

SITE DATA

PROPOSED ZONING = RESTRICTED BUSINESS	
TOTAL PROPERTY SIZE = 4.87± ACRES	
MINIMUM LOT WIDTH REQUIRED: 100'	
MINIMUM LOT WIDTH PROVIDED: 156.86'	
MAX. BUILDING HEIGHT: ALLOWED = 2 STORIES PROPOSED = 2 STORIES	
SETBACKS:	
FRONT YARD SETBACK REQUIRED:	135' (FROM E OF ROAD)
FRONT YARD SETBACK PROVIDED:	135' (FROM E OF ROAD)
SIDE YARD SETBACK REQUIRED:	25'
SIDE YARD SETBACK PROVIDED:	10'
REAR YARD SETBACK REQUIRED:	25'
REAR YARD SETBACK PROVIDED:	885 ±'
PARKING:	
PARKING SPACES REQUIRED:	91
PARKING SPACES PROVIDED:	91
WITH POSSIBLE ADDITIONAL PARKING: 69	
TOTAL LOT COVERAGE:	ALLOWED 70% MAX. (30% OPEN) PROPOSED 16% OKAY (84% OPEN/GREENSPACE)

NOTES
1) THIS IS NOT A PROPERTY SURVEY.
SCALE: 1" = 40'

DESIGNED BY:	PCC
DRAWN BY:	PCC
CHECKED BY:	AHH
CAD FILE:	WXXX
NOTE:	UNAUTHORISED ALTERATION OR REVISION OF THIS PLAN IS A VIOLATION OF SECTION 209-A OF THE ERIE COUNTY ZONING AND SUBDIVISION LAW.
DATE:	4/17/15
BY/CHK:	KQB/MAM
REVISIONS:	

METZGER CIVIL ENGINEERING, PLLC
8560 MAIN ST.
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

SCALE:	AS SHOWN
DATE:	FEBRUARY 5, 2015
JOB NO.:	M-1324
SHEET NO.:	CP-1

MIXED USE PARCEL
6449 TRANSIT ROAD
ERIE COUNTY, NEW YORK

CONCEPT PLAN



BAKERY

GOLF SHOP

6449

VITAMINS

GIFT BOUTIQUE

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore a **negative declaration will be prepared**.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared**.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Jerry Rich Mixed Use Project

Name of Action

Clarence Town Board

Name of Lead Agency

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)

April 2013

Date

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Jerry rich Mixed Use Project

Location of Action (include Street Address, Municipality and County)

6449 Transit Road
Clarence, NY

Name of Applicant/Sponsor Michael Berger, Architect/Agent

Address 5409 Main Street

City / PO Williamsville State NY Zip Code 14221

Business Telephone 716-932-7156

Name of Owner (if different) _____

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

Proposed new construction of a two (2) story building with a mix of residential apartments above retail storefronts.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 4.97 acres. *(whole property)*
.81 acres = project area

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>.61</u> acres	<u>.14</u> acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>.20</u> acres	<u>.67</u> acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site? clay silt/sand

- a. Soil drainage: Well drained 100 % of site Moderately well drained _____ % of site.
 Poorly drained _____ % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock >10 (in feet)

5. Approximate percentage of proposed project site with slopes:
 0-10% 100 % 10- 15% _____ % 15% or greater _____ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 5-7 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

n/a

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

n/a

b. Size (in acres):

17. Is the site served by existing public utilities? Yes No
- a. If YES, does sufficient capacity exist to allow connection? Yes No
- b. If YES, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project sponsor: 4.974 acres.
- b. Project acreage to be developed: .81 acres initially; 1.727 acres ultimately.
- c. Project acreage to remain undeveloped: 3.25 acres.
- d. Length of project, in miles: _____ (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. _____ %
- f. Number of off-street parking spaces existing 2; proposed 34
- g. Maximum vehicular trips generated per hour: 40 (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	<u>4</u>	_____
Ultimately	_____	_____	<u>12</u>	_____

- i. Dimensions (in feet) of largest proposed structure: 25' height; 107' width; 78' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 107 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? _____ tons/cubic yards.

3. Will disturbed areas be reclaimed Yes No N/A

a. If yes, for what intended purpose is the site being reclaimed?

Buildings and Landscaping

- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? .61 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: _____ months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 2 (number)

b. Anticipated date of commencement phase 1: 6 month 2013 year, (including demolition)

c. Approximate completion date of final phase: 6 month 2015 year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 10+/-; after project is complete -- _____

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount sewage

b. Name of water body into which effluent will be discharged Tonawanda Creek

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? >1 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name per private contract; location _____

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

Existing property is used for a single family residence. The proposed project will have multiple family residential units and commercial space. An increase in energy use is anticipated with the increased use of the property.

22. If water supply is from wells, indicate pumping capacity _____ gallons/minute.

23. Total anticipated water usage per day 300 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	SEUP	4/2013
			_____	_____
			_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan Review	4/2013
			_____	_____
			_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
			_____	_____
			_____	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Sewer/Water Ext.	4/2013
			_____	_____
			_____	_____
Other Local Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
			_____	_____
			_____	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	ECSD #5	4/2013
			ECWA	4/2013
			_____	_____
			_____	_____
State Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
			_____	_____
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
			_____	_____
			_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|--|--|--------------------------------------|
| <input type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input checked="" type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

Major Arterial

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Mixed Use as Proposed

4. What is the proposed zoning of the site?

Major Arterial

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Same

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?

Yes

No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Commercial and Residential Uses

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?

Yes

No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/a

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Michael Berger Date 3/25/13

Signature _____

Title Architect

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

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	2	3
Small to Moderate Impact	Potential Large Impact	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%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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

- Construction or expansion of a sanitary landfill. Yes No
- Construction in a designated floodway. Yes No
- Other impacts: Yes No

conversion of property from single-family residential use to a mixed use including commercial and higher density residential uses.

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	2	3
Small to Moderate Impact	Potential Large Impact	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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> 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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1	2	3	
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

• Other impacts:

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • A major reduction of an open space important to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1	2	3
Small to Moderate Impact	Potential Large Impact	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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> 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.

FOR IMPACT ON LAND AND IMPACT ON SURFACE/GROUNDWATER QUALITY ISSUES, THE FINAL PROJECT DESIGN AND REQUIRED PERMITTING WILL ADDRESS CONCERNS TO MANAGEABLE/ACCEPTABLE LEVELS.



EARTH DIMENSIONS, INC.

* Soil & Hydrogeologic Investigations * Wetland Delineations
1091 Jamison Road, Elma NY 14059
(716) 655-1717 * Fax (716) 655-2915 www.earthdimensions.com

March 4, 2015

W2L14

Mr. Russell Salvatore
9543 Cobblestone Drive
Clarence, New York 14031

**Re: Preliminary Wetland Investigation – 2.79± acres
East portion of 6449 Transit Road
Town of Clarence
Erie County, New York**

Dear Mr. Salvatore:

Earth Dimensions, Inc. (EDI) has completed a preliminary wetland investigation at the above referenced site for the purpose of identifying potential regulated wetlands and waterways within the property. The site investigation was conducted on December 3, 2014. As noted on the attached Preliminary Wetlands Map, approximately 0.18± acre of wetland was identified within the investigation area which was restricted to the east portion of the property. It is our professional opinion that the identified wetland is isolated and not subject to jurisdiction by the U.S. Army Corps of Engineers (USACE).

