

617.20
Appendix B
Short Environmental Assessment Form

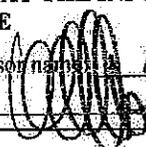
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: DAVIS MINOR SUBDIVISION			
Project Location (describe, and attach a location map): 9290 HUNT CLUB LANE, CLARENCE, NY			
Brief Description of Proposed Action: SUBDIVIDE AN 11.2 acre PARCEL INTO TWO LOTS; ONE AT APPROX. 2.36 acres AND ONE AT APPROX. 8.84 acres FOR THE CONSTRUCTION OF ONE ADDITIONAL HOME.			
Name of Applicant or Sponsor: JACK DAVIS		Telephone: 542-5511	
		E-Mail: -	
Address: 9290 HUNT CLUB LANE			
City/PO: CLARENCE		State: NY	Zip Code: 14031
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: CLARENCE PLANNING BOARD - MINOR SUBDIVISION			NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		11.2 acres	
b. Total acreage to be physically disturbed?		0.75 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.2 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>ON SITE SEPTIC</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>GOTT CREEK ON SITE</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Michael J. Metzger, PE</u> Date: <u>4/25/14</u>		
Signature: 		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	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.
<u>CLARENCE PLANNING BOARD</u>	<u>MAY 7, 2014</u>
Name of Lead Agency	Date
<u>J. CALLAHAN</u>	<u>DIRECTOR OF COMMUNITY DEVELOPMENT</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>J. Callahan</u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

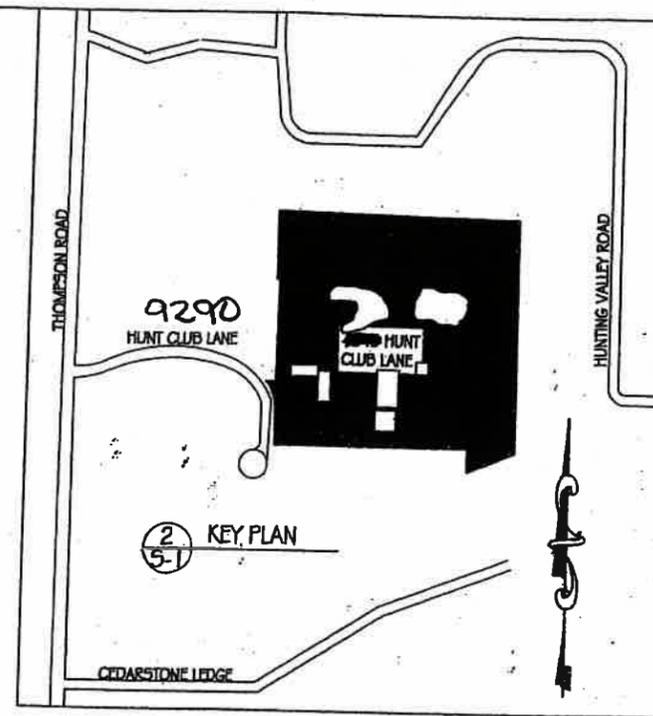
PRINT

1" = 80', 9"

Existing Parcel

LOT #2
8.84 acres ±

LOT #1
2.36 acres ±



Plan as amended by Metzger Civil Engineering

3/26/14

The engineer certifies that the information furnished by the client is true and correct and that the same has been used in the preparation of this plan. The engineer is not responsible for the accuracy of the information furnished by the client. The engineer is not responsible for the accuracy of the information furnished by the client. The engineer is not responsible for the accuracy of the information furnished by the client.

