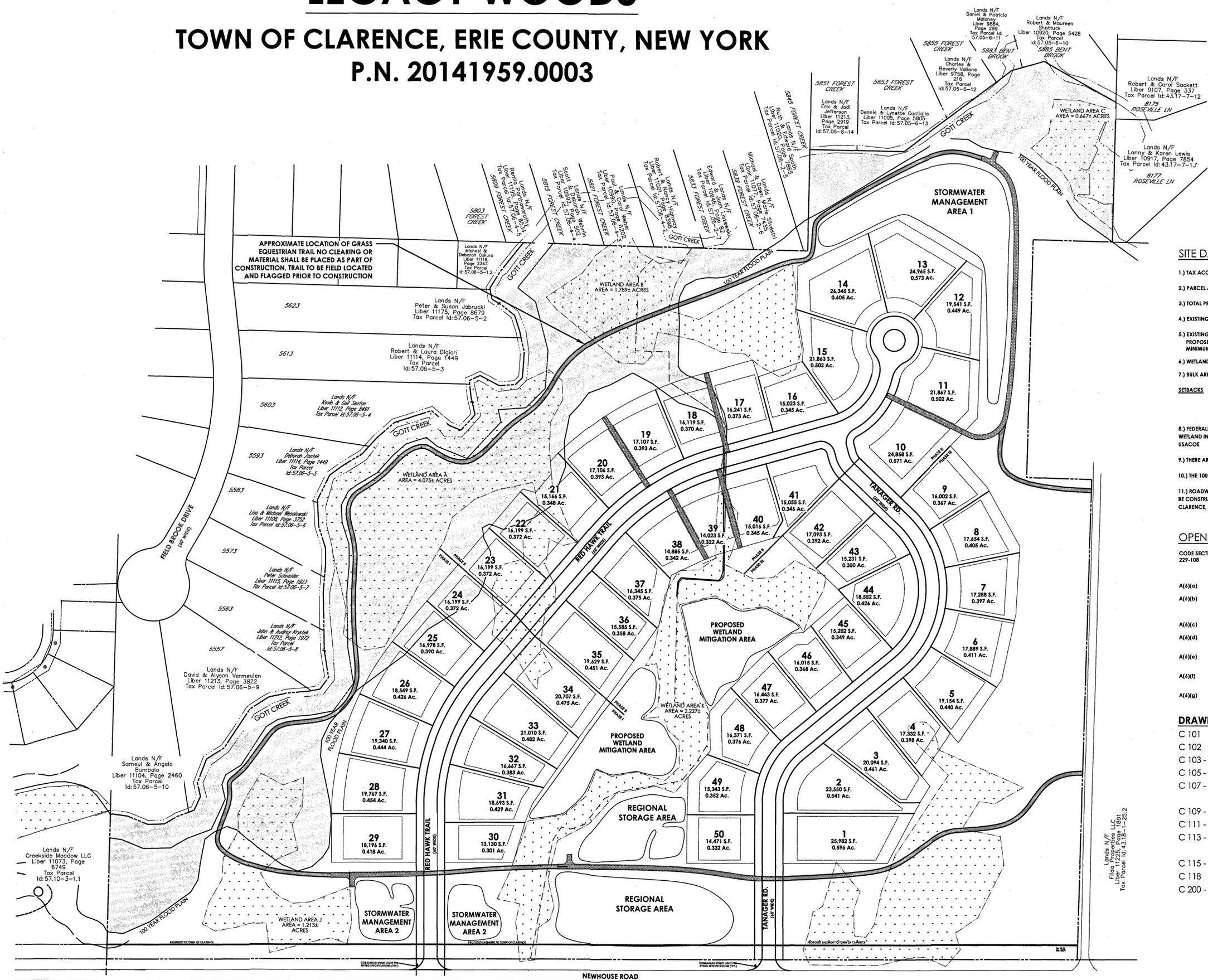
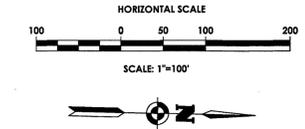


SITE DEVELOPMENT PLANS FOR LEGACY WOODS

TOWN OF CLARENCE, ERIE COUNTY, NEW YORK
P.N. 20141959.0003



SITE DATA:

- 1.) TAX ACCT. NUMBER: 057.06-1-1.11 & 057.06-1-3
- 2.) PARCEL ADDRESS: NEWHOUSE ROAD CLARENCE, NY
- 3.) TOTAL PROPOSED PARCEL AREA: 2,548,297.6 S.F. OR 58.96 ACRES
- 4.) EXISTING ZONING: RESIDENTIAL SINGLE FAMILY
- 5.) EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY HOUSING
MINIMUM LOT SIZE: 50 SINGLE FAMILY LOTS
- 6.) WETLAND DISTURBANCE: 0.97 ACRES
- 7.) BULK AREA REQUIREMENTS:

SETBACKS	PROVIDED
FRONT - 30'	
REAR - 25'	
SIDE - 6.5'	
- 8.) FEDERALLY REGULATED WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE USACOE FEDERAL WETLAND INVENTORY AND HAVE BEEN FLAGGED BY A WETLAND BIOLOGIST AND CONFIRMED BY USACOE
- 9.) THERE ARE NO STATE REGULATED WETLANDS
- 10.) THE 100 YEAR FLOOD PLAIN IS SHOWN IN ACCORDANCE WITH FEMA ELEVATIONS.
- 11.) ROADWAYS, POTABLE WATER, SANITARY SEWERS, STORM SEWERS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST DEVELOPMENT STANDARDS OF THE TOWN OF CLARENCE, ERIE COUNTY AND NEW YORK STATE.

OPEN SPACE DEVELOPMENT

CODE SECTION	TOTAL SITE AREA	SUBTRACTION	REMAINING AREA
229-108	58.17-6-4.1		58.96 AC
A(4)(a)	UTILITIES, EASEMENTS, ROWS	N/A	58.96 AC
A(4)(b)	WATER BODIES, WOODS, WETLANDS FEDERAL WETLANDS BRANCH GOTT CREEK + WOODS	12.2 AC 4.0 AC	46.76 AC 42.76 AC
A(4)(c)	AREAS DEEMED UNFAVORABLE	N/A	42.76 AC
A(4)(d)	PUBLIC STREETS AND ROWS ROW 10% REMAINING AREA	4.3 AC	38.46
A(4)(e)	(MAX # OF DWELLING UNITS) 35.77 AC * 43,560 SF / 20,000 SF		63.7 LOTS
A(4)(f)	15% OF ADJUSTED GROSS FOR MAINTAINED OPEN SPACE	N/A	
A(4)(g)	50% OF GROSS AREA FOR OPEN SPACE	29.48 AC (PROVIDED)	