The New York State Department of Environmental Conservation (NYSDEC) On-line Resource Mapper does not depict any wetlands under state regulation within or adjacent to the subject property. NYSDEC, thus, has no jurisdiction over any wetland at the property.

If you propose development in the vicinity of the depicted wetland, we recommend that a detailed wetland delineation be completed and submitted to USACE in order for USACE to make a jurisdictional determination with regard to the wetland. Although it is EDI's professional opinion that the wetlands are not under federal regulation, a determination would need to be made by USACE before the wetland can be considered unregulated.

If you have any questions or would like a price quote to complete a detailed wetland delineation, please contact our office at (716) 655-1717 or email slivingstone@earthdimensions.com.

Very truly yours,
Earth Dimensions, Inc.

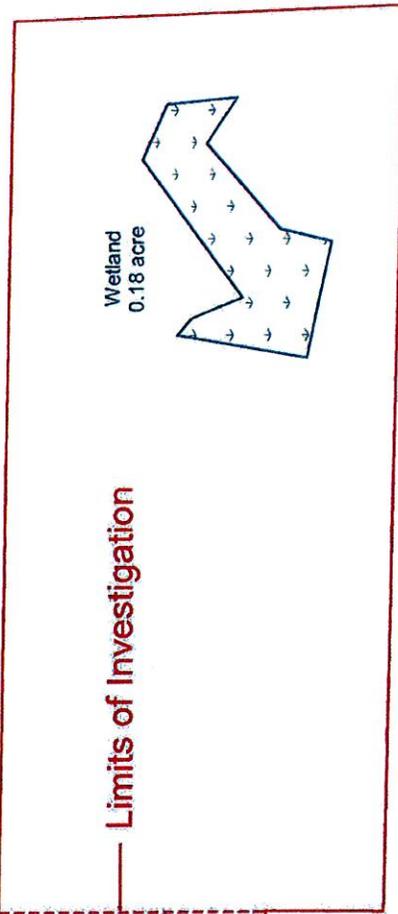
Scott J. Livingstone
Senior Soil Scientist

Encl.

RECEIVED

MAR -6 2015

ZONING OFFICE



APPROXIMATE WETLAND ACREAGE

0.18 acre

*Please note, upon completion of a detailed wetland delineation, the amount and/or size of the wetlands may vary. A preliminary wetland investigation only provides the approximate size and location of federally jurisdictional wetlands.



EDJ PROJECT CODE: W2L14
 Map Date: 12/4/2014 SJL
 Revised: 3/4/2015 SJL
 Baseline Map Provided by: NA
 Scale: NOT TO SCALE
 File Name:

**Preliminary Wetlands Map
 East Portion of 6449 Transit Road**

TOWN OF CLARENCE ERIE COUNTY, NEW YORK



EARTH DIMENSIONS, INC.

* Soil and Hydrogeologic Investigations
 * Wetland Delineations
 1091 Jamison Road • Elma, NY 14059
 (716) 655-1717 • Fax (716) 655-2915

LEGEND:



WETLAND AREA

Carolyn Delgato

From: James Callahan
Sent: Friday, April 19, 2013 11:05 AM
To: Carolyn Delgato
Subject: FW: 6449 Transit Road Mixed Use Project (UNCLASSIFIED)

-----Original Message-----

From: Metivier, Steven V LRB [<mailto:Steven.V.Metivier@usace.army.mil>]
Sent: Friday, April 19, 2013 11:02 AM
To: James Callahan
Subject: 6449 Transit Road Mixed Use Project (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Mr. Callahan,

I have received the Solicitation for Lead Agency Status for the 6449 Transit Road Project (Project Number TOC4313B).

The Corps of Engineers has no objection to the Town assuming lead Agency status for this project.

Upon review of the documentation and the project location, the Corps recommends that the potential for wetlands be investigated for the project site. Based upon the USDA soil survey, portions of the site are mapped as containing either Odessa or Cosad soils, which may contain hydric inclusion areas.

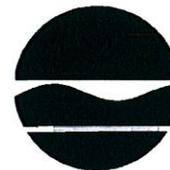
Thank you for the opportunity to comment on the proposal. Please feel free to contact me with any further questions or comments.

v/r,

Steve
Steven V. Metivier
Buffalo District, Corps of Engineers
Chief, NY Application Evaluation Section steven.v.metivier@usace.army.mil
716-879-4314
716-239-7167 (cell)
716-879-4310 (FAX)

Classification: UNCLASSIFIED
Caveats: NONE

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 9
270 Michigan Avenue, Buffalo, New York, 14203-2915
Phone: (716) 851-7165 · **Fax:** (716) 851-7168
Website: www.dec.ny.gov



Joe Martens
Commissioner

April 22, 2013

RECEIVED

APR 22 2013

ZONING OFFICE

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

Dear Mr. Callahan:

**SEQR LEAD AGENCY DESIGNATION
JERRY RICH MIXED USE PROJECT
TOWN OF CLARENCE, ERIE COUNTY**

This is in response to your April 4, 2013 letter which requested SEQR Lead Agency status for the Town of Clarence, regarding construction of a two-story building at 6449 Transit Road. We have reviewed the Environmental Assessment Form and site plan and offer the following comments:

1. We have noted that the current proposal is for Phase 1 work at the site, which will involve less than 1 acre of land. However, since full build-out will involve land disturbance of approximately 1.8 acres, and the site plan shows the proposed layout of the future construction, we suggest that the project sponsor obtain a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001). This General Permit requires the project sponsor, owner or operator to control stormwater runoff according to a Stormwater Pollution Prevention Plan (SWPPP), which is to be prepared prior to filing a Notice of Intent (NOI) and prior to commencement of the project. More information on General Permit GP-0-10-001, as well as the NOI form can be found at www.dec.ny.gov/chemical/43133.html.

The Town of Clarence is designated as an MS4 community. The project sponsor, owner or operator of a construction activity that is subject to the requirements of a regulated, traditional land use control MS4 shall have their SWPPP reviewed and accepted by the MS4 community. The MS4 SWPPP Acceptance form must be signed by the principle executive officer or ranking official from the MS4 community, or by a duly authorized representative of that person, and submitted, along with the NOI form, to NYSDEC, Bureau of Water Permits, 625 Broadway, Albany, New York 12233-3505 (telephone 518/402-8111) to receive Department approval before construction commences.