SITE PLAN:
PROPOSED

DATE: NOVEMBER 28, 2013
SCALE: AS NOTED

CLIENT NAME AND CURRENT ADDRESS
9290 HUNT CLUB LANE
CLARENCE, NY
FORMERLY
4845 THOMPSON ROAD
CLIENT MAILING ADDRESS:
MR. JACK DAVIS
P.O. BOX 390
AKRON, NY 14001

PROJECT NAME AND ADDRESS
9290 HUNT CLUB LANE
CLARENCE, NY
FORMERLY
4845 THOMPSON ROAD

SHEET S-1.0
OF 1 SHEETS

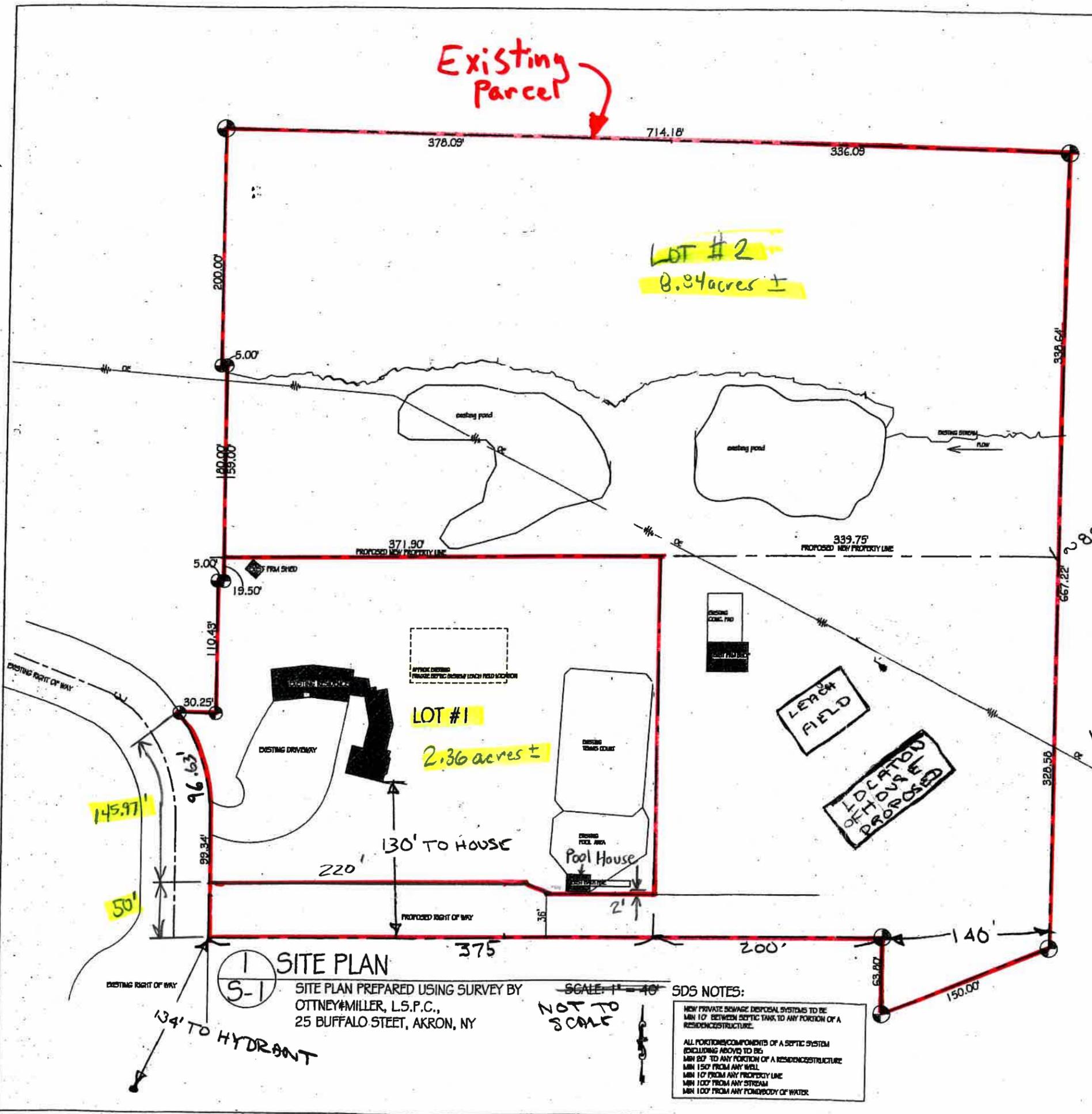
888' TO HYDRANT
779' TO DIAGONAL
PIN OF LOT #1
LIMIT IS 917'
TO DOOR OF
HOUSE

HIGH VOLTAGE
ELECTRIC POWER
LINE

DAVIS MINOR SUBDIVISION
METZGER CIVIL ENGINEERING
Rev. APRIL 8, 2014

JR DAVIS
