

Motion by Councilman Love, seconded by Councilman Sweeney that upon recommendation of the Municipal Review Committee and pursuant to Article 8 of the Environmental Conservation Law, a Negative Declaration is issued on the proposed Wehrle Business Park located at 8080 Wehrle drive. The Unlisted Action involves construction of a 5-lot business park in the Commercial Zone. After a coordinated review with the involved agencies, including the NYSDEC, NYSDOT, Eric County DEP; an archeological investigation and a wetland investigation; and a thorough review of the site plan and environmental assessment forms by the MRC, Planning Board and Town Board, it is determined that the proposed action will not have a significant impact upon the environment. Upon roll call – Ayes: All; Noes: None. Motion carried.

TB  
8-22-  
2001

ITEM II  
Curtwright Development  
Commercial

REQUESTS CONCEPT PLAN APPROVAL FOR A  
PROFESSIONAL OFFICE PARK LOCATED AT  
8080 WEHRLE DRIVE.

DISCUSSION:

PB  
9-5-2001

Bob Reggentine represented the applicant. At the last meeting, the applicant appeared at on June 21, 2000 this item was tabled and sent to Municipal Review Committee, Fire Advisory, and the Traffic Safety Committee for review. They were given a negative declaration for this project. The Planning Board is looking for an access road on this property that would connect to the other existing access roads on properties including Toys R Us, Home Depot, and Transitown Plaza. This would give access to all the businesses between Wehrle Drive and Main Street, and would relieve traffic conditions on Transit Road. Will this be a public road or a private road? It will be a public road. Chairman Frey asked if it would be possible to re-align the road, so it could tie in. Mr. Reggentine will talk to his client to see how he feels, but he is flexible. The State had

requested them to take a look at this. His client would like to know if this project is favorable to the Planning Board before he spends a lot of money on Engineering. A road going through there could create a better situation for his client. This project would be on sewers. Mike Metzger asked Chairman Frey to poll the board to see if this is a reasonable land use, so he is willing to spend money on the plans. He could come back with more detail on where the existing businesses are located, the pond near Home Depot etc. Some type of joint access agreement would have to be put in place. The Board thought it was good land use, but would like to see a more detailed drawing. Traffic would have to be studied. The project is about 800 feet from the corner of Transit Road. The D.O.T. is going to rebuild the intersection at Wehrle and Transit. Joe Floss told Bob Reggentine he might want to call Ken Carlson of the D.O.T. to see if there are going to be State funds available for the access road. Bob Reggentine will come back to the Planning Board with plans showing more detail.

PB  
9-5-2001

**ACTION:**

Motion by Frank Raquet, seconded by Joseph Floss to table this item.

**ITEM II**  
Donald Steinwachs  
Commercial

**ALL VOTING AYE. MOTION CARRIED.**  
**REQUESTS CONCEPT PLAN APPROVAL FOR**  
**BUSINESS PARK LOCATED AT 8080 WEHRLE**  
**DRIVE**

**DISCUSSION:**

Mr. Reggentine re-submitted a plan since the last meeting. He discovered there is already a 50 foot easement in place. This project has already been through the Municipal Review Committee. There are two options for the road - one is totally on Mr. Steinwach's property, and the other one gets into that fifty foot easement that is already reserved for ingress and egress. It could be partly on Mr. Steinwach's property, and partly on the easement. There is a question that Highway Superintendent Ronald Witnauer should comment on - whether he would prefer this to be a private road or a public road. Chairman Frey will talk to him about this, and get his opinion.

PB  
9-19-2001

**ACTION:**

Motion by Reas Graber, seconded by Frank Raquet. The Planning Board recommends concept plan approval to the Town Board.

**ALL VOTING AYE. MOTION CARRIED.**

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

**RECEIVED**  
APR 24 2019  
**ZONING OFFICE**



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

April 24, 2019

Michael Metzger, P.E.  
Metzger Civil Engineering, PLLC  
8245 Sheridan Dr.  
Williamsville, NY 14221

Re: ***Wehrle Business Park***  
***8080 Wehrle Drive***  
***Development Plan Review #7***

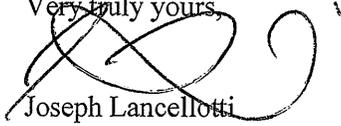
Dear Mr. Metzger:

The Town of Clarence Engineering Department has reviewed the Development Plan information for the above referenced project revised March 5, 2019 and received by this Department April 11, 2019. **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. A preconstruction meeting is required prior to issuance of PIP's.
4. 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.
5. 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 "ISSUED FOR CONSTRUCTION".
6. As-Builts must be provided for all pavement, curbing, storm drainage and grading prior to issuance of final certificate of occupancy.
7. Full compliance with and all signatory requirements of GP-0-15-002 are required.
8. The Owner/Operator, qualified inspector and contractor certifications, as part of the SWPPP must be signed prior to issuance of PIP's.
9. 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.

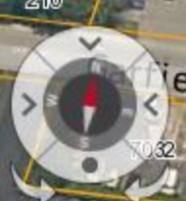
Should you have any questions or require further clarification regarding the review of the above referenced project please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Joseph Lancellotti', written over the typed name.

Joseph Lancellotti  
Civil Engineer

Cc: Timothy Lavocat, P.E., Town Engineer  
James B. Callahan, Director of Community Development  
Jeff Wilson, Code Enforcement Officer  
Donald Steinwachs, Curtwright Development Corp., P.O. Box 369, Buffalo, NY 14240  
File



workspaces

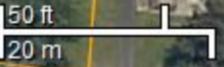
Transit Road (NY 78)

Wehrle Drive (CR 275)

Coventry Green Circle

Coventry Green Circle

Coventry Green Circle



4129 4135

4101

4139

4045

8050

8060

8080

8090

8110

8112

8116

8120

8130

8150

8160

8170

6733

6729

2655

2659

2661

2663

2665

2667

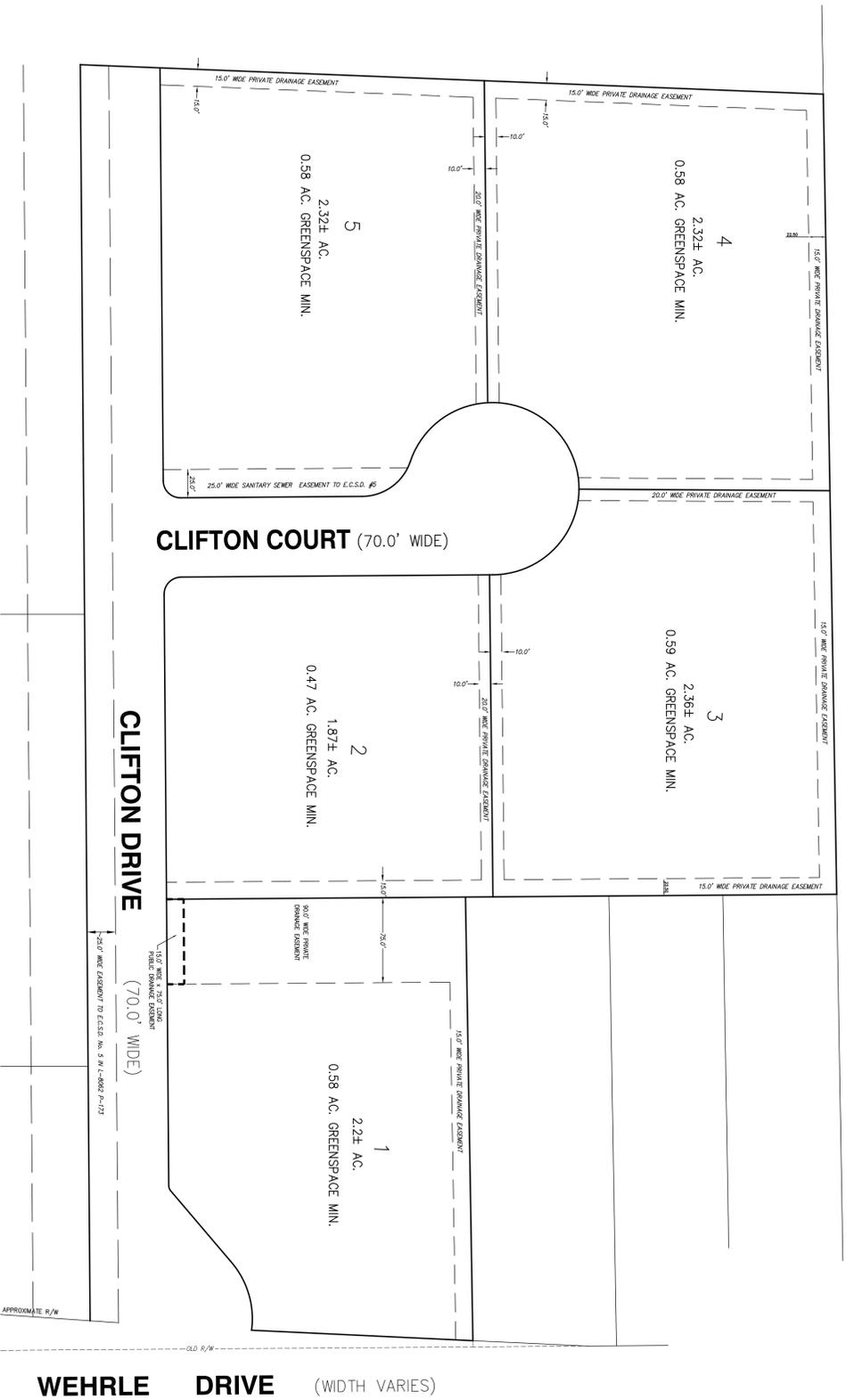
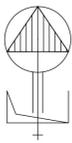
2671