Mr. James Callahan
April 22, 2013
Page 2

2. If the project will require Sewer Extension Approval, the Erie County Department of Environment and Planning (Division of Sewerage Management), which acts as our agent, will be the reviewing agency. Further information regarding Sewer Extension Approval can be obtained by contacting that agency at 95 Franklin Street, Buffalo, New York 14202, telephone (716) 858-8383.
3. Please be aware that if asbestos exists in any building(s) to be demolished, the protection of workers is regulated by the New York State Department of Labor (716/847-7126) and Occupational Safety and Health Administration (716/684-3891). In addition, the disposal of friable (readily crumbled and brittle) asbestos is regulated by this Department under 6 NYCRR Part 360-2.17(p). For more information on the disposal of friable asbestos, please contact Mr. Mark Hans of our Division of Materials Management at (716) 851-7220.
4. The site appears to be within an archaeologically sensitive area, as shown on the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) website www.oprhp.state.ny.us/nr/main.asp. The project sponsor should contact OPRHP at (518) 237-8643 to determine whether an archaeological investigation is necessary before beginning work at the site.
5. The method of disposal of construction and demolition debris should be considered during the SEQR review. The project sponsor and any contractors should be made aware that open burning of debris is prohibited by this Department.

We concur that the Town of Clarence should act as SEQR Lead Agency, since the environmental impacts of the proposal are primarily of local significance.

Thank you for providing this office the opportunity to review the proposal. If you have questions please contact Ms. Denise Matthews, of my staff, at (716) 851-7165.

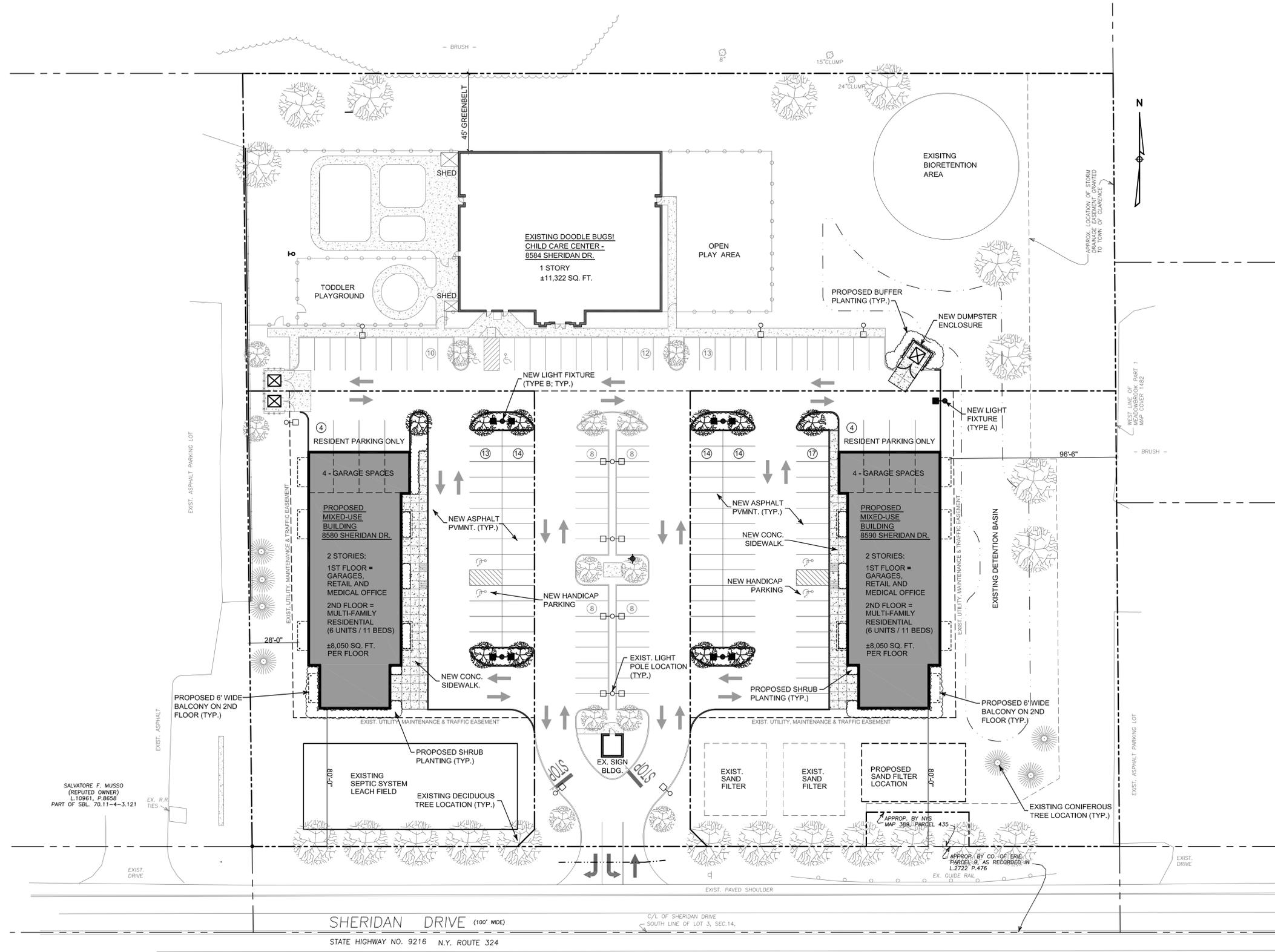
Sincerely,


David S. Denk
Regional Permit Administrator

DSD:dcm

Enclosure

ecc: Honorable David Hartzell, Town of Clarence
Mr. Michael Berger, Architect and Agent



CODE & SITE DATA

PARCEL AREA = 5.25 ACRES (±228,505 SQ. FT.)
 TOWN DRAINAGE EASEMENT = 0.48 AC.
 PROJECT AREA = 4.77 ACRES
 ZONED: RB (RESTRICTED BUSINESS)

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT	80'-0"	80'-0"
SIDE	25'-0"	28'-0"
REAR	45'-0"	220'-0"

PARKING	REQUIRED	PROVIDED
TOTAL	143 SPACES **	155 SPACES *
HANDICAP	5 SPACES	6 SPACES

* INCLUDES 8 GARAGE SPACES AND 8 SPACES FOR RESIDENT PARKING IN FRONT OF GARAGES (16 SPACES TOTAL)

PARKING REQUIREMENT CALCULATIONS:

EXISTING DOODLEBUGS CHILD CARE CENTER
 (1 PER 10 CHILDREN, 1 PER EMPLOYEE REQUIRED)
 158 CHILDREN / 10 = 16 SPACES
 25 EMPLOYEES = 25 SPACES
 TOTAL REQUIREMENT = 41 SPACES

RETAIL - 1ST FLOOR OF 2 NEW BUILDINGS
 (1 PER 150 SF REQUIRED)
 5,800 SF NET RETAIL PER BUILDING (11,600 TOTAL)***
 11,600 SF / 150 = 78 SPACE TOTAL REQUIREMENT

MULTI-FAMILY RESIDENTIAL - 2ND FLOOR
 (2 PER UNIT REQUIRED)
 6 UNITS PER BUILDING = 12 UNITS TOTAL
 12 x 2 = 24 SPACES

** ALTERNATE PARKING REQUIREMENT CALCULATION:
 1ST FLOOR OF 2 NEW BUILDINGS =
 70% RETAIL AND 30% MEDICAL OFFICE

RETAIL (1 PER 150 SF REQUIRED):
 11,600 SF TOTAL x 70% = 8,120 SF NET RETAIL
 8,120 SF / 150 = 55 SPACE REQUIREMENT

MEDICAL OFFICE (1 PER 100 SF REQUIRED):
 11,600 SF TOTAL x 30% = 3,480 SF NET MEDICAL OFFICE
 3,480 SF / 100 = 35 SPACE REQUIREMENT

