rainfall amount of $\frac{1}{2}$ " or greater.

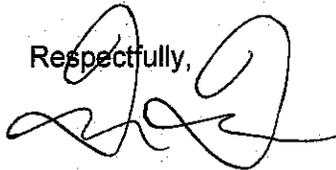
The Downstream Sewer Capacity Analysis must also contain a narrative and a detailed map showing the downstream routing of sewers from the proposed project site to the Wastewater Treatment Plant. Line sizes, theoretical capacity and pump stations must be identified and included in the analysis.

This Downstream Sewer Capacity Analysis, as well as any required infiltration and inflow (I/I) rehabilitation offset work at a 4:1 ratio, should be part of the Project's Engineering Report. These items must be received as part of a complete sanitary sewer extension plan submission from the municipality (sewer owner) that signs the "Application for Approval of Plans" form. If adequate capacity is not available, the sewer extension will not be approved until an acceptable remediation plan is developed. It is our understanding that a portion of the sewage from this development will be tributary to Town of Clarence Sewer District #2 (SD #2). Town of Clarence SD #2 has peak flow capacity issues, therefore, the 4:1 I/I remedial work may be necessary. An update on the 1,000 tap allocation is required for this project.

We concur that the Town of Clarence should act as SEQR Lead Agency as the proposal is primarily of local significance.

Thank you for providing this office the opportunity to review the proposed project. If you have any questions, please feel free to contact Mr. Mark Passuite of my staff or me at 716/851-7165.