2673

2675

6707

6727



WEHRLE DRIVE (WIDTH VARIES)

# INDEX OF PLANS

## WETTERLE PARK

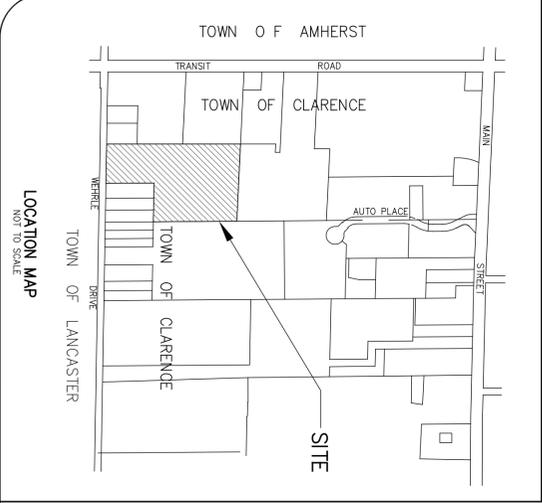
### BUSSTINESSE PARK

BEING PART OF LOT 11, TOWNSHIP 12, RANGE 6  
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	UTILITY/PAVING PLAN
3	SANITARY SEWER AND WATERLINE PROFILES
4	DRAINAGE AND PAVING PROFILES
4A	SANITARY SEWER GENERAL NOTES
5	SANITARY SEWER DETAILS-1
6	SANITARY SEWER DETAILS-2
7	WATERLINE DETAILS-1
8	WATERLINE DETAILS-2
9	DRAINAGE DETAILS
10	HIGHWAY DETAILS
11	EROSION AND SEDIMENTATION CONTROL PLAN
12	STREET LIGHT AND SIGNAGE PLAN
13	BOUNDARY SURVEY/TOPOGRAPHICAL MAP

**TOWN OF CLARENCE ENGINEERING DEPARTMENT PIPE COMMENTS:**

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 WELL STAMPED AND SIGNED.
3. ALL SHEETS OF THE PIP PLANS ARE TO BE SIGNED BY THE ENGINEER PRIOR TO ANY SITE WORK.
4. ALL CONDITIONS OF APPROVAL BY THE ENGINEERING DEPARTMENT AND THE PLANNING BOARD SHALL BE STRICTLY ADHERED TO.
5. 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 IDENTIFIED AS SUCH.
6. AS-BUILTS MUST BE PROVIDED FOR ALL PAVEMENT, CURBING, STORM DRAINAGE AND GRADING PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN REQUIREMENTS OF GP-0-15-002 ARE REQUIRED.
8. THE SWPPP MUST BE SIGNED PRIOR TO ISSUANCE OF PIP'S.
9. 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 SWPPP THROUGHOUT THE LIFE OF THE PROJECT.



TOTAL AREA = 13.90 ACRES  
TOTAL LOTS = 5

NOTE - IT IS A VIOLATION OF SECTION 2000, SUBSECTION 9 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER TO SEAL OR RESEAL THESE PLANS OR ANY PART THEREOF. PROFESSIONAL ENGINEER BR LAMD STEINWACH HAS BEEN APPLIED.

EXTENDED CLIFTON DRIVE ROW	DATE	BY/CHECK
03/05/19	JCM/AMH	AMH/AMM
12/06/18	JCM/AMH	JCM/AMH
11/30/18	JCM/AMH	AMH/AMM
06/20/18	AMH/AMM	AMH/AMM
01/23/18	AMH/AMM	AMH/AMM
10/24/17	AMH/AMM	AMH/AMM
9/19/14	FCC/AMH	FCC/AMH
2/20/14	FCC/AMH	FCC/AMH
2/6/12	FCC/AMH	FCC/AMH
12/19/11	AMH/AMM	AMH/AMM
7/12/11	SSS/AMH	SSS/AMH
4/19/11	SSS/AMH	SSS/AMH

8246 SHERBORN DRIVE  
PH: 716-633-2677  
FAX: 716-633-2764

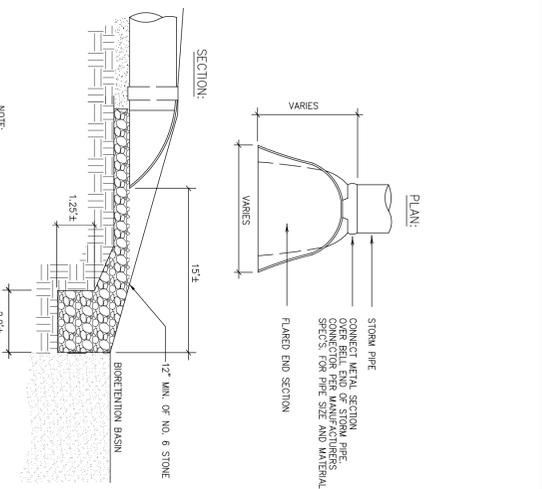
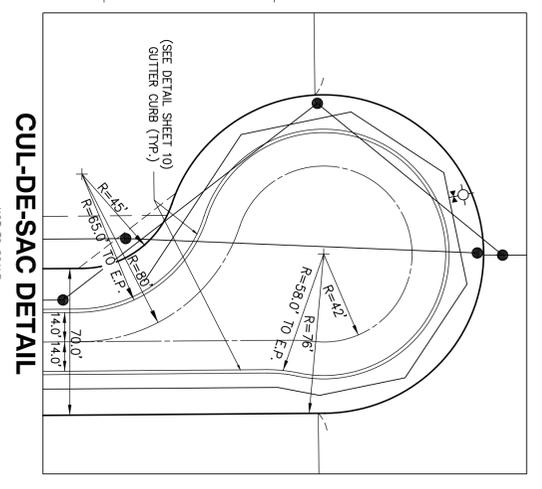
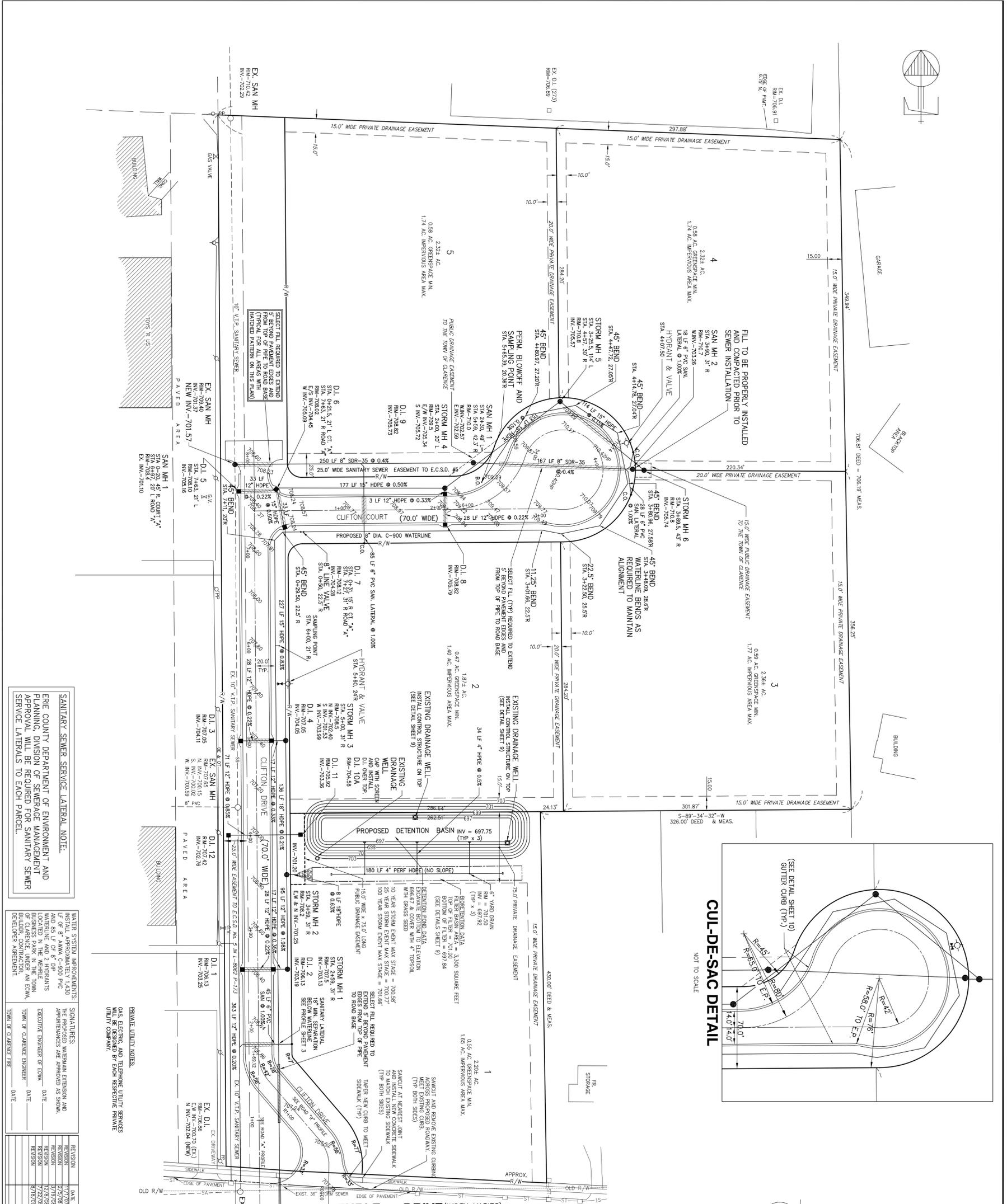
**METZGER CIVIL ENGINEERING, PLLC**  
CIVIL ENGINEERING  
SITE DESIGN  
MUNICIPAL ENGINEERING