DRAWING INDEX

- C 101 COVER
- C 102 EX. CONDITIONS AND DEMO PLAN
- C 103 - C 104 SITE PLAN
- C 105 - C 106 UTILITY PLAN
- C 107 - C 108 STORM DRAINAGE & GRADING PLAN
- C 109 - C 110 LANDSCAPING PLAN
- C 111 - C 112 LOT GRADING PLAN
- C 113 - C 114 EROSION & SEDIMENT CONTROL PLAN
- C 115 - C 117 PROFILES
- C 118 SANITARY PROFILE
- C 200 - C 208 DETAILS



Client:
LEGACY WOODS LLC
2150 WEHRLER DR, SUITE 100
BUFFALO, NY 14221
716-580-7208

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1891
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: Matt Newcomb
Designed by: James Ritzenthaler



Revisions

No.	Date	By	Description
1	2/7/19	TJH	TOWN ENGINEER COMMENTS
2	2/20/19	MON	OFFSITE SEWER
3	3/22/19	MON	UPDATED PROFILES

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7201. THESE PLANS ARE COPYRIGHT PROTECTED ©

COVER

LEGACY WOODS

Town/City: CLARENCE
County: ERIE State: New York

Project No: **20141959.0003**

Drawing No.	Sheet No.
C101	1

Scale: **1" = 100'**

Date: **MAY 2018**

Z:\2014\20141959\20141959.0003\DRAWINGS\ENGINEERING\20141959.0003 SITE.DWG 4/17/2019 10:59 AM Matt Newcomb

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



RECEIVED

APR - 2 2019

ZONING OFFICE

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

April 1, 2019

Matt Newcomb, E.I.T., Project Engineer
Passero Associates
224 West Main Street, Suite 100
Rochester, New York 14614

Re: *Legacy Woods Subdivision*
Development Plan Review #4

Dear Mr. Newcomb:

The Town of Clarence Engineering Department has reviewed the development plan information for the above referenced project dated May 2018 and received on February 26, 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. 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 plat acceptance.
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.
10. A street lighting design plan must be submitted, reviewed and approved by the Engineering Department. All streetlights must be installed and be operational within one (1) year of final plat approval.

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,



Joseph Lancellotti
Civil Engineer

Cc: Timothy Lavocat, P.E., Town Engineer
James B. Callahan, Director of Community Development
James Dussing, Highway Superintendent
Kevin Curry, Nidus Development, 1 John James Audubon Pkwy, Amherst, NY 14228
Paul Gross, Code Enforcement Officer
File

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A Public Hearing was held to consider the request for an Open Space Design Overlay on the Legacy Woods Subdivision located on the west side of Newhouse Road, north of Roll Road. Jonathan Bleuer said the proposal is for a 50-lot residential development in the Residential Single-Family Zone. A Negative Declaration under SEQRA has been issued. Concept Plan Approval was given by the Planning Board.

Sean Hopkins, representative and Greg Daniel, applicant were present. Mr. Hopkins said in their efforts to comply with the code, there is 200 feet of frontage along Newhouse Road; and a plan for no impact on the floodway along Gott Creek. They followed the requirements of the Open Space Design Overlay and feel they have addressed each item.

They received a lot of input from the Planning Department and Planning Board resulting in improvements to the overall project. One of the requirements is that 50% of the site must remain open space. These deed restrictions are filed with the Erie County Clerk's Office. They believe this is a dramatic improvement to the previous project with more open space along Newhouse and the Gott Creek corridor.

Mr. Hopkins said the key issue in this project has been drainage. They had to demonstrate that they could meet the stringent stormwater quantity and quality standards before any decisions could be made. If this is approved today, they have to come back for Development Plan Approval including approval of the engineering plans, reports and a stormwater pollution prevention plan.

Mr. Hopkins said the other issue is the drainage shed across Newhouse Road that drains through an 8-inch culvert to Gott Creek. They have designed a system that will handle that as well. This was not included in the previous proposal. The engineering report submitted includes a chart showing the reduction of runoff compared to existing conditions. There will be a dramatic reduction to what there is today.

Mr. Hopkins said they believe they have complied with all of the standards of the Zoning Code. The Planning Board did make a recommendation with seven conditions and his client is fine with those conditions.

Councilman Shear said in regard to the equestrian trail, they understand it was discussed with the proper authorities and it was acceptable.

Mr. Hopkins said a portion of the trail meanders through the Federal Wetlands associated with Gott Creek. The Army Corp of Engineers prevents them from installing a paved path or disturbing the soils. It will remain in its natural state.

Councilman DiCostanzo said the chart mentioned a 60% reduction in the discharge, and he asked how that is accomplished.

Mr. Hopkins said it is stored on site and includes the flow from the other side of Newhouse Road.

Councilman DiCostanzo said we get a lot of flak from people saying that we just want to develop the entire town. It is not always easy to get a project through here. This project in particular has 200 feet of frontage along Newhouse Road that could have been at least four lots. It is a give and take with the developer to get the best project for the Town.

Speaking to the subject:

Ronald Benson, Clarnew Drive said his concern is ground water. He gave the Planning Board pictures of test drills several years ago. The ground water has risen to a foot and a half. He is not necessarily opposed to the project, but he does not want any more water. Putting houses in lowers the absorption. Please do not put anyone in the position to have to deal with water.

Lonny Lewis, Roseville Lane said he would like to back up what the previous speaker said. He has springs of water that have come up in his yard over the years. It is on record with the Town.

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Sean Hopkins said changes have happened over the years and they are now required to do geotechnical testing on the lots as part of the review process. The foundation designs for each home have to reflect the soil conditions of the lot.

With no one else speaking to the subject, motion was made by Councilman DiCostanzo, seconded by Councilman Shear to close the public hearing. Upon roll call – Councilmembers Shear, DiCostanzo and Supervisor Casilio; Noes: None. Absent: Councilman Robert Geiger. Recuse: Councilman Greene. Motion carried.

Motion by Councilman Shear, seconded by Councilman DiCostanzo to approve the following resolution:

RESOLVED, that after a public hearing duly held on May 23, 2018 to consider the request of the applicant, Dr. Greg Daniel, for an Open Space Design Overlay for the Legacy Woods Subdivision, the Clarence Town Board approves the Open Space Design Development located on the west side of Newhouse Road between Roll Road and Clarence Center Road consisting of 50 residential lots, subject to the following conditions:

1. Subject to conveyance of a 30 foot wide easement along Newhouse Road for a future Recreational Trail.
2. Subject to Landscape Committee approval of a final landscape plan to include two trees per lot, minimum.
3. Subject to Open Space and Recreation Fees on a per lot basis.
4. Common areas along the Gott Creek corridor to remain undisturbed with the exception of any on-site wetland mitigation authorized by a permit issued by the United States Army Corp of Engineers.
5. The conditions of all common areas are to be controlled and maintained in accordance with restrictions outlined in a Home Owners Association (HOA) Agreement to be filed in the Erie County Clerk's Office after review and approval by the Town Attorney's Office.
6. Subject to installation of an Equestrian Trail.
7. Subject to the applicant providing the Town a copy of a Wetland Permit as issued by the United States Army Corp of Engineers prior to any land disturbance.