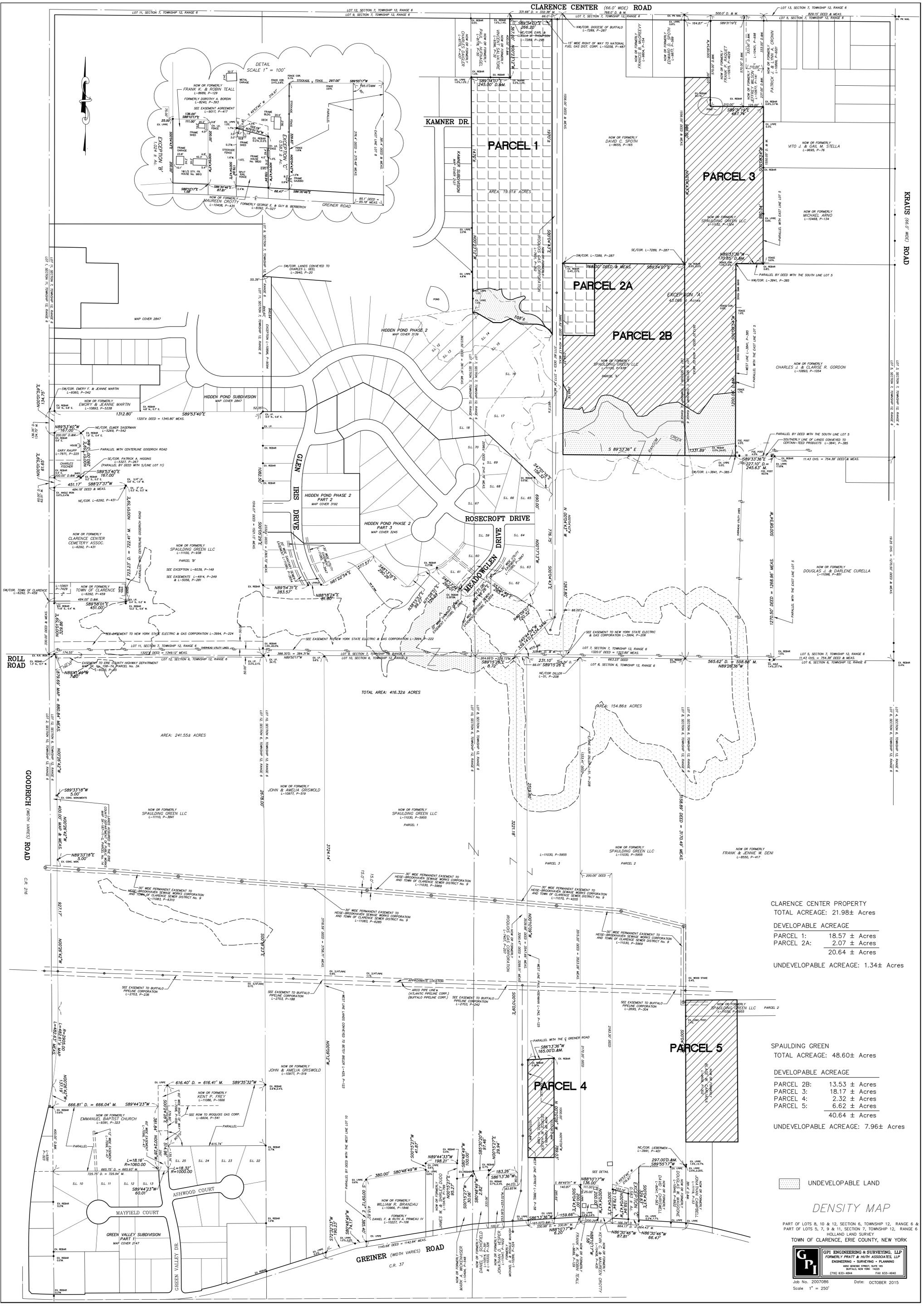
Respectfully,



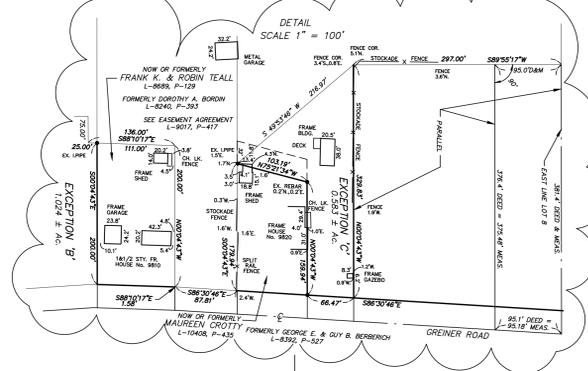
David S. Denk
Regional Permit Administrator

MFP:

ecc: Mr. Richard Rink, NYSDEC, Division of Water
Ms. Rebecca Wightman, Erie County Health Department



CLARENCE CENTER (66.0' WIDE) ROAD



KAMNER DR.
KAMNER SUBDIVISION
MAP COVER 2197

PARCEL 1
AREA: 79.91± ACRES

PARCEL 3

PARCEL 2A

PARCEL 2B

ROSECROFT DRIVE

MEADOWGLEN DRIVE

GLLEN IRIS DRIVE

ROLL ROAD

GOODRICH (WIDHT VARIES) ROAD
C.R. 216

KRAUS (66.0' WIDE) ROAD

TOTAL AREA: 416.32± ACRES

AREA: 241.55± ACRES

AREA: 154.86± ACRES

CLARENCE CENTER PROPERTY
TOTAL ACREAGE: 21.98± Acres
DEVELOPABLE ACREAGE
PARCEL 1: 18.57 ± Acres
PARCEL 2A: 2.07 ± Acres
20.64 ± Acres
UNDEVELOPABLE ACREAGE: 1.34± Acres

SPAULDING GREEN
TOTAL ACREAGE: 48.60± Acres
DEVELOPABLE ACREAGE
PARCEL 2B: 13.53 ± Acres
PARCEL 3: 18.17 ± Acres
PARCEL 4: 2.32 ± Acres
PARCEL 5: 6.62 ± Acres
40.64 ± Acres
UNDEVELOPABLE ACREAGE: 7.96± Acres

UNDEVELOPABLE LAND

DENSITY MAP

PART OF LOTS 8, 10 & 12, SECTION 6, TOWNSHIP 12, RANGE 6 & PART OF LOTS 5, 7, 9 & 11, SECTION 7, TOWNSHIP 12, RANGE 6 HOLLAND LAND SURVEY TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



Job No. 2007086 Date: OCTOBER 2015 Scale 1" = 250'