TOTAL ALTERNATE PARKING REQUIREMENT FOR
 1ST FLOOR OF 2 NEW BUILDINGS = 88 SPACES
 (TOTAL SITE REQUIREMENT = 153 SPACES)

*** NET RETAIL SPACE CALCULATION =
 8,050 SF TOTAL FLOOR AREA
 - 1,500 SF GARAGE AREA (25' x 60')
 - 500 SF STAIR ACCESS TO 2ND FLOOR (25' x 20')
 - 250 SF MECHANICAL ROOM (25' x 10')
 5,800 SF NET RETAIL SPACE

No.	Description	Date
1	ISSUED FOR PRELIMINARY TOWN REVIEW	04-01-15

REVISIONS

COBBLESTONE CTR. PHASE TWO
 8580 & 8590 SHERIDAN DRIVE
 COBBLESTONE CENTER, LLC
 20 LOSSON RD, SUITE 215, BUFFALO, NY

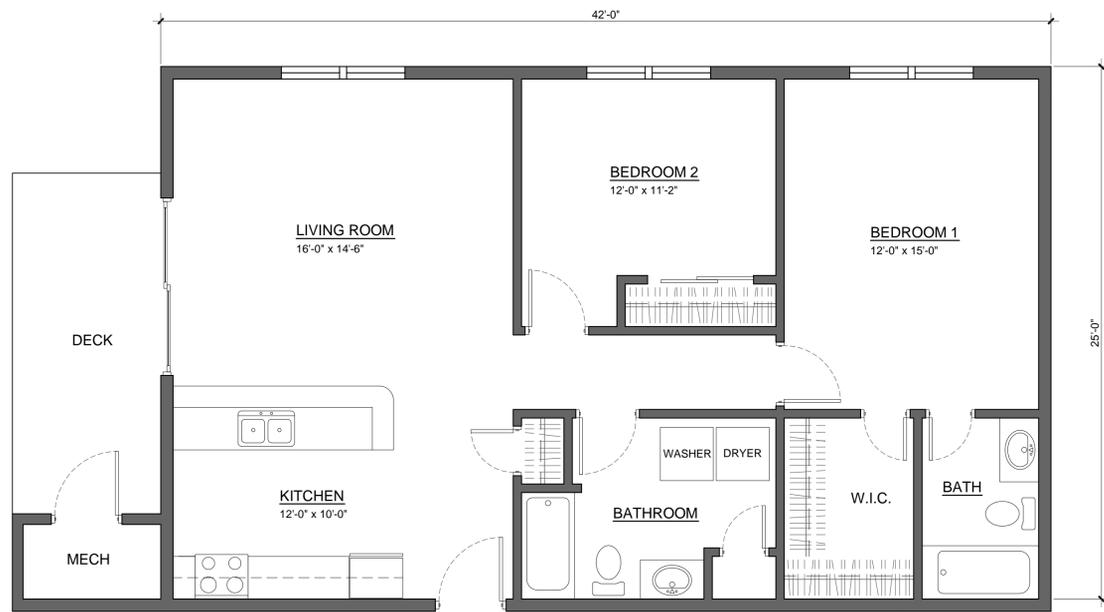
CONCEPT PLAN

LAUER-MANGUSO & ASSOCIATES ARCHITECTS
 4080 Ridge Lea Road
 Buffalo, N.Y. 14228
 (716) 837-0833

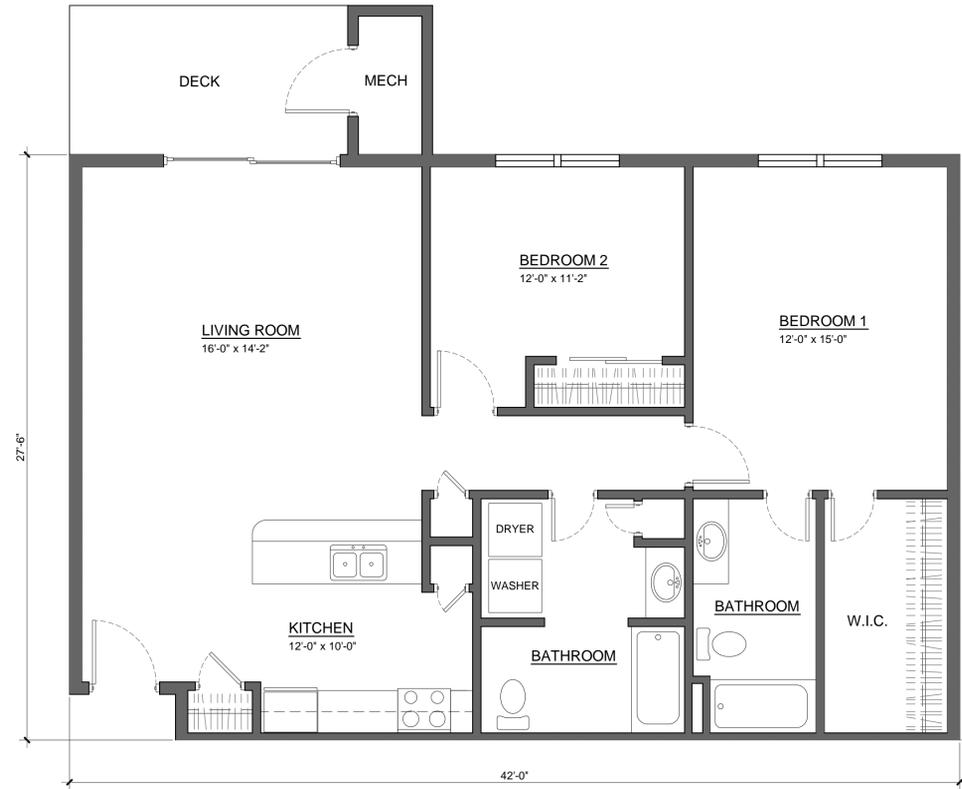
Date: 3/30/15
 Drawn By: RJB
 Checked By: MT, JWM
 Job Number: 07192D
 Drawing No. **C-1.0**

WARNING: It is a violation of Section 7209, Subdivision 2, of The New York State Law for any persons, unless acting under the direction of a Licensed Architect or Professional Engineer, to alter in any way, plans, specifications, or reports to which the seal of a Licensed Architect or Professional Engineer has been applied.

These documents and their contents are the property of Lauer-Manguso and are issued only for the specific project noted on these drawings. Any reproductions, revisions, or modifications of these documents without the expressed written consent of Lauer-Manguso is prohibited by law.