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On the question, Councilman Shear asked if the conditions are acceptable to the applicant. Sean Hopkins said all seven conditions are acceptable to his client.

Upon roll call – Councilmembers Shear, DiCostanzo and Supervisor Casilio; Noes: None. Absent: Councilman Robert Geiger. Recuse: Councilman Greene. Motion carried.

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Dr. Greg Daniel requests a Public Hearing to consider an Open Space Design Overlay for Legacy Woods Open Space Design Subdivision. James Callahan said the location is the west side of Newhouse Road, north of Roll Road consisting of an existing vacant property in the Residential Single Family Zone. There has been a review underway for a major subdivision. The applicant is now seeking an Open Space Design Subdivision.

Sean Hopkins, attorney for the applicant Dr. Greg Daniel were present. Mr. Hopkins said this is a 60 acre project site. The Planning Board issued a Negative Declaration on April 4th, approved the concept plan and recommended approval. Approximately 50% of the site is permanent open space. They will decrease the runoff from the site. This is the best design that has been presented. Dr. Daniel is looking into extending an equestrian trail on this site and will present that plan when completed. They are also looking into incorporating environmentally sensitive amenities such as geothermal, solar, high energy efficient materials, etc.

Councilman Shear asked if there will be covenants in place to require the builders to comply with the environmental amenities.

Mr. Hopkins said they are exploring those ideas and it will depend on the feasibility of those systems.

Motion by Councilman Geiger, seconded by Councilman Shear to set a public hearing for Wednesday, May 23, 2018 at 6:15 p.m. to consider the request of the applicant, Dr. Greg Daniel, for an Open Space Design Overlay for the Legacy Woods Subdivision. Upon roll call – Ayes: Councilmembers Shear, Geiger and Deputy Supervisor DiCostanzo; Noes: None. Recuse: Councilman Greene; Absent: Supervisor Casilio. Motion carried.

Item 1

Dr. Greg Daniel/Legacy Woods Open Space
Design Subdivision
Residential Single Family

Requests an Action under the State Environmental Quality Review Act (SEQRA), Concept Plan Review and a Recommendation for an Open Space Design Subdivision located on the west side of Newhouse Road, north of Roll Road, to the Town Board.

DISCUSSION:

Mr. Callahan provided the background on the project noting that it is located on the west side of Newhouse Road, between Roll Road and Clarence Center Road and consists of approximately 60 acres. The applicant is present seeking an Action under the State Environmental Quality Review Act and Concept Plan Approval. The Town Board will have final approval authority for an Open Space Design on this project.

Chairman Sackett recused himself from this project as his property borders the project site. The appropriate paperwork has been filed with the Town Clerk. Chairman Sackett left the dais. Vice-Chairman Bigler will preside over this portion of the meeting.

Sean Hopkins, of the Law Firm of Hopkins, Sorgi and Romanowski, is present on behalf of the applicant. Matt Newcomb, project engineer from Passero Associates, is also present along with Greg Daniel Jr. Dr. Greg Daniel is out of town. Mr. Hopkins is seeking a Negative Declaration pursuant to the State Environmental Quality Review Act, Concept Plan approval and a recommendation on the pending request for utilization of the Town's Open Space Design Subdivision standards. This project was previously presented to the Planning Board on March 29, 2017. It was also presented to the Town Board on March 8, 2017. There have been changes to the project since last presented. The applicant held an informational meeting with nearby property owners on February 19, 2018. This project was formerly known as the Newhouse Acres Subdivision, that review process began in early 2000's and ended in 2009. At that time the property consisted of 58 lots and was based on Incentive Lots. Open Space Design requires 50% of the site be permanent open space, while Incentive requires only 25%. There were lots shown along the frontage of Newhouse Road. The current plan shows 50 lots, 50% permanent open space on 60 acres of land. An effort has been made to preserve the Gott Creek Corridor in its entirety. They are not proposing any impacts to the 100 year flood plain associated with Gott Creek. As required, the 200' of the site that is closest to Newhouse Road is also designated as permanent Open Space, this is to preserve the rural character of the area. Previously discussed was the possibility, that

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because Dr. Daniel lives next door and there is an equestrian facility there, that an equestrian trail on the site, this is included in the project. When the project comes back for Development Plan the location of the equestrian trail will have been decided. Dr. Daniel has a strong interest in having the homes on this site incorporate environmental amenities such as geo-thermal, solar panels, etc. This project is subject to the mandates of the State Environmental Quality Review Act (SEQRA). The Planning Board has SEQRA obligations which consist of identifying the relevant areas of environmental concern, taking a hard look at those identified environmental areas, and issuing a SEQRA determination supported by a reasonable operation. The applicant has had assistance provided by the Planning Department and the Engineering Department. Prior to considering any approval or SEQRA determination attached to this project the applicant will have to demonstrate that the project will comply with the stringent stormwater quantity and stormwater quality standards as implemented by the New York State Department of Environmental Conservation. The plan does comply with the standards at this point. On March 22, 2018 the Engineering Department said they are satisfied with their review and said the project can move forward to the Planning Board, this review does not constitute approval. The Engineering Department would have to provide their final formal approval of the engineered plans, the Engineers Report and the Storm Water Pollution Prevention Plan.

Mr. Hopkins said in terms of drainage they are providing two (2) on-site storm water management areas for the run-off from impervious surfaces from the applicant's site. There is a large 115 acre watershed located on the east side of Newhouse Road that bisects the project site and goes into Gott Creek, the Engineering Department asked the applicant to provide some storage area on the site to handle this. The applicant has done this. This demonstrates that the applicant will satisfy the storm water quantity standard and will reduce the rate of run-off compared to the existing conditions with no development on the site. Mr. Hopkins went on to explain that the DEC requires that the applicant look at storm events for the following years: 1, 10, 25, 50 and 100 years. Based on the improvements that the applicant is proposing compared to the existing conditions today (with no development on this site) the reduction in the rate of run-off will be 67% during the 1 year storm event, 62% during the 10 year storm event, 61% during the 25 and 50 year storm event, and 58% during the 100 year storm event. This is good news for the property owners on the opposite side of Newhouse Road and for the owners of the property on the contiguous side, the opposite side of Gott Creek. There will be no impacts to the 100 year floodplain associated with Gott Creek.

Mr. Hopkins said in terms of traffic impacts, Passero prepared a traffic impact study. The Town asked the applicant to look at the traffic impacts of the nearby 29-lot Creekwood Subdivision, this was done and included five (5) different intersections within the study area were analyzed. Input was received by Erie County Department of Public Works, since Newhouse Road is a County Road. The analysis demonstrated that there will be no serious degradation in the level of service at any of those five (5) intersections.