PHONE 542-5517
634-3363

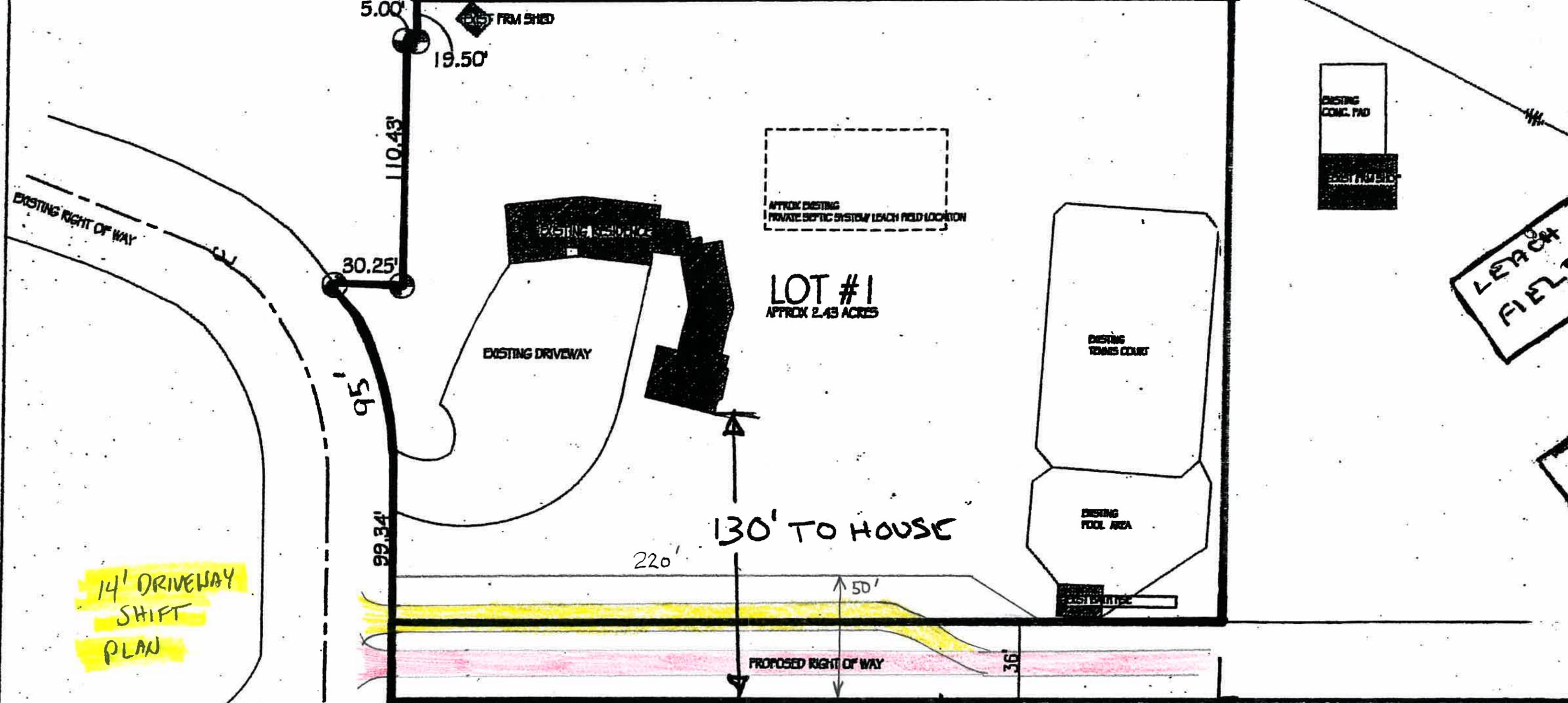
Rec'd
2/10/14



SITE PLAN
SITE PLAN PREPARED USING SURVEY BY
OTTNEY MILLER, L.S.P.C.,
25 BUFFALO STREET, AKRON, NY

SCALE: 1" = 40'
NOT TO SCALE

SDS NOTES:
NEW PRIVATE SEWAGE DISPOSAL SYSTEMS TO BE
MIN 1' BETWEEN SEPTIC TANK TO ANY PORTION OF A
RESIDENCE STRUCTURE.
ALL PORTIONS/COMPONENTS OF A SEPTIC SYSTEM
EXCLUDING ABOVE TO BE:
MIN 20' TO ANY PORTION OF A RESIDENCE STRUCTURE
MIN 150' FROM ANY WELL
MIN 10' FROM ANY PROPERTY LINE
MIN 100' FROM ANY STREAM
MIN 100' FROM ANY BODY OF WATER



14' DRIVEWAY
SHIFT
PLAN

1 SITE PLAN

S-1

SITE PLAN PREPARED USING SURVEY BY
OTTNEY MILLER, L.S.P.C.,
25 BUFFALO STREET, AKRON, NY

SCALE: 1" = 40'

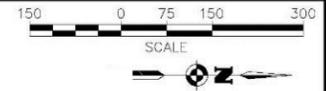
NOT TO
SCALE

SDS NOTES:

- NEW PRIVATE SEWAGE DISPOSAL SYSTEMS TO BE MIN 10' BETWEEN SEPTIC TANK TO ANY PORTION OF A RESIDENCE STRUCTURE.
- ALL PORTIONS/COMPONENTS OF A SEPTIC SYSTEM (INCLUDING ABOVE) TO BE:
 - MIN 20' TO ANY PORTION OF A RESIDENCE STRUCTURE
 - MIN 150' FROM ANY WELL
 - MIN 10' FROM ANY PROPERTY LINE
 - MIN 100' FROM ANY STREAM
 - MIN 100' FROM ANY POND/BODY OF WATER