UNIT NO. 3 ①
SCALE: 1/4" = 1'-0"



UNIT NO. 2 & 5 ②
SCALE: 1/4" = 1'-0"



UNIT NO. 1, 4 & 6 ③
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date
△ - REVISIONS		

COBBLESTONE CENTER PHASE TWO

8580-8590 SHERIDAN DR, CLARENCE, NY

COBBLESTONE CENTER, LLC

20 LOSSON RD, SUITE 215, CHEEKTOWAGA, NY

PROPOSED UNIT PLANS



LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4080 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837 - 0833

Date: 04-07-2015 Drawing No. A-1.1
Drawn By: TDB
Checked By: -
Job Number: 07192D

These documents and their contents are the property of LMA and are issued only for the specific project noted on these drawings. Any reproductions, revisions, or modifications of these documents without expressed written consent of LMA is prohibited by law.

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

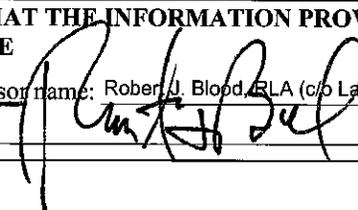
APR -7 2015

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: Cobblestone Center - Phase Two Development			
Project Location (describe, and attach a location map): 8580 Sheridan Drive & 8590 Sheridan Drive (on North side of Sheridan Drive approx. 1/2 mile east of Harris Hill Road)			
Brief Description of Proposed Action: Construction of two 8,050 sf +/- mixed use buildings. Each building will be two stories with a mixture of retail and medical offices on the first floor and multi-family residential on the second floor. Associated site development includes pavements for vehicular access and parking as well as pedestrian circulation, site lighting, landscaping, site grading designed to utilize an existing storm water management system, and connections to an existing on-site utility infrastructure consisting of sanitary sewer (septic/sand filter system), domestic and fire protection water supply, natural gas, electricity and telephone/data.			
Name of Applicant or Sponsor: Cobblestone Center, LLC		Telephone: (716) 668-5111 E-Mail: john@kimilco.com	
Address: 20 Losson Road, Suite 215			
City/PO: Cheektowaga		State: NY	Zip Code: 14227
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 type="checkbox"/> YES <input checked="" 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 Town Board & Planning Board - Site Development Approval, Special Exception Use Permit Clarence Building Department - Building Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.25 acres	
b. Total acreage to be physically disturbed?		2.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.25 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

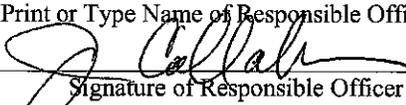
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site 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>Robert J. Blood, RLA (c/o Lauer-Manguso & Associates)</u>		Date: <u>April 6, 2015</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:		
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 TOWN BOARD</u>	_____
Name of Lead Agency	Date
<u>JAMES B. CALLAHAN</u>	<u>DIRECTOR OF COMMUNITY DEVELOPMENT</u>
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

T.B.
mtg
4-22-09

Doodle Bugs requests Development Plan Approval for the construction of a new daycare and office complex at 8574 Sheridan Drive. James Callahan said the location is the north side of Sheridan Drive, west of Meadowbrook consisting of 6+ acres zoned Restricted Business. A Negative Declaration was issued by the Town Board on 4/23/08. A Special Exception Use Permit was issued on 6/11/08. Planning Board has forwarded a recommendation for Development Plan Approval.

Robert Blood, representing Lauer – Manguso and Doodle Bugs Corporation said the project has been before the Town for the last year.

Motion by Councilman Kolber, seconded by Councilman Weiss to adopt the following resolution:

RESOLVED, that the Clarence Town Board grants and approves the request of the applicant, Doodle Bugs/Cobblestone Corporate Center for the construction of a day care facility and office park located at 8574 Sheridan Drive subject to the following conditions:

1. Per the Development Plans dated January 9, 2009.
2. Conditions of the Town Engineer, including foundation design.
3. Landscape approval from the Landscape Committee.
4. Commercial Open Space fees.
5. Conditions as previously established with the Special Exception Use Permit issued on June 11, 2008.
6. Signage is subject to approval of the Sign Review Committee.

On the question, Councilman Casilio asked if the tires were all removed from the site.

The site development manager said they are looking into that right now.

James Callahan said this parcel was included in a previous application for Fox Trace East. At that time a Phase I environmental study and remediation was done and a clean bill of health given to this site at that time.

Mr. Blood said each building will have its own address.

Upon roll call – Ayes: All; Noes: None. Motion carried.

P.B.
mtg
4-15-09

Item 2

Doodle Bugs/Cobblestone Center
Restricted Business

Requests Development Plan Approval for a Day
Care/Office Park complex at 8580, 8584, 8590
Sheridan Drive.

DISCUSSION:

Brad Packard provides the history of the project. This project involves the development of an office park featuring a new day care center and 2 office buildings. The project site is located on the North side of Sheridan Drive, east of Harris Hill Road consisting of approximately 7 acres in the Restricted Business zoning district. This project was originally referred to the Planning Board from the Town Board on February 6, 2008. On April 23, 2008, the project received a Negative Declaration under SEQR as per the Town Board. On June 11, 2008 a public hearing was held regarding a Special Exception Use Permit to allow cumulative structures over 30,000 square feet at the project site and the permit was approved. The Engineering Department has reviewed the plans for development and is comfortable with the plans as presented at this time. The applicant is present this evening and is seeking a recommendation for Development Plan approval. There was public participation noted by Mr. Drinkard and some questions by Planning Board members.

ACTION:

Motion by Al Shultz to **recommend** approval of the development plan for Doodle Bugs at 8580 through 8590 Sheridan Drive per the plans dated February 11th, 2009. Al Shultz notes for the record a major change to the concept plan: elimination of the stone wall at the entranceway, which has been approved by the town landscape committee as previously specified. Gregory Todaro moved to second the motion.

ON THE QUESTION:

Chairman Drinkard noted that all of the things the Planning Board asked for were done, with the exception of the stone wall, which is promised to be done within a reasonable time.

Gregory Todaro	Aye	Richard Bigler	Aye
George Van Nest	Aye	Timothy Pazda	Aye
Gerald Drinkard	Aye	Al Schultz	Aye

P.B. mtg
4-15-09

MOTION CARRIED.

T.B.
mtg
6-11-08

A Public Hearing was held to consider a Special Exception Use Permit for cumulative structures over 30,000 sq. ft. at 8574 Sheridan Drive. James Callahan said the location is the north side of Sheridan Drive, west of Meadowbrook Road consisting of 6.8 +/- acres in the Restricted Business Zone. The applicant is proposing a day care center and office park. Since the day care center exceeds 10,000 sq. ft., a Special Exception Use Permit is required. The Zoning Law states that a Special Exception Use Permit is required for a structure over 10,000 sq. ft. or accumulative structures over 30,000 sq. ft.

Bob Blood, landscape architect and Anthony Insinna, president of Doodle Bugs were present. Mr. Blood said this is a prototype building for Doodle Bugs developed over many years. They have modified the façade to go with the character of other buildings in the town. It will also be the core business on this site. The parking lot lighting will be changed to a more historic looking. Stone walls will line the entranceway.

T.B.
mtg
6-11-08

Councilman Weiss said the stone walls all along the property line would look really nice. Mr. Insinna said they will go as far as they can within their budget. They do include a significant amount of landscaping in their projects.

With no one else speaking to the subject, motion was made by Councilman Casilio, seconded by Councilman Weiss to close the Public Hearing. Upon roll call – Ayes: All; Noes: None. Motion carried.