The applicant has provided a letter to the Town issued by the New York State Office of Parks, Recreation and Historic Preservation with a no impact determination confirming there are no protected archaeological, cultural or historical resources on the site. Mr. Hopkins said in terms of community character this proposal will not have any potentially significant adverse community character impacts.

Mr. Hopkins referenced wetlands and said when Dr. Daniel purchased the site in 2014 there was an existing jurisdictional determination issued by the Army Corp of Engineers in April 2010. That determination indicated there were only 1.35 acres of wetlands on the project site, however this determination expired in 2015. The applicant retained the services of Wilson Environmental Technologies to go out over the course of 2016 and 2017, they prepared an updated wetland delineation.

That wetland delineation was submitted to the Town, it was also submitted to the Army Corp of Engineers for its review and issuance of a jurisdictional determination. In December 2017 the Army Corp issued a new jurisdictional determination, the wetlands on site have grown dramatically increasing to six (6) wetland areas totaling 12.27 acres, plus the jurisdictional ditch that bisects the site. The current plan shows 0.97 acres of impacts to those Federal Wetlands, which is only 7.9% of that acreage. The remaining 92.1% of the wetland acreage will be permanently preserved. This project will require a permit from the Army Corp of Engineers, that permit application is basically finalized, the applicant is just waiting for a SEQRA determination and then it will be submitted to the Army Corp of Engineers. The Planning Department will be provided a copy of the wetland permit once it is received by the applicant.

Marlana Rice, of 8165 Roseville Lane, said she sent pictures showing the incredible flooding that goes on every year. She has lived her for 21 years and the flooding has continually grown. She understands that the six times augmentation of the wetlands occurred in a four (4) year time. She has a huge yard and nothing can be planted there because it floods so much. It floods so much that Gott Creek changes its course. She is concerned with the buildings when she looks at them in comparison to the areas behind. She said every 20 years there is a new development, so in another 20 years there will be more houses. She has herds of deer go through her yard every night. She is also concerned with the density of the project, how will it impact the schools, the wildlife and who will the Town deal with the 100 year floodplain that may occur in 20 years.

Michael Spiegel, of 5855 Newhouse Road, is concerned with the north entrance of the project site. He does not wish to have the driveway in the front window of his house, he will have headlights on a non-stop basis constantly flash into his windows. This is not what he bought the house for back in 1997. He wishes the driveway could be moved south, near the open rock area would be much more feasible, there are no houses there. He is not against building or development. He also noted that at 7:00-8:00am or 4:00-5:00pm a driver cannot get out onto Clarence Center or Roll Road. Taking a left-hand turn is ridiculous and if there is another 100 cars on Newhouse Road it will be a wait longer than the 15 minutes it is now. Vice-Chairman Bigler asked Mr. Spiegel if the applicant spoke with him about moving the driveway. Mr. Spiegel said he can't tell on the plan if they moved it or not, even if it moved 20' it is still going to be in his windows.

John Fisher, of 5835 Newhouse Road, said the traffic is an issue and since the last meeting last March he has not seen a traffic count meters on the road so he does not know how contemporary that study is. He noted that when the Clarence Center Road bridge was under construction, that traffic being diverted through Newhouse had a very significant impact on getting in and out especially onto Roll Road. Putting an extra 100+ cars on the road without an additional traffic control or a turn lane will have a significant impact. He is also concerned with the effect on drainage back there and the wetlands on the east side of Newhouse Road.

Lonny Lewis, of 8177 Roseville Lane, said his concerns are with the water table and the flooding that has been going on for years and getting worse. There is another creek at the northwest corner of the property that wasn't there when they bought their house 21 years ago. The water table has drastically changed, something is going on under the ground that should be considered. He referred to the comment of the 60% reduction of flood water and said he understands it is because of the run-off that comes from across Newhouse Road. This morning the flooding from the creek in his and his neighbors backyards is up 3' or so because of the rain overnight. He drove to Roll Road and looked at the run-off creek, it had a few inches of water. He does not understand how slowing that down by detention ponds is going to reduce the run-off by 60%, he would like this addressed. Mr. Lewis asked if the construction zone or the bulldozers stop at the lot lines, or is there other clearing that goes on in preparation, and how will

this all be policed? He understands that the DEC protects the creek but a few years ago there was construction downstream and the bulldozers drove right through the creek; it cleared all the brush, the wildlife, everything but the trees. Chairman Bigler explained that NYS Law tells them they can't do anything within a creek.

Mr. Hopkins said the run-off today has been calculated, this is the baseline, DEC regulations say that the applicant cannot increase this baseline. The applicant's plan will reduce the rate of run-off compared to what is there today. The 115 acre area is currently going into Gott Creek, the applicant will detain it and hold it back until after the flood waters pass through the system.

Mr. Newcomb explained the current run-off is 64.4 cubic feet per second, this includes the 115 acres on the other side of the road. After the site is developed the run-off will be reduced to 24.5 cubic feet per second. Ms. Salvati said it is her understanding that the requirements for anyone building any site anywhere, with regards to the stormwater that comes off the site now, when the site is developed it cannot send anymore stormwater off the site above and beyond what was previously going off that site. Mr. Newcomb said that is correct, he goes on to explain that they will not alleviate all the problems of the Gott Creek corridor but they are doing their best with what they have to work with. The Town Engineer has seen the numbers and has concurred.

Mr. Hopkins referred to the growth of the wetlands and pointed out that the previous delineation was from 2007, so the growth was over a ten (1) year period. He went on to explain the reason for the growth is because there was no maintenance on the property, waterways clog up, there is no mowing and the small interspersed wetlands naturally grow. As part of the wetland permitting process there must be mitigation, Dr. Daniel elected to provide that mitigation on site which consists of the creation of 1.54 acres to compensate for the impact of 0.97, once the project is complete there will be more jurisdictional wetlands than there are today.

Mr. Hopkins referred to the density and said this proposal is not denser than surrounding developments. The Open Space Design encourages clustering and the density of this project is .85 lots per acre, there may not be another residential subdivision in Clarence with a lower density. If the applicant simply designed the project based on the Open Space Design standards they could have 60% more lots, they have not done that in recognition of preserving the Gott Creek corridor. They are not building anywhere close to the Gott Creek corridor. There will be clearing limits, there will be no clearing outside the confines of those individual lots. There will be no impacts to the 100 year floodplain. Construction fencing will be used. Nothing will impact the permanent open space.

Mr. Hopkins said in terms how the open space is protected a Declaration of Restrictions must be recorded with the Erie County Clerk's Office. The content and form of the restriction will need to be reviewed by the Town Attorney's Office prior to being recorded. The applicant is required to take the 29+ acres of permanent open space and convey it to an association. An association that needs to be reviewed and approved by the NYS Attorney General's Office. So that area will be owned in common by the future residents, each will have a vested interest in ensuring that the permanent open space is preserved. There are Federal Wetlands and a 100 year floodplain on the site, these cannot be impacted without permits from the Army Corp of Engineers and/or the Federal Emergency Management Agency as well as the Engineering Department.