134' TO HYDRANT

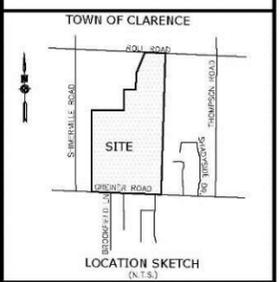
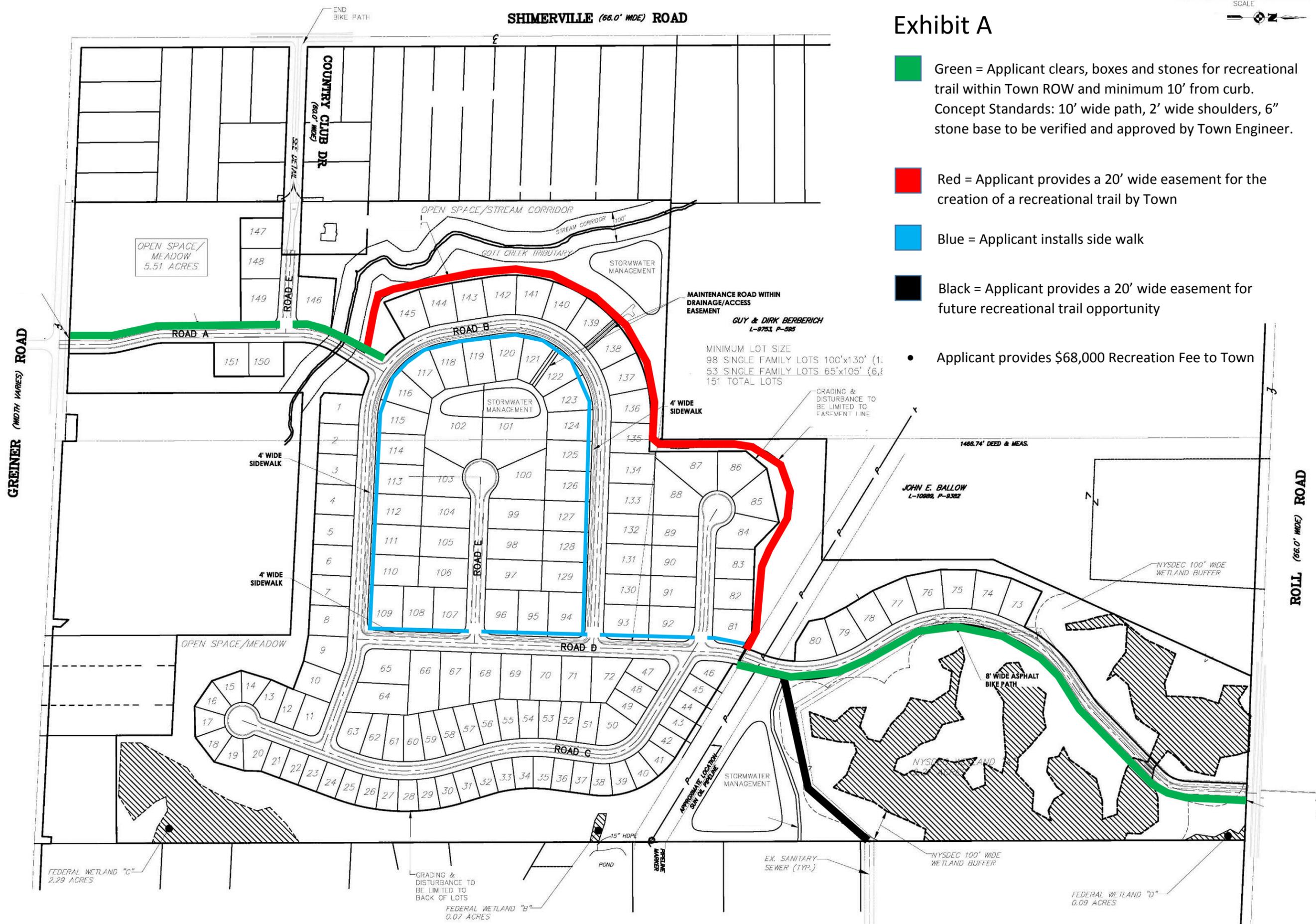
Exhibit A



Passero Associates
 Engineering • Architecture
 www.passero.com

Exhibit A

- Green = Applicant clears, boxes and stones for recreational trail within Town ROW and minimum 10' from curb. Concept Standards: 10' wide path, 2' wide shoulders, 6" stone base to be verified and approved by Town Engineer.
- Red = Applicant provides a 20' wide easement for the creation of a recreational trail by Town
- Blue = Applicant installs side walk
- Black = Applicant provides a 20' wide easement for future recreational trail opportunity
- Applicant provides \$68,000 Recreation Fee to Town



Stamp:
 Client:
CIMATO BROS. CONSTRUCTION, INC.
 9220 TRANSIT ROAD
 EAST AMHERST, NY
 (716)688-3536

Passero Associates
 133 Liberty Pole Way
 Rochester, New York 14624
 (585) 325-1000
 Fax: (585) 325-5891
 Principal-in-Charge: John F. Caruso, P.E.
 Project Manager: Jess D. Sudol, P.E.
 Designed by: David Cox, P.E.

Revisions			
No.	Date	By	Description
1	2/15/13	JS	REVISED PER TOWN COMMENTS
2	8/13/13	JS	BIKE PATH / LOT COUNT
3	3/06/14	COH	FINAL CONCEPT PLAN
4	3/17/14	COH	REVISED SIDEWALK AND BIKE PATH
5	3/31/14	JJJ	REVISED SIDEWALK & BIKE PATH

NORTHWOODS SUBDIVISION
 OPEN SPACE DEVELOPMENT PLAN
 Town/City: CLARENCE
 County: ERIE State: NEW YORK
 Project No.: 20111282.001
 Drawing No. _____ Sheet No. _____
 Scale: 1" = 150'
 Date: SEPTEMBER, 2011