Motion by Councilman Casilio, seconded by Councilman DiCostanzo to adopt the following resolution:

Be It Resolved that the Clarence Town Board, after a public hearing duly held on June 11, 2008 and after all interested parties being heard, grants a Special Exception Use Permit to the applicant, Doodle Bugs, for the construction of a 10,000 + foot structure for a day care facility and office park located at 8574 Sheridan Drive subject to the following conditions: 1. Commercial open space fees. 2. Per the concept plan recommended by the Planning Board.

On the question, Councilman Kolber suggested Landscape Committee approval. James Callahan said that is part of another approval as the project moves forward. Councilman Weiss said he would really like to see the stone fence. Mr. Insinna said he will try to do as much of it as he can. Councilman Casilio reminded him that it is a fill site and they should be aware of that.

Upon roll call – Ayes: All; Noes: None. Motion carried.

P.B.
mtg
5-7-08

Item 1
Doodle Bugs
Restricted Business

Requests Concept Plan Approval and
Recommendation on Special Exception Use
Permit at 8574 Sheridan Drive.

DISCUSSION:

P.B.
mtg
5-7-08

Jim Callahan provides the history on the project. It is located on the north side of Sheridan Drive, west of Meadowbrook Road. The property consists of approximately 6.5 acres. It was initially introduced to the Town Board on December 19, 2007 and referred to the Planning Board. After thorough review a Negative Declaration under SEQRA was issued by the Town Board on April 22, 2008. The applicant is present.

Robert Blood, of Lauer-Manguso Architects, and Anthony Insinna, owner of the Doodle Bugs Corporation, are present.

Chairman Drinkard said the project elevations have sustained themselves throughout the process. Mr. Blood said the façade is in keeping with the neighborhood. Chairman Drinkard explains that the applicant will need to obtain Landscape Review Committee approval. He also suggests a stacked stone wall.

Mr. Blood describes the sign as a ground mounted internally lit sign that is perpendicular to the road visible from both sides, the site lighting will be off by early or late evening. All the businesses will be on one sign.

Wendy Salvati refers to a letter that was submitted by one of the neighbors; she believes the neighbor's concerns have been addressed.

Anthony Insinna said the day care center closes around 7:00 p.m. and the other office buildings will close around 5:00 p.m. or 6:00 p.m. There may be some Saturday hours for the offices. The garbage disposal pick-up will be worked on and will most likely be during the day. The snow removal is difficult to work with and will depend on when the snow falls.

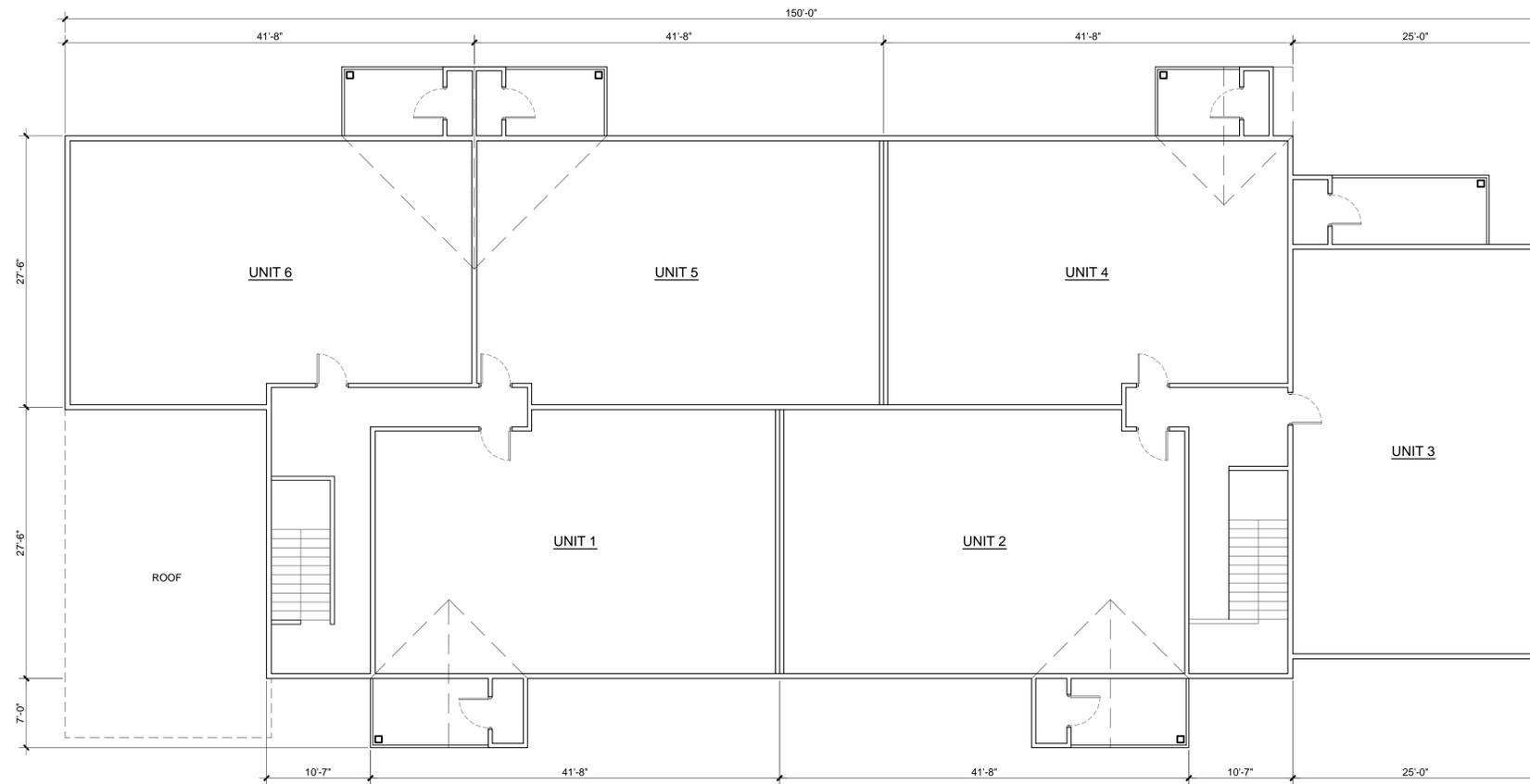
Engineering approval will need to be obtained.

ACTION:

Motion by Jeffrey Grenzebach, seconded by Richard Bigler, to **recommend** Concept Plan Approval for the Doodle Bugs Day Care Center at 8574 Sheridan Drive. The Town Board shall proceed with the Public Hearing with regards to a Special Exception Use Permit.