The driveway location on Goodrich Road was moved approximately 15' to the south so it will not be directly opposite either of the homes at 5855 Goodrich Road or 5845 Goodrich Road. The applicant is willing to engage in a conversation regarding landscaping at the Development Plan stage. The driveway

cannot be moved further because there are wetlands to the north and to the south of that driveway, that central area is where that stormwater and that 115 acre watershed currently crosses.

Mr. Dale referred to the traffic impact this project will have and asked if Mr. Hopkins knows the Level of Service change at either ends of Newhouse Road. Mr. Hopkins said the study showed there was no overall reduction in the Levels of Service at any of the five (5) intersections. The development will increase traffic.

Mr. Buckley asked if all the homes will fall under the same school district. Mr. Hopkins explained the school district boundary bisects the site so some will be in the Williamsville District and some will be in the Clarence District. He went on to say that there were previous discussions with both school districts and neither wanted to allow the other to have the entire area. The schools have the capacity to accept the students plus they want the tax revenue.

Mr. Hopkins said he and Mr. Newcomb appreciate the time and effort that Tim Lavocat and his team put into this proposal.

ACTION:

Motion by Wendy Salvati, seconded by Steven Dale, pursuant to Article 8 of the Environmental Conservation Law to **approve** the Parts 2 and 3 Environmental Assessment Form as prepared and to **issue** a Negative Declaration on the proposed Legacy Woods Open Space Design Subdivision. This Type I Action involves the development of a 50 +/- lot subdivision on 58.96 +/- acres in the Residential Single Family Zone on the west side of Newhouse Road north of Roll Road. After identifying the potential adverse environmental impacts and conducting a thorough review of the submitted site plan, Full Environmental Assessment Form and submitted reports and studies, including coordinated review with archeological, wetland, preliminary stormwater management designs and a traffic impact study being reviewed, it is determined that the project will not have any potential significant adverse impacts upon the environment.

Jeffrey Buckley	Aye	Steven Dale	Aye
Wendy Salvati	Aye	Richard Bigler	Aye

MOTION CARRIED.

Motion by Wendy Salvati, seconded by Steven Dale, to **approve** the Concept Plan as submitted from Passero Associates received in the Planning and Zoning Office on April 2, 2018, subject to the following conditions:

1. Subject to the conveyance of a 30' wide easement along Newhouse Road for a future recreational trail.
2. Subject to Landscape Committee approval of a final landscape plan to include two (2) trees per lot, minimum.
3. Subject to Open Space and Recreation Fees.
4. Common areas along the Gott Creek corridor to remain undisturbed, with the exception of any on-site wetland mitigation authorized by a permit issued by the United States Army Corps of Engineers.

5. The conditions of all common areas are to be controlled and maintained in accordance with restrictions outlined in a Homeowners Association Agreement, to be filed in the Erie County Clerk's Office after review and approval by the Town Attorney's Office.
6. Subject to installation and maintenance of an equestrian trail around the property in the common area.
7. Subject to the applicant providing the Planning Department with a copy of a Wetland Permit issued by the United States Army Corps of Engineers prior to the disturbance of any jurisdictional wetland on or tributary to the site.

ON THE QUESTION:

The applicant understands and agrees to the conditions stated above.

Jeffrey Buckley	Aye	Steven Dale	Aye
Wendy Salvati	Aye	Richard Bigler	Aye

MOTION CARRIED.

Motion by Wendy Salvati, seconded by Steven Dale, to **recommend** to the Clarence Town Board approval of the Legacy Woods Open Space Design Subdivision as per the approved Concept Plan.

Jeffrey Buckley	Aye	Steven Dale	Aye
Wendy Salvati	Aye	Richard Bigler	Aye

MOTION CARRIED.

**State Environmental Quality Review
Negative Declaration
Notice of Determination of Non-Significance**

Date: April 4, 2018

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Clarence Planning Board, acting as the Lead Agency, has determined that the proposed action described below will not have any potentially significant adverse impacts on the environment and as such a Draft Environmental Impact Statement will NOT be prepared.

Project Name: Legacy Woods Subdivision

Project Number: TOC71217

Location of Project: The Project Site consisting of approximately 58.96 acres of land located on west side of Newhouse Road, north of Roll Road. The Project Site is located in the Town of Clarence, Erie County

Lead Agency: Town of Clarence Planning Board

SEQRA Status: Type I Action. The proposed Open Space Design Subdivision is a Type I action pursuant to the Town Clarence's list of Type I actions contained in Section 91-6A of the Clarence Town Code, since it involves the construction of thirty or more residential units to be connected to be serviced by sanitary sewer.

Description of Action: Development of a proposed fifty (50) lot residential subdivision for detached single-family homes on the approximately 58.96 acre Project Site pursuant to the Town's Open Space Design standards contained in Section 229-107 of the Town of Clarence Zoning Code ("Zoning Code"). The required minimum of fifty percent of the Project Site will consist of permanent open space including the entire Gott Creek corridor and the portion of the Project Site within 200 feet of Newhouse Road. The proposed action has been defined broadly to include all proposed site improvements including the fifty (50) residential lots to be developed as detached single-family homes, public roadways, stormwater management improvements, water and sanitary sewer infrastructure, utility lines and connections, impacts to federal wetlands, etc.

The reasons supporting this determination are as follows:

- The Town of Clarence Planning Board has thoroughly evaluated the proposed Concept Plan, the Environmental Assessment Forms, reports and studies including the Traffic Impact Study, Wetland Delineation Report and the Jurisdictional Determination issued by the United States Army Corps of Engineers on December 1, 2017, and with the assistance of the Town's Engineering Department has evaluated the engineered plans, Engineer's Report and SWPPP,

as well as all supporting documentation and meeting minutes associated with the coordinated environmental review of the action pursuant to SEQRA. The thorough evaluation of the identified potential environmental impacts conducted by the Planning Board has demonstrated the project will not result in any potentially significant adverse impacts to the environment for the reasons summarized herein:

Evaluation of Drainage Impacts:

- Early in the environmental review process, the Town advised the Project Sponsor and its engineering firm that preliminary engineered plans and supporting documentation demonstrating the subdivision will not result in adverse drainage or flooding impacts would be needed to be submitted prior to the issuance of a SEQRA determination. During the past several months, Passero Associates, the project engineering firm, communicated and collaborated with the Town's Engineering Department to develop preliminary engineered plans, preliminary drainage calculations and supporting documentation demonstrating the proposed Open Space Design Subdivision will comply with the stringent stormwater quality and quantity standards of the New York State Department of Environmental Conservation ("NYSDEC"), including the need for the stormwater management system to be designed and installed to detain a 100 yr. storm event.
- Stormwater runoff as a result of the proposed Open Space Design Subdivision will be treated in two stormwater management areas, one located on the western portion of the Project Site, which will ultimately discharge into Gott Creek. The second stormwater management area is located on the eastern portion of the Project Site and will discharge into the on-site regulated ditch. Flows from the on-site stormwater management areas will be regulated through outlet structures designed to reduce runoff rates to less than current conditions (pre-development conditions) during storm events including a 100 yr. storm event.
- On March 22, 2018, the Town's Engineering Department indicated that the preliminary engineered plans, etc. were acceptable for purposes of Concept Plan review. The fully engineered plans, Engineer's Report and SWPPP will need to be reviewed and approved by the Engineering Department during the Development Plan stage of the subdivision review process.
- There is an approximately 115 acre off-site watershed on the east side of Newhouse Road which drains to the Project Site through an existing 18" culvert under Newhouse Road. The culvert discharges into a regulated ditch which conveys runoff into Gott Creek. In addition to the proposed stormwater management areas as described above and depicted on the preliminary fully engineered plans, based on input received from the Engineering Department, the Project Sponsor has agreed to create a passive stormwater management area on the Project Site to reduce flows to Gott Creek from the large approximately 115 acre off-site drainage area on the east side of Newhouse Road, that discharges into the Gott Creek from the Project Site. This passive stormwater management area will reduce downstream flows in Gott Creek during storm events by slowing down the rate at which stormwater runoff reaches Gott Creek.

- The summary chart prepared by Passero Associates in its Engineering Report, a copy of which is provided below, comparing the current runoff rates to the post-development rates resulting from the proposed on-site stormwater management system, which includes the construction of the two stormwater management areas described above as well as the creation of the proposed on-site passive stormwater management area, demonstrates the proposed action will result in a reduction of runoff compared to existing rates.

Description	Runoff (cfs)				
	1 Year	10 Year	25 Year	50 Year	100 Year
Existing Drainage Outflow (16)	17.8	64.4	94.5	123.4	158.9
Proposed Drainage Outflow (19)	5.8	24.5	36.8	48.1	66.6
Reduction Provided	67%	62%	61%	61%	58%

- The drainage calculations included in the chart above demonstrate that as a result of the proposed on-site stormwater management improvements, stormwater runoff rates in the post-developed condition will be reduced by approximately sixty (60%) for the defined storm events, including a 100 year storm event.

Evaluation of Floodplain Impacts:

- There is a 100 year floodplain located on the Project Site associated with Gott Creek. The proposed Open Space Design Subdivision has been designed to avoid any adverse impacts to the 100 year floodplain since no structures or fill will be placed within the designated 100 year floodplain.

Archaeology and Cultural Resources:

- The Project Site is located in an area that potentially contains sensitive archaeological resources per the database of the New York State Office of Parks, Recreation and Historic Preservation.
- The Project Site does not contain any protected archaeological, cultural or historic resources as evidenced by the “No Impact” determination letter issued by Ruth L. Pierpont, Director of the New York State Office of Parks, Recreation and Historic Preservation (“SHPO”) on September 13, 2002.

Community Character Impacts:

- The layout reflects a deliberate effort to provide a residential subdivision that will permanently protect a minimum of fifty percent (50%) of the Project Site as Permanent Open Space, including the entire Gott Creek corridor and the Newhouse Road frontage.

- The density of the proposed Open Space Design Subdivision is substantially less than permitted by the existing R-SF zoning classification of the Project Site.
- The proposed Open Space Design Subdivision is consistent with the intent of the Open Space Design standards as set forth in Section 229-107 of the Zoning Code, which states as follows: “The purpose of these open space design development regulations is to enable and encourage flexibility of design and development of land in such a manner as to:
 - A. Preserve open space and natural features;
 - B. Protect important natural resources and sensitive lands;
 - C. Encourage a variety of lot sizes and housing types without increasing the overall density as permitted by the underlying zoning district;
 - D. Encourage residential development that is in harmony with the surrounding character and scenic quality of the Town;
 - E. Encourage creativity and adaptability in the layout of residential lots; and
 - F. Reduce the public long-term costs associated with infrastructure maintenance.
- A thirty foot (30’) wide easement shall be conveyed by the Project Sponsor to the Town of Clarence for a potential future recreational trail along the Newhouse Road frontage of the Project Site.
- The proposed Open Space Design Subdivision will not result in any potentially significant adverse community character impacts.

Traffic Impacts:

- A Traffic Impact Study (“TIS”) was prepared by Passero Associates to evaluate potential traffic impacts associated with the proposed Open Space Design Subdivision. The Traffic Impact Study also took into consideration the projected traffic impacts of Creekwood Meadows Subdivision, a 29 lot subdivision located on the north side of Roll Road just west of Newhouse Road.
- The Traffic Impact Study analyzed and studied the effects of the combined trips from the proposed Open Space Design Subdivision and the Creekwood Meadows Subdivision on the intersection capacity of the following five (5) intersections: Roll Road & Transit Road, Roll Road & Harris Hill Road, Clarence Center Road & Transit Road, Clarence Center Road & Newhouse Road, and Roll Road & Newhouse Road.
- Section 4 of the Traffic Impact Study is titled “Methodology” and states that Passero Associates determined the AM weekday peak hour to be 7:30-8:30 A.M. and the P.M. weekday peak hour to be 4:30-5:30 P.M.

- Utilizing the Institute of Traffic Engineers (“ITE”) Trip Generation Manual, 8th Edition - Single Family Detached Housing (Land Use 210), projected trip generations for the Open Space Design Subdivision and Creekwood Meadows Subdivision were determined as provided in Table on Page 4 of the Traffic Impact Study.
- Section 5 of the Traffic Impact Study consists of the capacity analysis results the intersections of Roll Road & Transit Road, Roll Road & Harris Hill Road, Clarence Center Road & Transit Road, Clarence Center Road & Newhouse Road, and Roll Road & Newhouse Road. The Capacity Analysis results demonstrated the weekday peak travel period traffic volumes from the proposed Open Space Design Subdivision combined with the vehicular trips from the Creekwood Meadows Subdivision will not result in unacceptable Levels of Service at the intersections in the study area.
- The detailed analysis contained in the Traffic Impact Study demonstrates the proposed Open Space Design Subdivision will not result in any potentially significant adverse traffic impacts.