NOTE - THIS PROJECT WAS ORIGINALLY DESIGNED BY LAND DESIGNERS & ENGINEERS, P.C. ON 03/04/04 WITH SUBSEQUENT REVISIONS.  
THIS PROJECT HAS SINCE BEEN REVISED BY METZGER CIVIL ENGINEERING, PLLC BEGINNING 01/31/15 AS LISTED ON THE REVISION BLOCKS.

ORIGINAL PLANS PREPARED BY:  
**LAND DESIGN**

DESIGNERS & ENGINEERS P.C.  
6597 SOUTH TRANSIT ROAD - SUITE A  
LOCKPORT, NY 14094-6941  
PHONE: (716) 692-1013 FAX: (716) 692-6941  
www.landdesignpc.com

OWNER/DEVELOPER:  
CURTWRIGHT DEVELOPMENT CORP.  
P.O. 369  
BUTRADO, NEW YORK 14240  
CONTACT: MR. DONALD STEINWACHS  
PHONE: (716) 699-9840



**SANITARY SEWER SERVICE LATERAL NOTE:**  
 ERIE COUNTY DEPARTMENT OF ENVIRONMENT AND PLANNING, DIVISION OF SEWERAGE MANAGEMENT APPROVAL WILL BE REQUIRED FOR SANITARY SEWER SERVICE LATERALS TO EACH PARCEL.

**WATER SERVICE IMPROVEMENTS:**  
 INSTALL APPROXIMATELY 450 LF OF 8" AWWA-C-900 PVC AND 80 LF OF 6" DP VALVES AND 2 HUBBARD WATERLOGIC 2000 BUSINESS PARK IN THE TOWN OF CLARENCE UNDER AN EOWA DEVELOPER AGREEMENT.

**SIGNATURES:**  
 DESIGNER: [Signature] DATE: [Date]  
 CHECKED: [Signature] DATE: [Date]  
 TOWN OF CLARENCE ENGINEER: [Signature] DATE: [Date]

REVISION	DATE	BY
1	12/17/20	AMH/AMH
2	12/17/20	AMH/AMH
3	12/17/20	AMH/AMH
4	12/17/20	AMH/AMH
5	12/17/20	AMH/AMH
6	12/17/20	AMH/AMH
7	12/17/20	AMH/AMH
8	12/17/20	AMH/AMH
9	12/17/20	AMH/AMH
10	12/17/20	AMH/AMH
11	12/17/20	AMH/AMH
12	12/17/20	AMH/AMH
13	12/17/20	AMH/AMH
14	12/17/20	AMH/AMH
15	12/17/20	AMH/AMH
16	12/17/20	AMH/AMH
17	12/17/20	AMH/AMH
18	12/17/20	AMH/AMH
19	12/17/20	AMH/AMH
20	12/17/20	AMH/AMH

**WEHRLE BUSINESS PARK**  
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK  
**UTILITY/PAVING PLAN**  
 SCALE: 1" = 60'  
 DATE: 9/4/20  
 FILE NO: 03406  
 DRAWN BY: RMB  
 CHECKED BY: RMB  
 SHEET 2 OF 13

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
1	12/17/20	AMH/AMH	ADDED SAN SEWER SERVICE LATERAL NOTE
2	12/17/20	AMH/AMH	ADDED WATER SERVICE IMPROVEMENTS
3	12/17/20	AMH/AMH	ADDED SANITARY SEWER LATERAL NOTE
4	12/17/20	AMH/AMH	ADDED SIGNATURES
5	12/17/20	AMH/AMH	ADDED REVISION TABLE
6	12/17/20	AMH/AMH	ADDED PROJECT TITLE
7	12/17/20	AMH/AMH	ADDED CLIENT INFORMATION
8	12/17/20	AMH/AMH	ADDED SCALE AND DATE
9	12/17/20	AMH/AMH	ADDED DRAWING NUMBER
10	12/17/20	AMH/AMH	ADDED SHEET NUMBER
11	12/17/20	AMH/AMH	ADDED PROJECT LOCATION
12	12/17/20	AMH/AMH	ADDED DESIGNER INFORMATION
13	12/17/20	AMH/AMH	ADDED CHECKER INFORMATION
14	12/17/20	AMH/AMH	ADDED TOWN OF CLARENCE INFORMATION
15	12/17/20	AMH/AMH	ADDED ERIE COUNTY INFORMATION
16	12/17/20	AMH/AMH	ADDED PROJECT NUMBER
17	12/17/20	AMH/AMH	ADDED DESIGN DATE
18	12/17/20	AMH/AMH	ADDED PROJECT STATUS
19	12/17/20	AMH/AMH	ADDED PROJECT PHASE
20	12/17/20	AMH/AMH	ADDED PROJECT TYPE



4/28/19

Steve Jacobs

Steven Jacobs Services Inc.