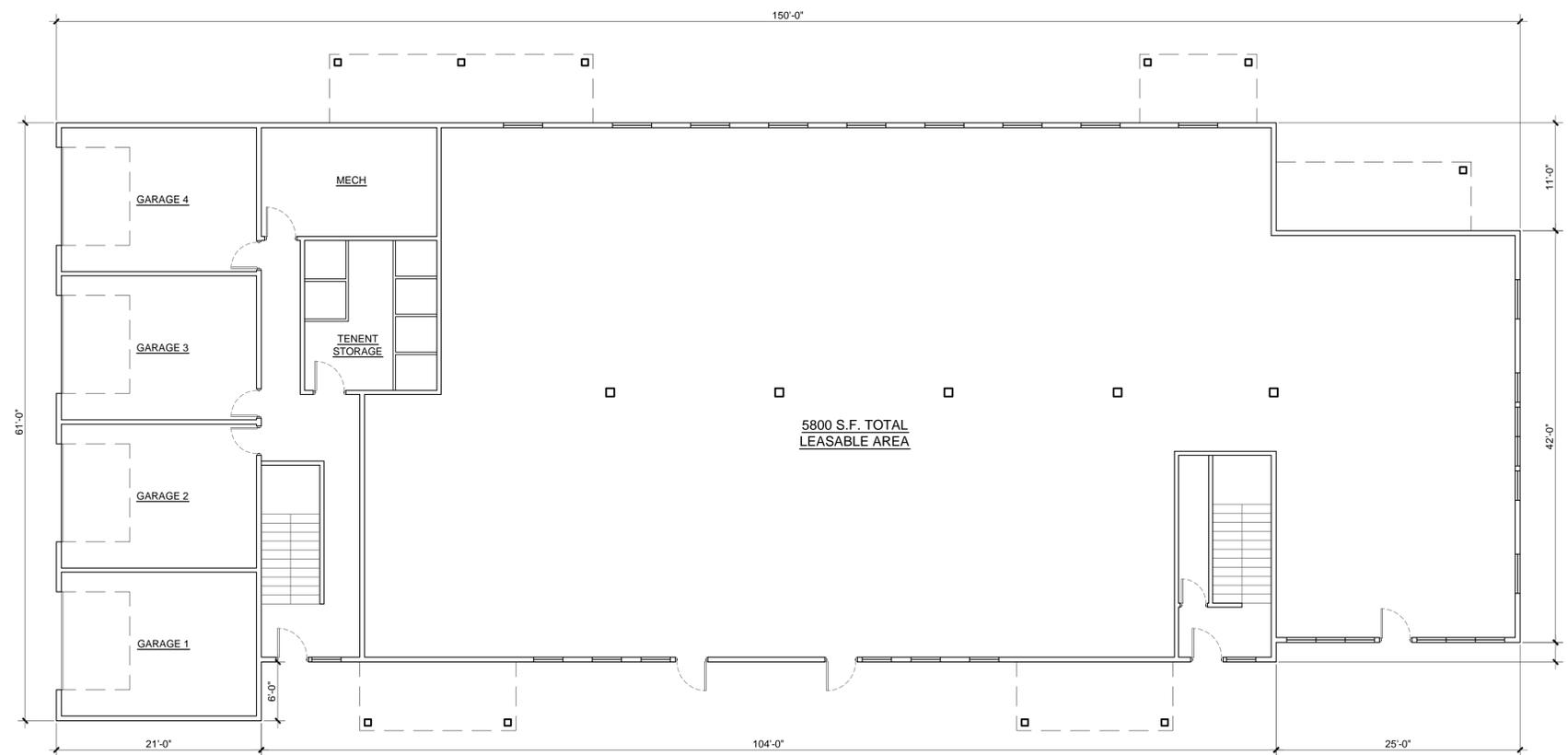
Gregory Todaro	Aye	Albert Schultz	Aye
Richard Bigler	Aye	George Van Nest	Aye
Jeffrey Grenzebach	Aye	Wendy Salvati	Aye
Gerald Drinkard	Aye		

MOTION CARRIED.



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

2



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date
△ - REVISIONS		

COBBLESTONE CENTER PHASE TWO

8580-8590 SHERIDAN DR, CLARENCE, NY

COBBLESTONE CENTER, LLC

20 LOSSON RD, SUITE 215, CHEEKTOWAGA, NY

PROPOSED FLOOR PLANS



LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4080 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837 - 0833

Date: 04-07-2015 Drawing No. A-1.0
 Drawn By: TDB
 Checked By: -
 Job Number: 07192D

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WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

COBBLESTONE MIXED USE COMPLEX

BUILDING #1

SHERIDAN DRIVE, CLARENCE, N.Y.

LMA #07192D 4/14/15



Lauer - Manguso
& Associates Architects

www.lauer-manguso.com

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., CFM
Town Engineer

July 30, 2015

Michael Metzger, P.E.
Metzger Civil Engineering, PLLC
8560 Main Street
Williamsville, New York 14221

Re: Retail Plaza
 5989 Transit Road
 Development Plan Review #4

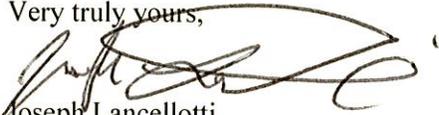
Dear Mr. Metzger:

The Town of Clarence Engineering Department received the development plan information for the above referenced project dated July 20, 2015 and received by this department July 22, 2015. **The Development Plan meets the technical requirements of the Engineering Department and is subject to the conditions below. Additional Town Committee/Board approvals are required for final Development Plan approval.**

1. Private Improvement Permits (PIP's) are required for pavement and curbing, storm drainage and grading and fire protection main prior to any site work.
2. All sheets of the PIP plans are to be wet stamped and signed. Three (3) sets of plans are required to be submitted with the PIP applications.
3. 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.
4. Only approved plan sets bearing the signature of the Town Engineer shall be considered valid plans to be used on site. All sheets of PIP plans to be clearly labeled "ISSED FOR CONSTRUCTION".
5. Full compliance with and all signatory requirements of GP-0-15-002 are required.
6. The Owner/Operator, qualified inspector and contractor certifications, as part of the SWPPP must be signed prior to issuance of PIP's.
7. Please be advised that SWPPP site inspections are required under permit GP-0-15-002 and are the responsibility of the owner/operator to ensure continued maintenance of the stormwater management system. The maintenance agreement required under permit GP-0-15-002 is required prior to certificate of occupancy.
8. A preconstruction meeting is required prior to issuance of PIP's.
9. An acknowledgement letter from the NYSDEC must be provided prior to issuance of PIP's.