Wetland Impacts:

- Wilson Environmental Technologies conducted the updated wetland delineation of the Project Site in 2016 with additional field work conducted in 2017. The wetland delineation revealed that the previous delineated federal wetlands had expanded into new areas which qualify as federal wetlands. Six (6) areas of wetlands totaling approximately 12.27 acres were identified on the Project Site. The current site wetlands were boundary verified by the USACE and a Jurisdictional Determination was issued by the USACE on December 1, 2017 (DA No. LRB-2016-00745).
- The proposed wetland impacts resulting from the proposed Open Space Design Subdivision are limited to 0.97 acres (7.9% of the 12.27 acres of wetlands), consisting primarily of wet meadow and scrub/shrub wetland. The balance of the federal wetlands, consisting of 11.30 acres (92.1% of the federal wetlands) will be avoided as a result of the Project Sponsor’s effort to minimize impacts to federal wetlands.
- As mitigation for the proposed impact to a portion of the federal wetlands on the Project Site, the Project Sponsor is proposing to construct approximately 1.54 acres of mixed habitat wetlands on the Project Site in an area adjacent to Wetland Area K.
- The Project Sponsor shall be required to obtain a wetland permit from the USACE for the proposed impacts to a portion of the federal wetlands on the Project Site.
- The proposed Open Space Design Subdivision will result in the preservation of (92.1% of the on-site federal wetlands) and the proposed limit impacts to the on-site federal wetlands is not a potentially significant adverse environmental impact.

Other Impacts:

- No impacts to threatened or endangered species are identified.

- No impacts to agriculture lands are identified.
- The layout of the proposed Open Space Design Subdivision provides two (2) means of ingress and egress onto Newhouse Road as required by Appendix D of the Fire Code of the State of New York for a residential subdivision consisting of thirty (30) or more lots. The layout also complies with the more restrictive standard contained in 191-27B(8) of the Town of Clarence Subdivision Regulations requiring a second means of ingress and egress for a residential subdivision consisting of more than twelve (12) single-family residential lots.

Complete and thorough review of the proposed action was completed by the Planning Board, the Town's Department of Planning & Zoning, the Town's Engineering Department as well as involved agencies to reach the determination of non-significance.

The Town of Clarence Planning Board formally issues a Negative Declaration on this action as of April 4, 2018.

All facts and findings of this review are on file at the Town of Clarence Planning and Zoning Department, One Town Place, Clarence, New York 14031. These files may be examined by the public between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday. Written comments may be submitted to the Director of Community Development.



Jonathan Bleuer, Assistant Director of Community
Development, Department of Planning and Zoning

For further information contact:

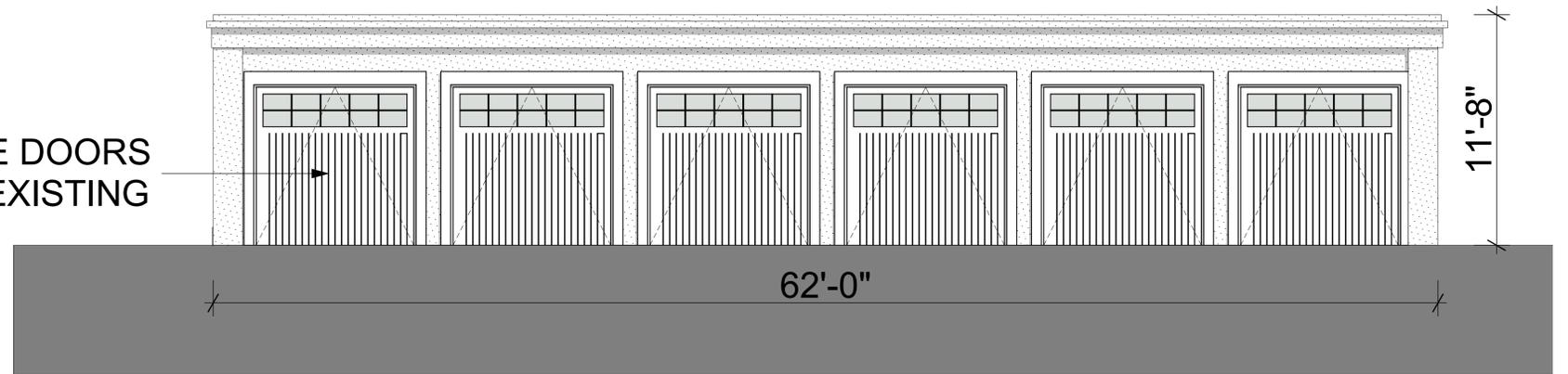
Mr. James Callahan or Jonathan Bleuer at the Planning and Zoning Department (716) 741-8933