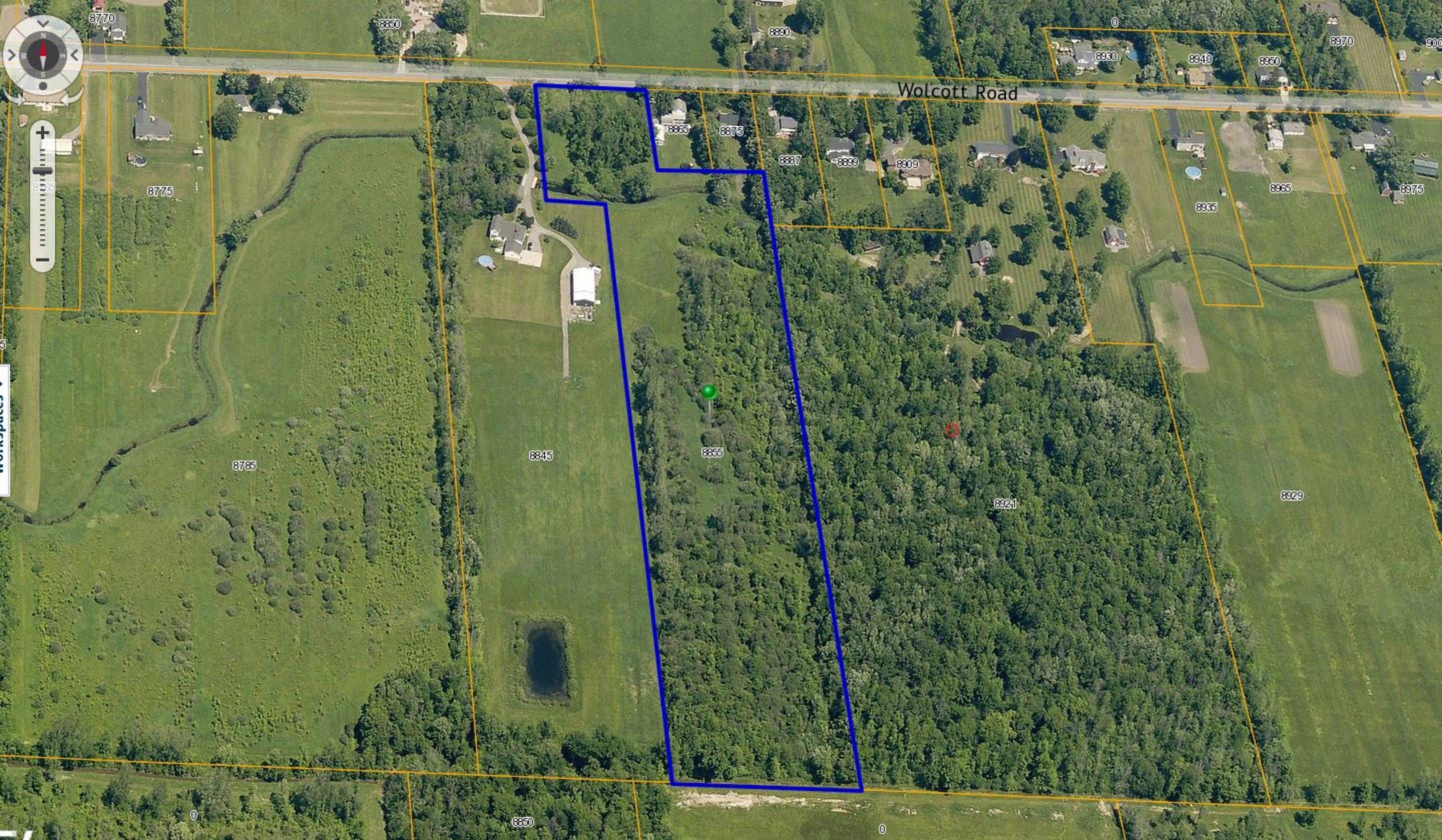
**RECEIVED**

APR 29 2019

**ZONING OFFICE**

Intended purpose for desired property is to have one central location for my residence and also use as home base for my Tree service. I am a full time arborist with a small staff of 1-3 employees. I have been in business for roughly 12 years servicing mostly East Amherst and Clarence residents and business owners alike. My Scope of services offered are tree removal, tree trimming, tree planting and stump grinding. In the winter months we have kept busy by snowplowing in addition to tree work as weather allows. We operate Monday through Friday 8A.M. to about 5P.M. No sales of any type to be made from this location, it will strictly act as both my future home for me both in my personal and business life.





Wolcott Road

8770

8850

8890

0

8930

8940

8950

8970

8900

8775

8865

8875

8887

8899

8909

8935

8965

8975

8785

8845

8855

8921

8929

8850

0

0

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

<b>Name of Action or Project:</b> Clarence Self Storage		
<b>Project Location (describe, and attach a general location map):</b> Goodrich Road & County Road (map attached in the EAF summary report)		
<b>Brief Description of Proposed Action (include purpose or need):</b> The proposed action consists of the construction of ten (10) upscale self storage buildings, all of varying sizes. Two (2) of the corner buildings along County Road will contain a 2-story "tower" feature to create balance as well as create an aesthetically pleasing visual. One (1) storage building will contain a small office, which will be served by municipal water and sanitary sewer lines as well as gas, electric, telecommunications, etc. Additional improvements include asphalt pavement and stormwater management features including a wet detention pond.		
<b>Name of Applicant/Sponsor:</b> Metzger Civil Engineering PLLC on behalf of Schmitt Sales Inc.	<b>Telephone:</b> 716-633-2601	<b>E-Mail:</b> meteng@roadrunner.com
<b>Address:</b> 8245 Sheridan Drive		
<b>City/PO:</b> Williamsville	<b>State:</b> NY	<b>Zip Code:</b> 14221
<b>Project Contact (if not same as sponsor; give name and title/role):</b> Michael J Metzger, PE	<b>Telephone:</b>	<b>E-Mail:</b>
<b>Address:</b> SAME AS SPONSOR CONTACT INFO		
<b>City/PO:</b>	<b>State:</b>	<b>Zip Code:</b>
<b>Property Owner (if not same as sponsor):</b> Schmitt Sales Inc	<b>Telephone:</b> 716-639-1500	<b>E-Mail:</b> mschmitt@schmittsales.com
<b>Address:</b> 2101 St. Rita's Ln		
<b>City/PO:</b> Williamsville	<b>State:</b> NY	<b>Zip Code:</b> 14221

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Planning Board Concept and Development Plan Approval	June 12, 2018
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ECWA RPZ Approval ECHD Septic Approval	January 2020 January 2020
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Stormwater SPDES Construction Permit	January 2020
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYS Heritage Areas: West Erie Canal Corridor	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Industrial Business Park (I)

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Clarence Central School District

b. What police or other public protection forces serve the project site?  
NY State Police & Erie County Sheriff Department

c. Which fire protection and emergency medical services serve the project site?  
Clarence Center Volunteer Fire Company

d. What parks serve the project site?  
Clarence Soccer Park  
Beeman Creek County Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial Self Storage

b. a. Total acreage of the site of the proposed action? 6.90 acres  
b. Total acreage to be physically disturbed? 3.84 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.90 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 3 month 2020 year
- Anticipated completion date of final phase 10 month 2024 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: Market Driven

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 10

ii. Dimensions (in feet) of largest proposed structure: 18 height; 30 width; and 240 length

iii. Approximate extent of building space to be heated or cooled: 600 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: Stormwater quality control

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: Stormwater discharge

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: 0.25 acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Excavation of existing earth to create a "bowl" for a stormwater detention pond.

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 110 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: Erie County Water Authority
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 110 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
  - Will a line extension within an existing district be necessary to serve the project?  Yes  No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No
- If Yes:
- Applicant/sponsor for new district: \_\_\_\_\_
  - Date application submitted or anticipated: \_\_\_\_\_
  - What is the receiving water for the wastewater discharge? \_\_\_\_\_

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):
- On-site wastewater treatment facility

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_
- N/A

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
- \_\_\_\_\_ Square feet or 2.34 acres (impervious surface)
- \_\_\_\_\_ Square feet or 6.90 acres (parcel size)

- ii. Describe types of new point sources. Discharge from a stormwater management pond.

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facility will store and attenuate the stormwater discharge into an on-site drainage ditch that traverses the site.

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

- Will stormwater runoff flow to adjacent properties?  Yes  No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

- ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
5,000 kWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

Local utility company

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 am - 5:00 pm
- Saturday: 7:00 am - 5:00 pm
- Sunday: n/a
- Holidays: n/a

ii. During Operations:

- Monday - Friday: 8:00 am - 5:00 pm
- Saturday: 8:00 am - 5:00 pm
- Sunday: 8:00 am - 12:00 pm
- Holidays: n/a

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Typical construction vehicular noise during development

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Low level lighting on the buildings to be dark sky compliant for customer convenience

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  
\_\_\_\_\_  
\_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ 2 tons per \_\_\_\_\_ month (unit of time)
- Operation : \_\_\_\_\_ 1 tons per \_\_\_\_\_ year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Contractor will recycle materials at their prerogative
- Operation: Owner will recycle materials at their prerogative

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Local refuse hauler to dispose of solid waste generated during construction
- Operation: Local refuse hauler to dispose of solid waste generated during operation

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

---

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): Vacant / brush land

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	2.34	+2.34
• Forested	-	-	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.90	3.06	-3.84
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0.25	+0.25
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: <u>Lawn &amp; Landscaping Areas</u>	0	1.25	+1.25

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

---

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

---

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

---

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

---

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

---

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

---

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >5 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Odessa silt loam	_____	100 %
_____	_____	_____ %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: 0.5-1.5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained: 100 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
*i.* Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 Typical WNY Wildlife \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 Northern Harrier, Upland Sandpiper, Short-eared Owl

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: ERIE014

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No  
 If Yes:  
 i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District  
 ii. Name: \_\_\_\_\_  
 iii. Brief description of attributes on which listing is based: \_\_\_\_\_

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No  
 If Yes:  
 i. Describe possible resource(s): \_\_\_\_\_  
 ii. Basis for identification: \_\_\_\_\_

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No  
 If Yes:  
 i. Identify resource: \_\_\_\_\_  
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_  
 iii. Distance between project and resource: \_\_\_\_\_ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No  
 If Yes:  
 i. Identify the name of the river and its designation: \_\_\_\_\_  
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

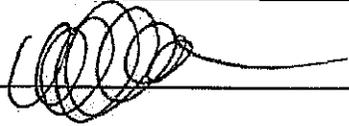
Attach any additional information which may be needed to clarify your project.