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Spaulding Green Concept Amendment (Phases 4 and 3/10)			
Project Location (describe, and attach a location map): East of Goodrich Road and north of Greiner Rd, SBL 58.00-4-1.1 and 58.00-4-8.11			
Brief Description of Proposed Action: The proposed action will be an amendment to the overall Spaulding Green Concept Plan. The proposed area of amendment will be located on the north and south sides of the proposed Spaulding Green Parkway, east of Goodrich Road. This area was originally planned to have 63 large single family lots (130+/- ft lot widths) and two detention ponds. The proposed action would decrease the number of large single family lots on the south side of the parkway from 36 lots down to 27. Some of the lots widths would be increased in this section. North of the parkway it is proposed that the 27 large single family lots on two cul-de-sacs be modified to 50 smaller lots (70+/- ft lot widths) for patio style homes similar to those constructed in Phase 2 of the development. Additionally, the road would change to a loop connection. This action is being sought due to market demand for this style of house.			
Name of Applicant or Sponsor: Spaulding Green, LLC		Telephone: (716) 741-1402	
		E-Mail:	
Address: PO Box 470			
City/PO: East Amherst		State: New York	Zip Code: 14051
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Projects will require development and final plat approval from the Town of Clarence, water and sewer permits issued from the Erie County Health Department.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		70+/- acres	
b. Total acreage to be physically disturbed?		50.8+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		425+/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Vacant land, municipal services</u>			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ <u>One federal jurisdictional wetland will be impacted. This wetland is 2.3 acres in size. A permit from the USACE has been obtained for this disturbance.</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <u>Stormwater will be directed to proposed stormwater drains then to proposed stormwater detention basins which outlet to existing drainage paths including a tributary to Gott Creek.</u>	NO	YES	
	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ Project will contain multiple stormwater detention basins. These basins will be needed in order to meet the storm water quantity requirements of the NYS SPDES permit. Anticipated size of each basin is 3 to 4 acres.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Spaulding Green, LLC</u> Date: <u>4/25/14</u>		
Signature: <u>[Signature]</u>		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