Please feel free to contact us should you have any questions

Very truly yours,

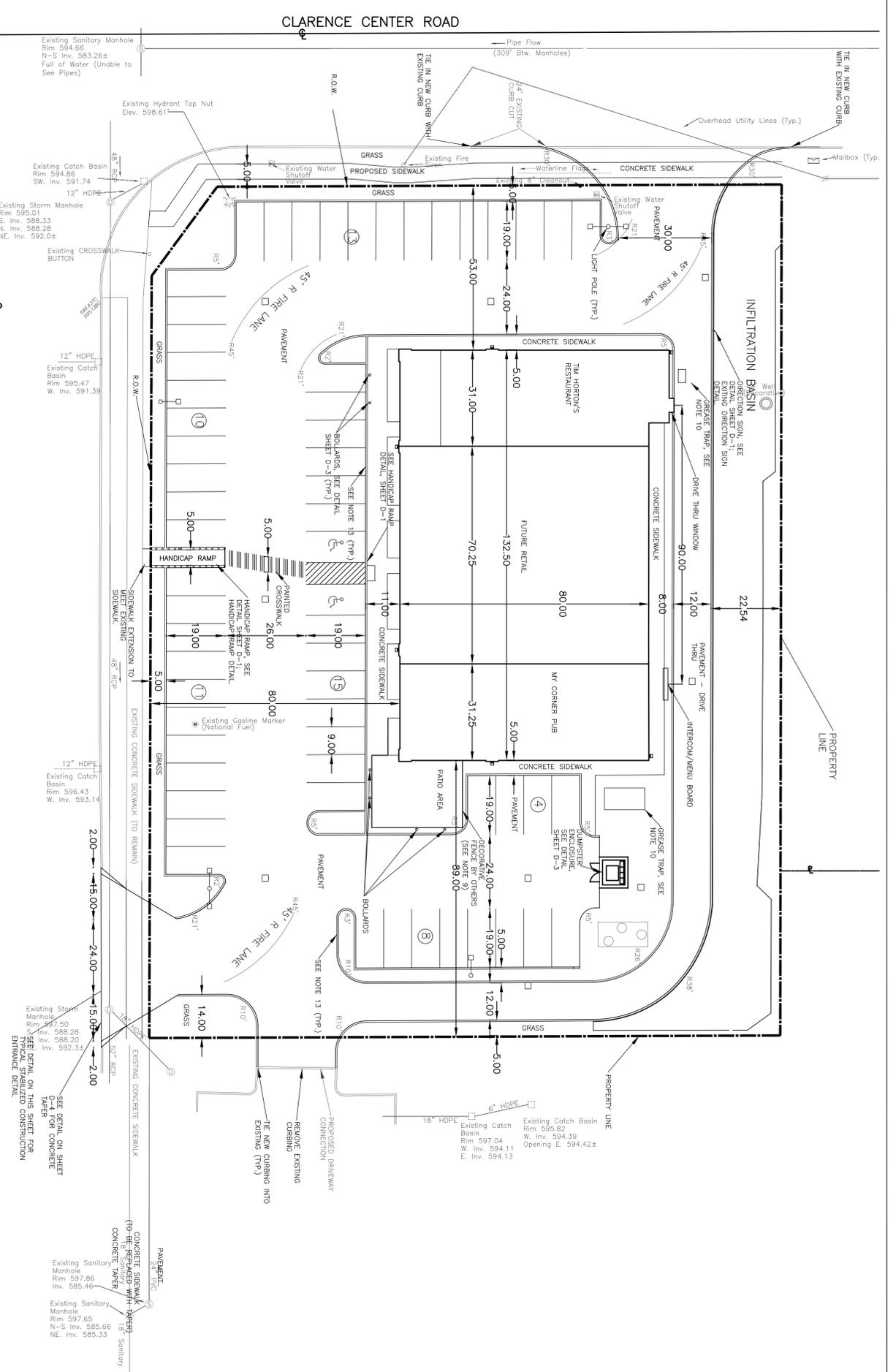


Joseph Lancellotti
Civil Engineer



Timothy M. Lavocat, P.E., CFM
Town Engineer

Cc: James B. Callahan, Director of Community Development
David Metzger, Sr. Code Enforcement Officer, Fire Inspector
Jeff Wilson, Code Enforcement Officer
Phil Silvestri, Silvestri Architects, P.C.
James Dettinger, McGuire Development Co, 560 Delaware Ave, Buffalo, NY 14202
File



- 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, AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIALS INSTALLED WHILE WORKING ON OTHER COMPONENTS.
 5. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
 6. 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.
 7. CONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

9. SEE SHEET A-202 BY SILVESTRI ARCHITECTS, P.C. FOR DETAILS OF DECORATIVE FENCE INSTALLATION.
10. SEE SHEET GTP-1 AND GTP-1 BY METZGER CIVIL ENGINEER FOR DESIGN OF "MY CORNER PUB" GREASE TRAP AND SEE PLANS BY WD PARTNERS FOR DESIGN OF TIM HORTON'S GREASE TRAP.
11. ALL NEW PARKING LOT PAVEMENT SHALL BE ASPHALT UNLESS OTHERWISE SHOWN.
12. REFER TO DETAIL ON D-1 FOR MONOLITHIC CURB AND SIDEWALK INSTALLATION.
13. REFER TO DETAIL ON D-1 FOR CURB INSTALLATION.

NOTES

- 1) BOUNDARY INFORMATION PROVIDED BY SURVEY, LAND SURVEYORS, ALL DIMENSIONS ARE TO PROPERTY SURVEY
- 2) THIS IS NOT A PROPERTY SURVEY

Designed By	KOB
Drawn By	KOB
Checked By	MM
Code File	M 1431
NOTE: UNAUTHORIZED ALTERATION IS A VIOLATION OF SECTION 2009 OF THE EDUCATION LAW	
EDITS PER TOWN COMMENTS	
REVISIONS	
DATE	BY

MEZGER CIVIL ENGINEERING, PLLC
 8560 MAIN ST.
 WILLIAMSVILLE, NY 14221
 PH: 716-633-2801
 FAX: 716-633-2704

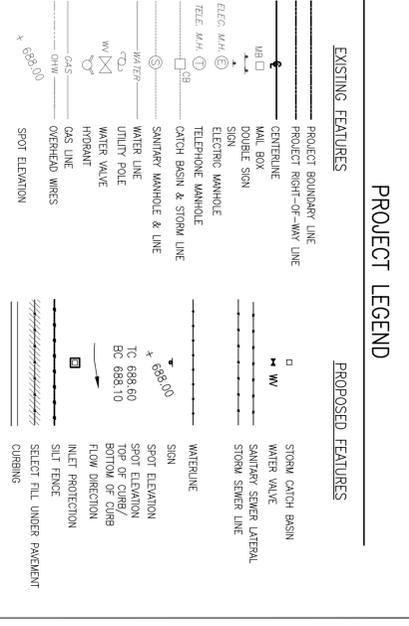


TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

5989 TRANSIT ROAD

SITE AND PAVING PLAN

SCALE	1" = 20'
DATE	JUNE 23, 2015
JOB NO.	M-1431
SHEET NO.	SP-1



SITE DATA

CURRENT ZONING = COMMERCIAL

PROPOSED ZONING = NO CHANGE IN ZONING

TOTAL PROPERTY SIZE = 1.27 ACRES

WETLANDS = NONE

100 YEAR FLOOD PLAIN = NONE

MIN. FRONT YARD SET BACK = 80'

MIN. SIDE YARD SET BACK = 25'

MIN. REAR YARD SETBACK = 25'

PARKING REQUIREMENTS

RETAIL = 1 SPACE PER 150 G.S.F.

5,110 G.S.F./150 = 34 REQUIRED SPACES

TIM HORTON'S DRIVE THRU = 1 PER 3 SEATS

20/3 = 7 REQUIRED SPACES

MY CORNER PUB = 1 SPACE PER 100 G.S.F.

2,965/100 = 30 REQUIRED SPACES

TOTAL SPACES REQUIRED = 71

TOTAL SPACES PROVIDED = 61