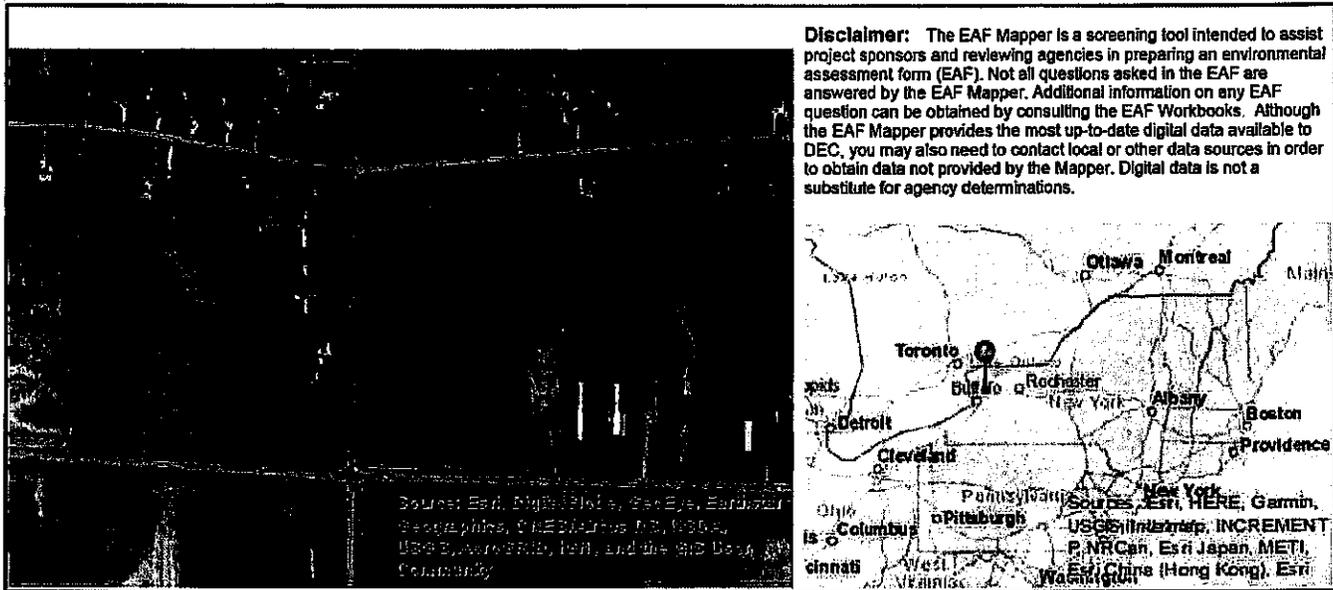
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

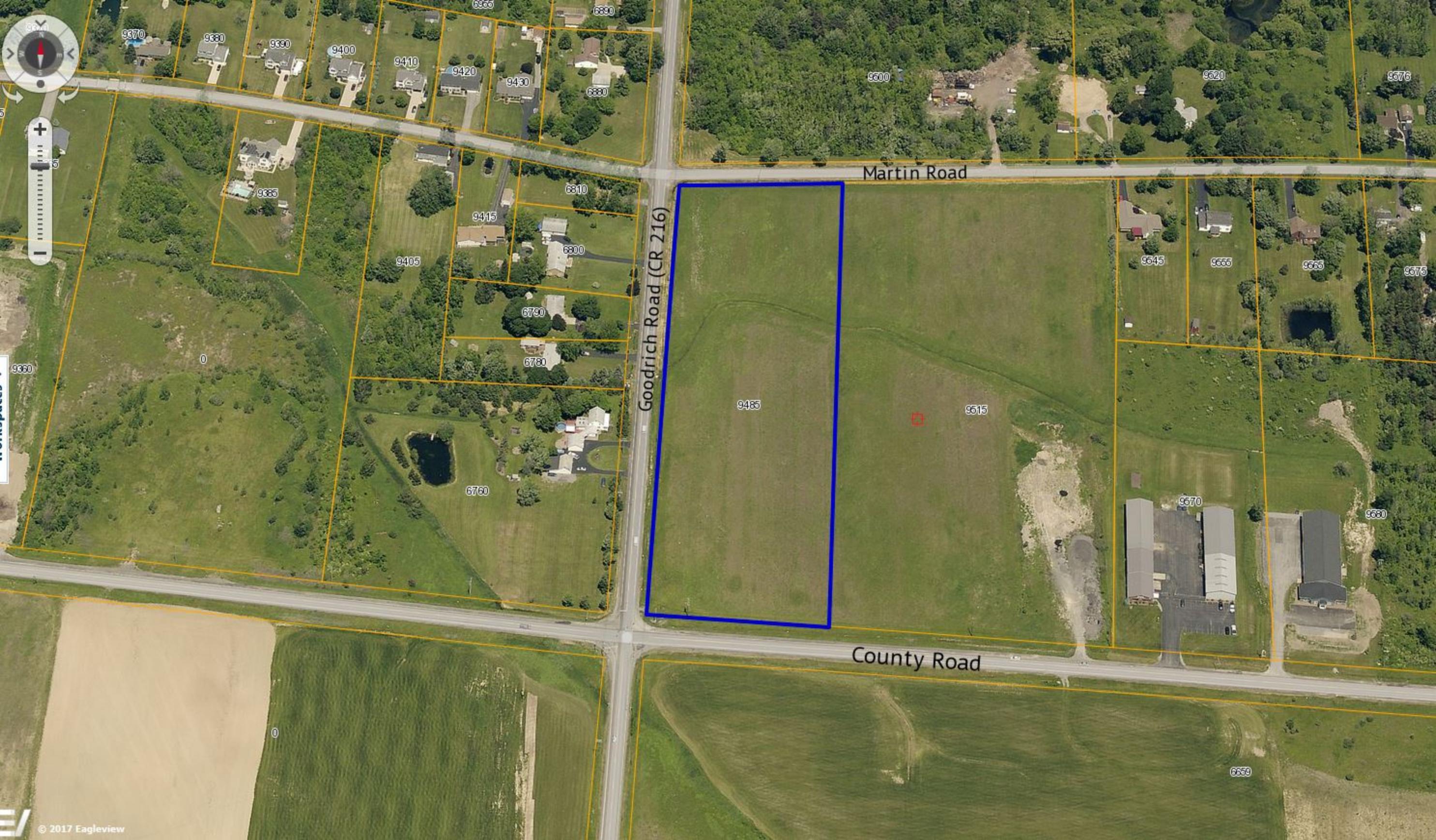
Applicant/Sponsor Name Michael J Metzger, PE Date October 31, 2019

Signature  Title Consulting Engineer



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Northern Harrier, Upland Sandpiper, Short-eared Owl
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ERIE014
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