SITE DATA

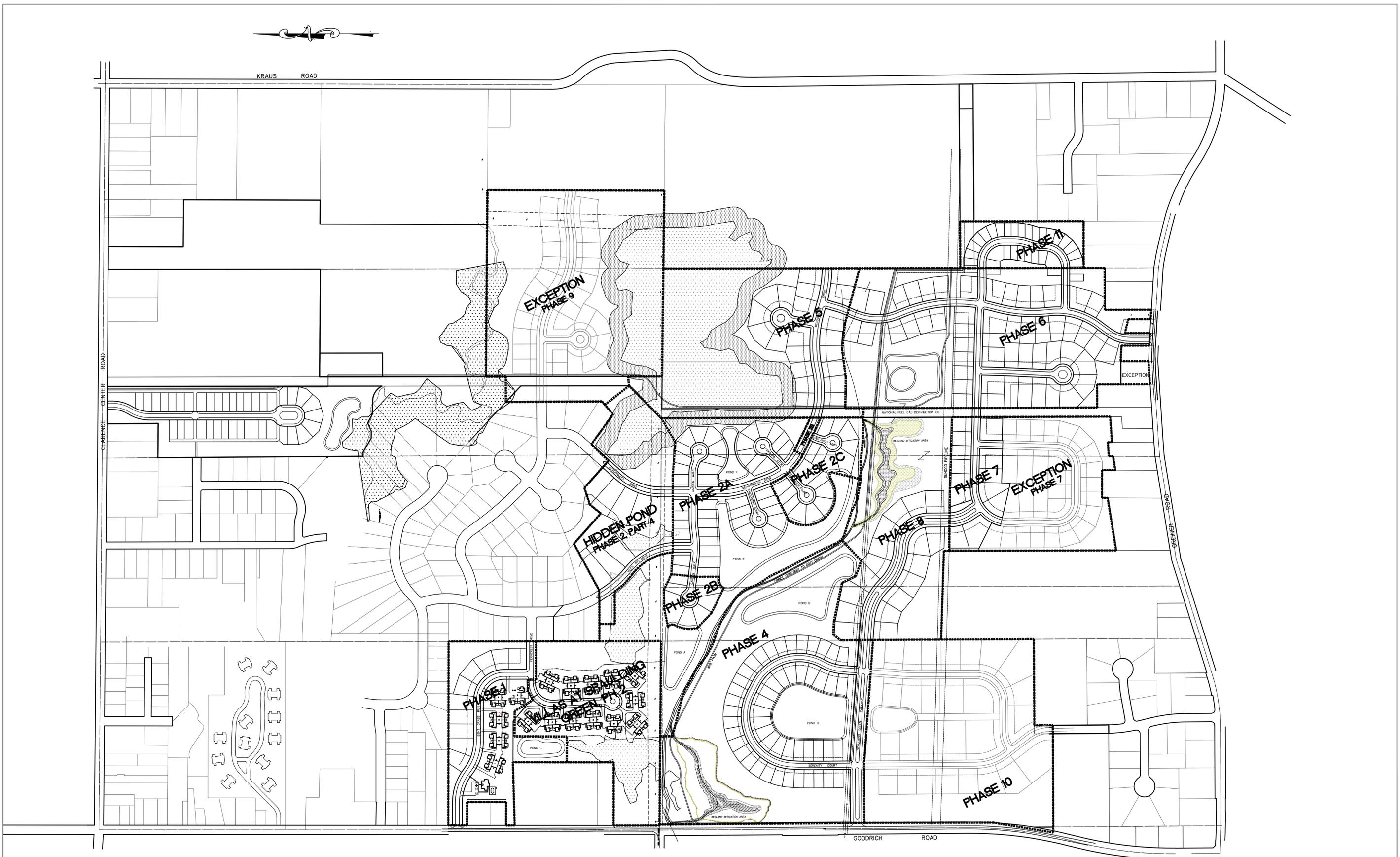
PROJECT ACREAGE: 403.2± acres (Excludes TND Area)
 EXISTING ZONING: R-SF, A-RR
 UTILIZES THE OPEN SPACE DESIGN DEVELOPMENT
 SINGLE FAMILY HOMES: 203
 PATIO STYLE HOMES: 154
 QUADPLEX UNITS: 68
 TOTAL NUMBER OF UNITS PROPOSED: 425± (Excludes TND Area)

REQUIRED OPEN SPACE (50%): 201.6± acres
 PROPOSED OPEN SPACE: 217.8± acres (54%)

Town of Clarence ERIE COUNTY NEW YORK	
APPROVED BY:	TOWN JOB NO.:
TOWN ENGINEER:	DATE:
REVISION	DATE

SPAULDING GREEN
PROPOSED OVERALL PLAN

GPI GREENMAN-FEDERSEN, INC. CONSULTING ENGINEERS ENGINEERING • SURVEYING • PLANNING	DATE: 10/20/09	SHEET NO.:
	DATE: OCTOBER 2011	1 of 1



Town of Clarence	
ERIE COUNTY NEW YORK	
TOWN JOB NO.:	
APPROVED BY:	DATE:
TOWN ENGINEER:	DATE:
REVISED PHASE 4 AND 10 LAYOUT	2/27/14 KCC
REVISED PHASE LAYOUT FOR PH. 3/10	11/22/13 KCC
REVISED PHASE 10 LAYOUT	10/2/13 KCC
REVISED PHASE 10 LAYOUT	7/2/13 KCC
REVISION	DATE BY
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SPAULDING GREEN
PROPOSED OVERALL PLAN

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CONSULTING ENGINEERS
ENGINEERING • SURVEYING • PLANNING
400 BRIDGE STREET SUITE 100 BUFFALO, NY 14203
(716) 833-4844 FAX (716) 833-8848

JOB NO.: 2007096
DATE: OCTOBER 2011
SCALE: 1" = 300'

SHEET NO.: 1 of 1