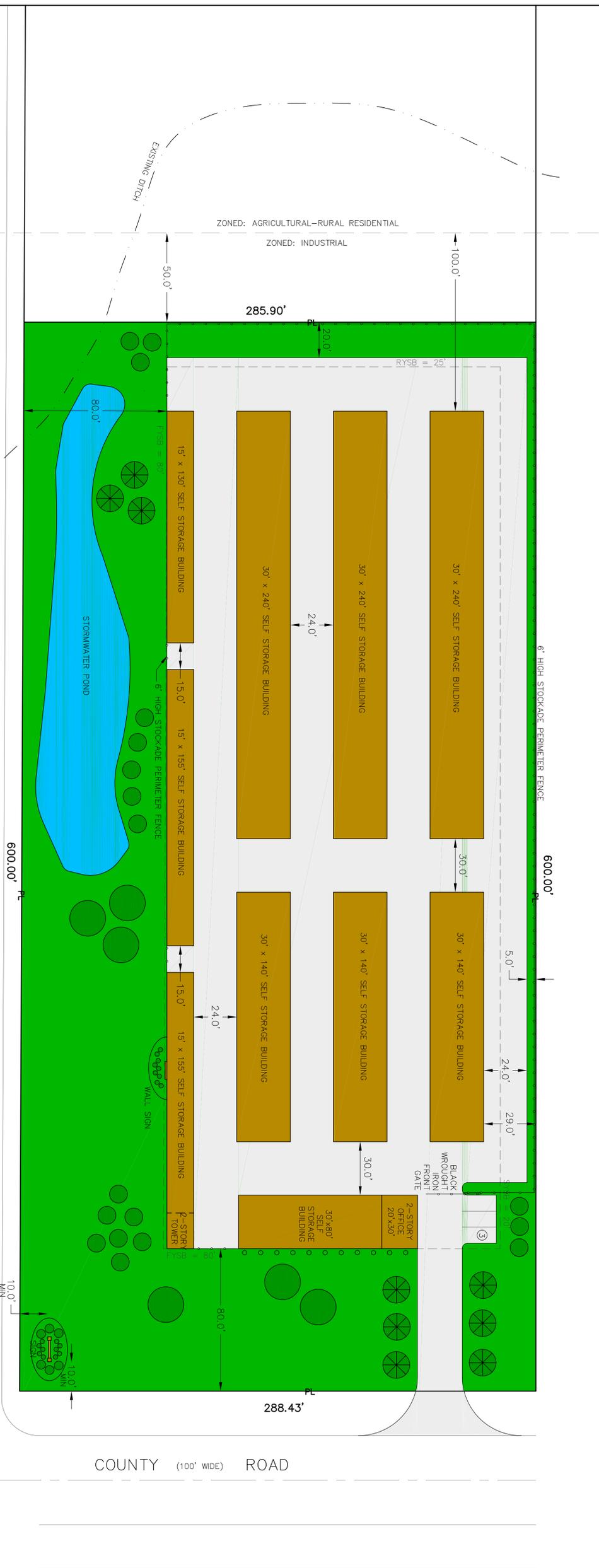


Martin Road

Goodrich Road (CR 216)

County Road

map data



**SITE DATA TABLE:**

CURRENT ZONING:	INDUSTRIAL
MINIMUM LOT AREA:	1.00 ACRES (43,560 SF)
LOT AREA PROVIDED:	3.96 ACRES (172,298 SF)
MINIMUM WIDTH REQUIRED:	125.00'
WIDTH EXISTING:	288.43'
MINIMUM DEPTH REQUIRED:	200.00'
DEPTH PROVIDED:	600.00'
FRONT YARD SETBACK REQUIRED (COUNTY RD.):	80.0'
FRONT YARD SETBACK PROVIDED (COUNTY RD.):	80.0'
FRONT YARD SETBACK REQUIRED (GOODRICH RD.):	80.0'
FRONT YARD SETBACK PROVIDED (GOODRICH RD.):	80.0'
SIDE YARD SETBACK REQUIRED:	20.0'
SIDE YARD SETBACK PROVIDED:	29.0'
REAR YARD SETBACK REQUIRED:	25.0'
REAR YARD SETBACK PROVIDED:	50.0'
SETBACK TO RESIDENTIAL ZONE PROVIDED:	100.0'
MAXIMUM LOT COVERAGE ALLOWED:	75% (BUILDINGS ONLY)
LOT COVERAGE PROVIDED:	25%



**NOTES:**  
 CONCEPT PLAN DEVELOPED FROM BOUNDARY SURVEY COMPLETED BY W.M. SCHULT ASSOCIATES DATED OCTOBER 12, 2017. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	JCM
DRAWN BY:	JCM
CHECKED BY:	JCM
DATE:	01.03.20

**METZGER CIVIL ENGINEERING, PLLC**  
 8245 SHERIDAN DRIVE  
 WILMINGTON, NC 28401  
 PH: 716-633-2601  
 FAX: 716-633-2704

**SELF STORAGE FACILITY**  
 GOODRICH ROAD & COUNTY ROAD  
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

**CONCEPT PLAN**

SCALE: 1" = 30'  
 DATE: FEBRUARY 27, 2019  
 JOB NO.: W1813  
 DRAWING NO.: CP-2



Schmitt  
Self Storage

To whom it may concern,

I Elinor Trapper give Todd Trapper permission to represent me at the town of Clarence board meeting regarding the property that he will be building his house on.

Sincerely,

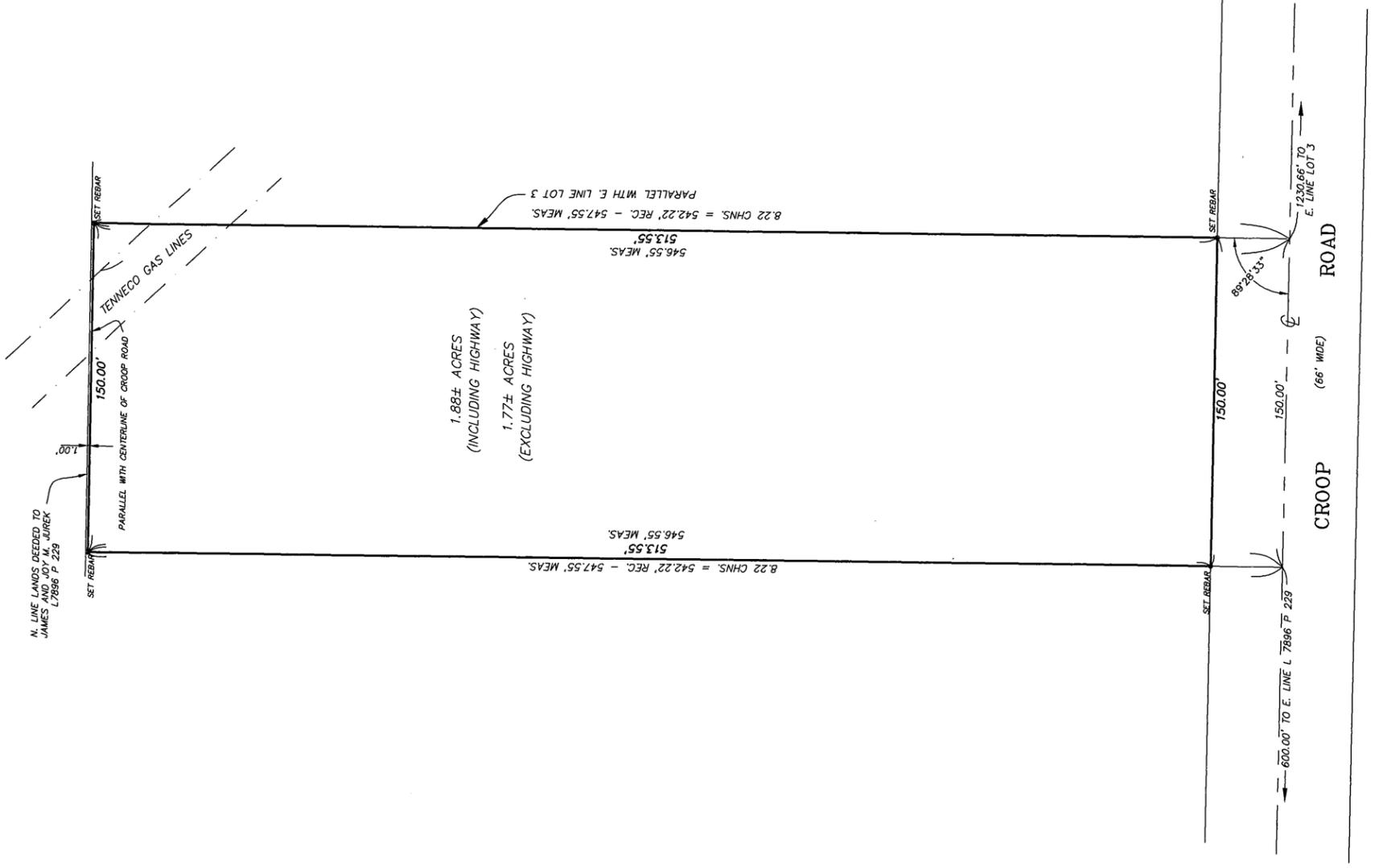
*Elinor Trapper*

**RECEIVED**  
**JAN 22 2020**  
**ZONING OFFICE**

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE  
 • SET OR EX. 5/8" REBAR



NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS PROHIBITED BY SECTION 1705 OF THE NEW YORK STATE EDUCATION LAW.



DATE	REVISION/TYPE

SURVEY OF  
 PART OF LOT 3, SECTION 4, TOWNSHIP 12, RANGE 6  
 HOLLAND LAND SURVEY  
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

**GPI**  
 GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP  
 ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE  
 4890 GENESEE STREET, SUITE 100  
 BUFFALO, NEW YORK 14225  
 (716) 633-4844 FAX 633-4840

Job No. 7983-5 Date: 12/16/2019  
 Scale: 1" = 40' TAX No. 45.00-1-43.1

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Trapper Minor Subdivision			
Project Location (describe, and attach a location map): North side of Croop Road east of Strickler Road			
Brief Description of Proposed Action: Minor Subdivision to create one (1) new lot in the Agriculture Rural Residential Zone. All lots will contain the minimum frontage and lot size to conform to underlying zoning regulations.			
Name of Applicant or Sponsor: Todd Trapper		Telephone: (585) 245-1558	
		E-Mail:	
Address: 6505 Strickler Road			
City/PO: Clarence Center		State: NY	Zip Code: 14032
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 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.77+/- acres	
b. Total acreage to be physically disturbed?		_____ <1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 24+/- 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 checked="" 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"/>
	<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: N/A _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ N/A _____	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: _____ On-site Sanitary Facility per permit from ECHD _____	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Todd Trapper</u>		Date: <u>January 2020</u>
Signature: <u>Todd Trapper, Owner</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 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"/>

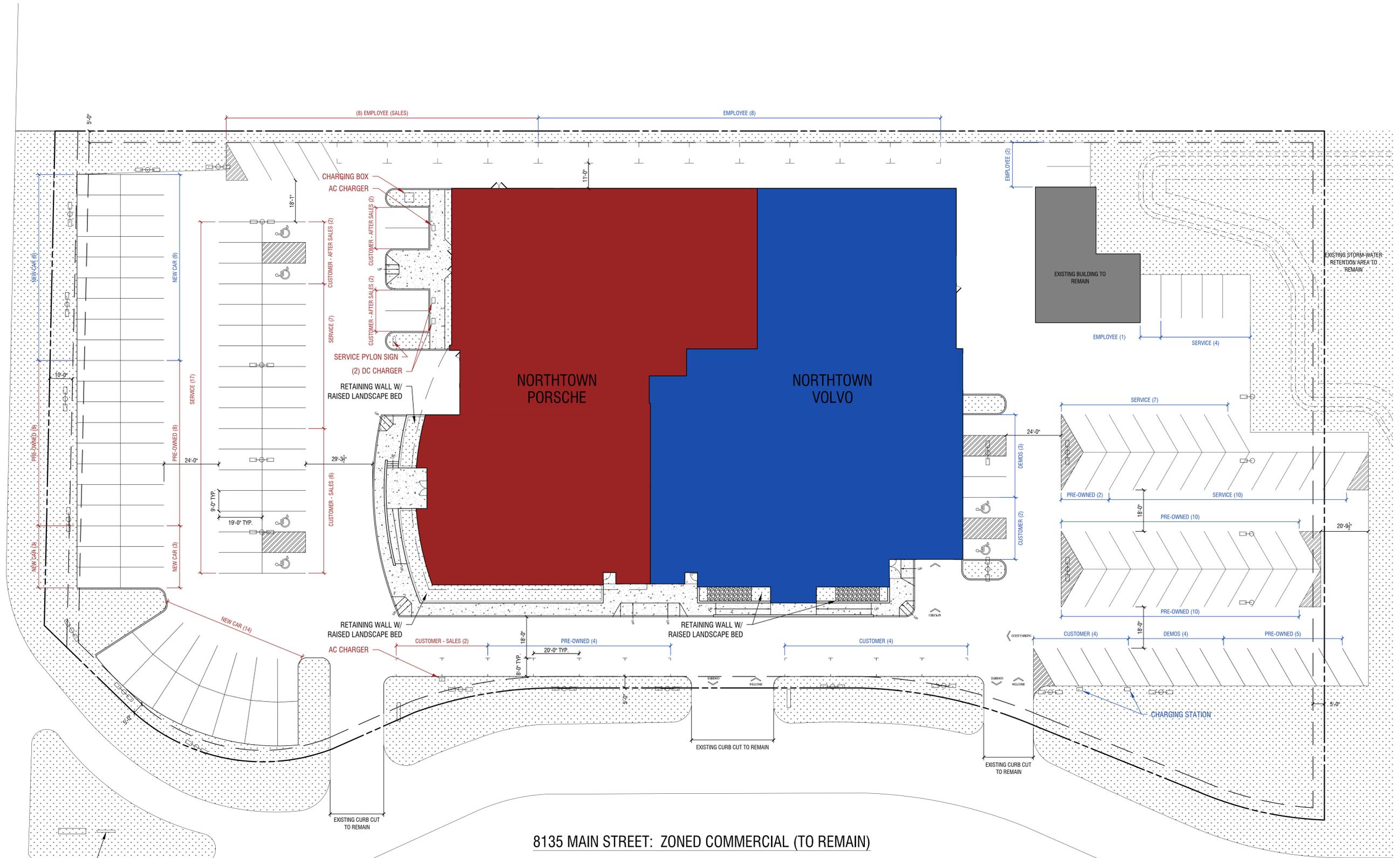
**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.
Town of Clarence Planning Board	December 2019
Name of Lead Agency	Date
Richard Bigler, Vice Chairman	Chairman Town Planning Board
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**



MAIN STREET



8135 MAIN STREET: ZONED COMMERCIAL (TO REMAIN)

PARKING KEY: PORSCHE

PROGRAM	# REQ'D	# PROVIDED
NEW CAR	20	20
PRE-OWNED	8	16
CUSTOMER-SALES	4	8
CUSTOMER-AFTER SALES	2	6
SERVICE	24	24
EMPLOYEE-SALES	8	8
EMPLOYEE-AFTER SALES	11	11
ADDITIONAL INVENTORY	NA	NA

PARKING KEY: VOLVO

PROGRAM	# REQ'D	# PROVIDED
NEW CAR	62	72
PRE-OWNED	29	31
DEMOS	7	7
CUSTOMER	9	10
EMPLOYEE	36	36
SERVICE	21	21

GRAPHIC LEGEND

- CONCRETE WALKWAY
- LANDSCAPE STONE
- LANDSCAPE GRASS/SCHRUBS/TREES



**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*

January 6, 2020

Michael Metzger, P.E.  
Metzger Civil Engineering, PLLC  
8245 Sheridan Dr  
Williamsville, New York 14221

**Re:** *Northtown Porsche & Volvo*  
*8135 Main Street*  
*Development Plan Submittal #5*

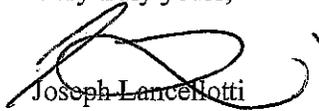
**RECEIVED**  
JAN - 6 2020  
**ZONING OFFICE**

The Town of Clarence Engineering Department received the development plan information for the above referenced project dated December 9, 2019 and received by this department January 2, 2020. **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 "ISSUED FOR CONSTRUCTION".
5. As-Builts must be provided for all pavement, curbing, storm drainage and grading prior to issuance of final certificate of occupancy.
6. Full compliance with and all signatory requirements of GP-0-15-002 are required.
7. The Owner/Operator, qualified inspector and contractor certifications, as part of the SWPPP must be signed prior to issuance of PIP's.
8. 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.
9. A preconstruction meeting is required prior to issuance of PIP's.

Please feel free to contact us should you have any questions

Very truly yours,



Joseph Lancellotti  
Civil Engineer

Cc: Timothy Lavocat, P.E., Town Engineer  
James B. Callahan, Director of Community Development  
David Metzger, Sr. Code Enforcement Officer, Fire Inspector  
Jeff Wilson, Code Enforcement Officer  
Northtown Automotive Companies, 1135 Millersport Hwy, Amherst, NY 14226  
LaBella P.C., 300 Pearl Street, Suite 130, Buffalo, NY 14202  
File



This is a plan of New York State and is subject to the provisions of Article 14-A of the State Constitution. It is intended to show the location of the proposed work and is not intended to show the location of any other work. It is intended to show the location of the proposed work and is not intended to show the location of any other work. It is intended to show the location of the proposed work and is not intended to show the location of any other work.

NO.	DATE	DESCRIPTION
1	07/16/2019	ISSUED FOR PERMIT

Project Number: 214704 (P, 214704-01)

Designer: ARJ

Reviewer: JCB

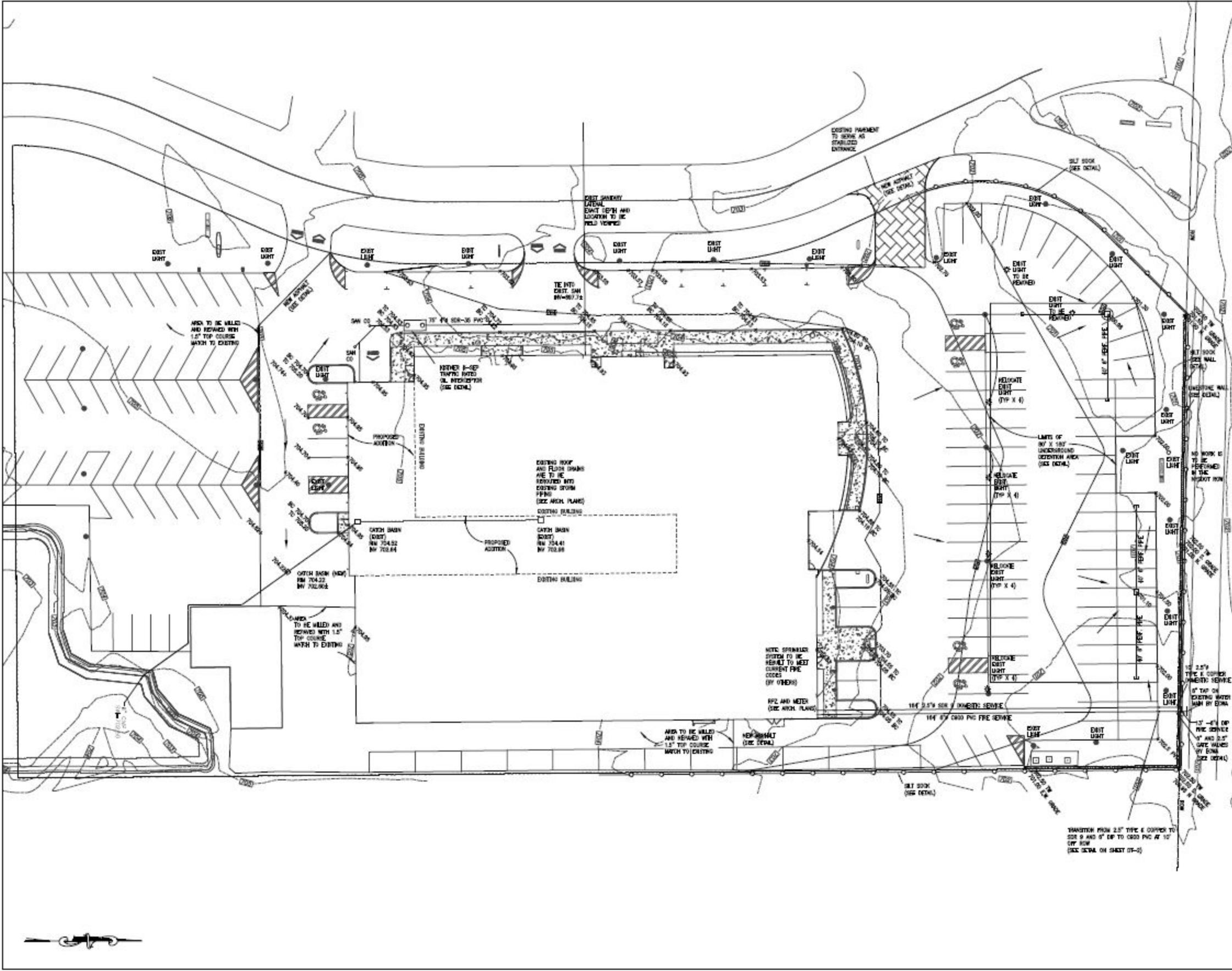
Document: Construction Documents

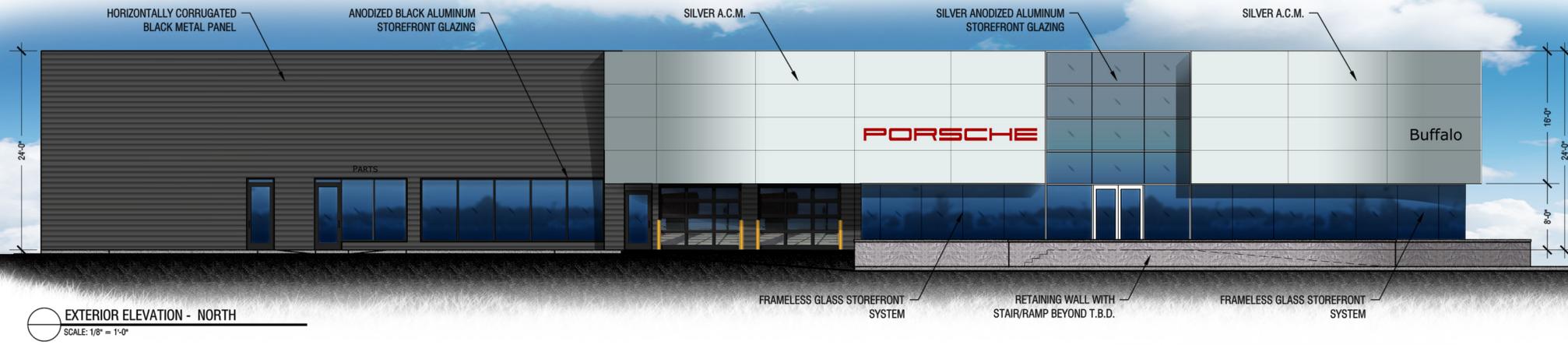
Date: 07.16.2019

Design: [Signature]

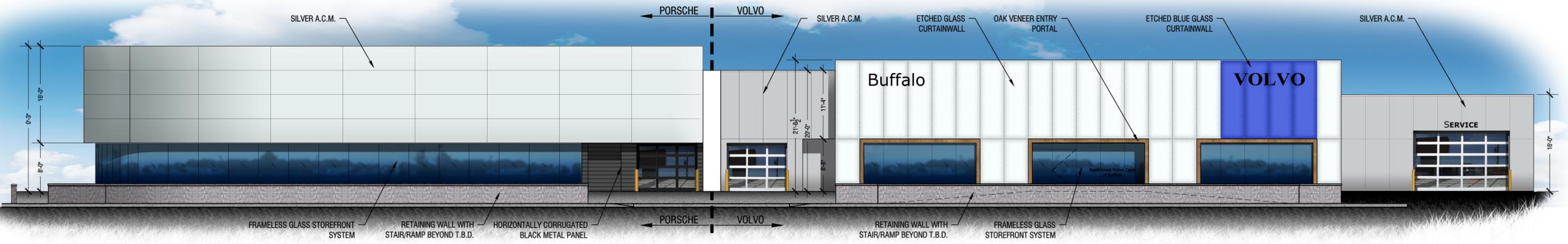
**GRADING, DRAINAGE & ESC PLAN**

SCALE: 1" = 30'





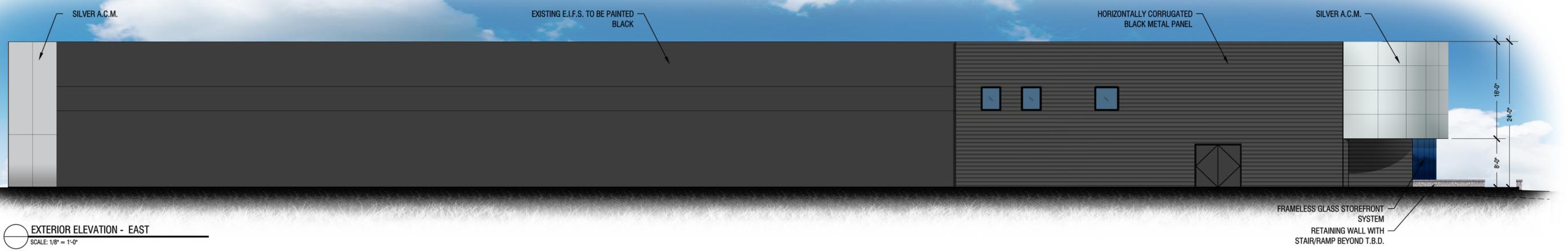
EXTERIOR ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - WEST  
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - EAST  
SCALE: 1/8" = 1'-0"



8203

8201

8155

8161

8137

8185

8175

8171

8135

Auto Pl

8129

8095

Main Street (NY 5)

8180

8166

8150

8120