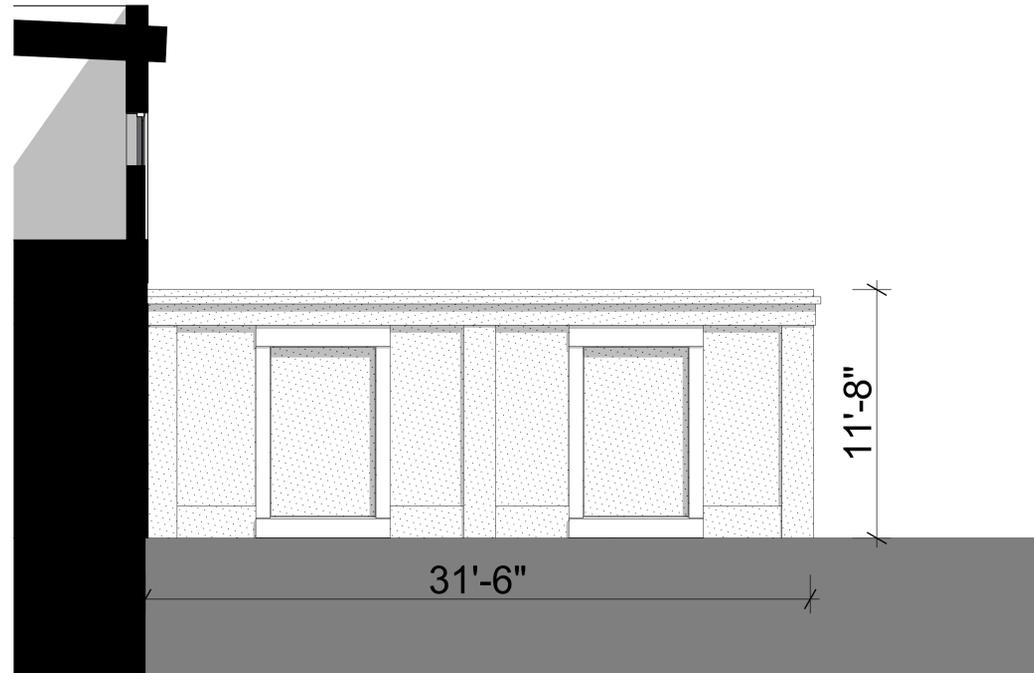
PROPOSED GARAGE



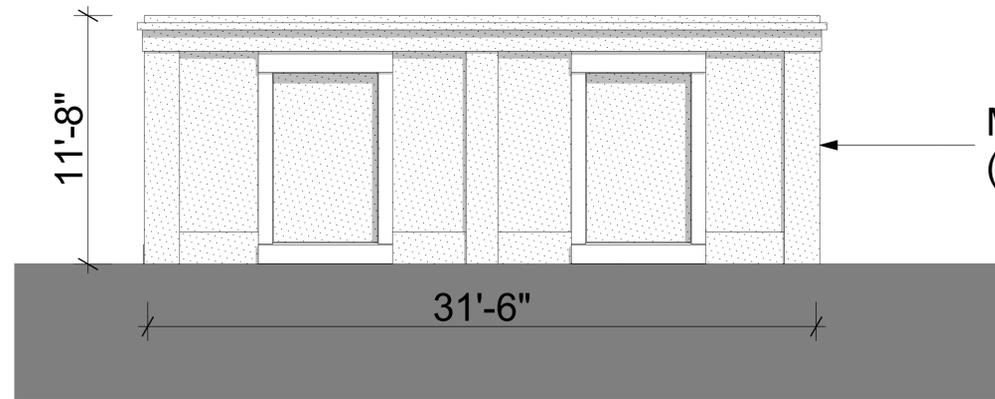
WOOD GARAGE DOORS
TRIM & DETAILS TO MATCH EXISTING



EAST ELEVATION

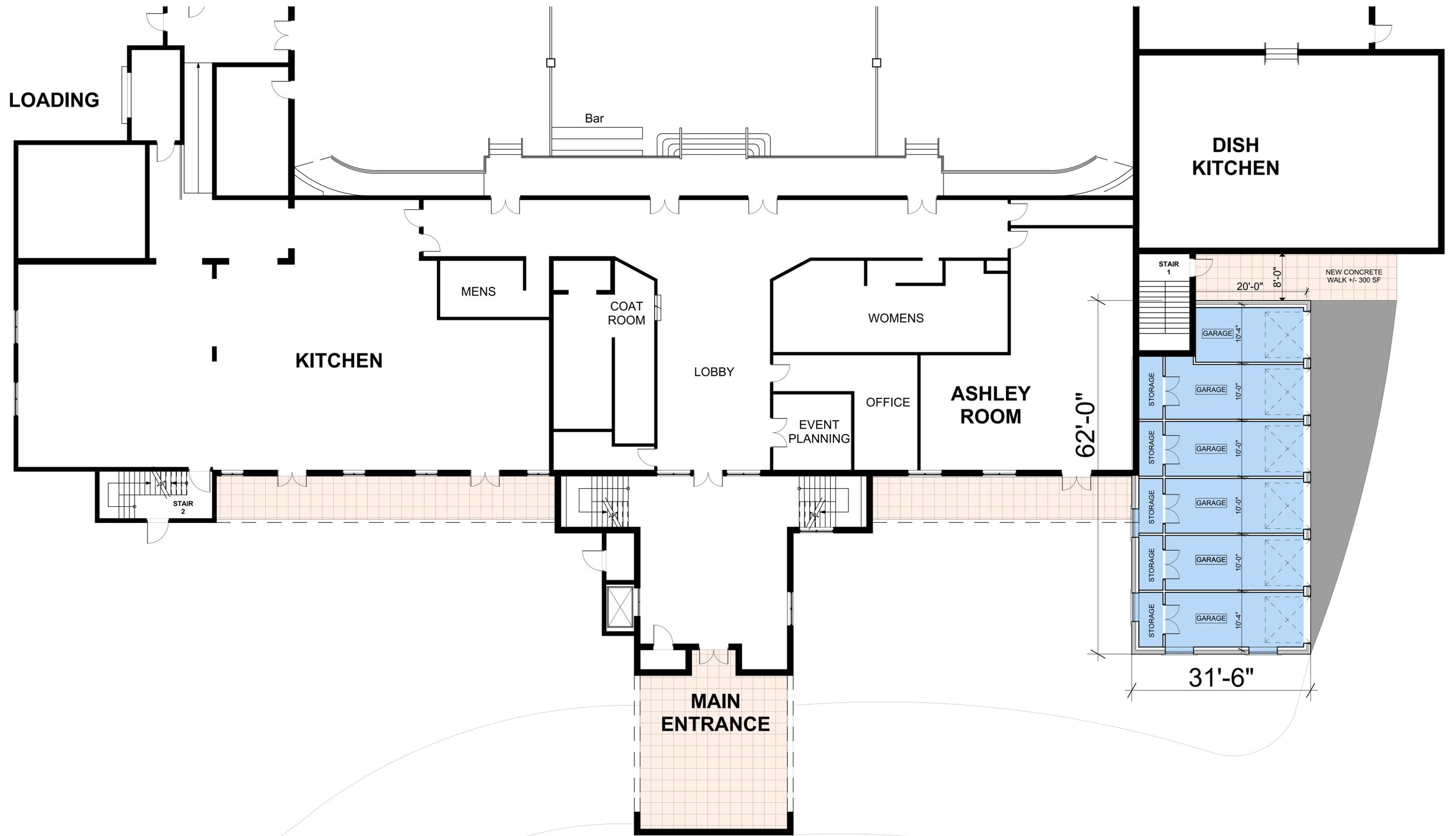


WEST ELEVATION



MATCH EXISTING BUILDING
(MATERIAL, TRIM & DETAILS)

MAIN STREET ELEVATION



EXISTING ROOF BELOW

EXISTING ROOF BELOW

EXISTING ROOF BELOW

40'-0"

40'-0"

40'-0"

40'-0"

NEW WINDOW OPENINGS TYPICAL

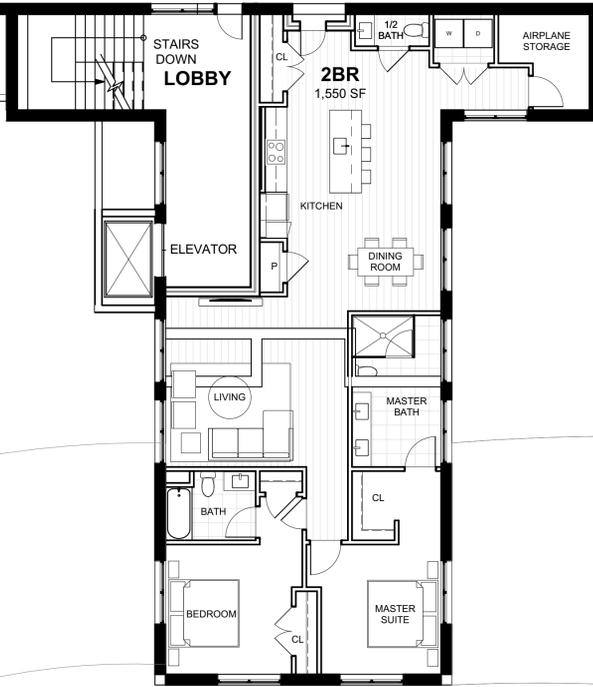
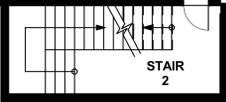
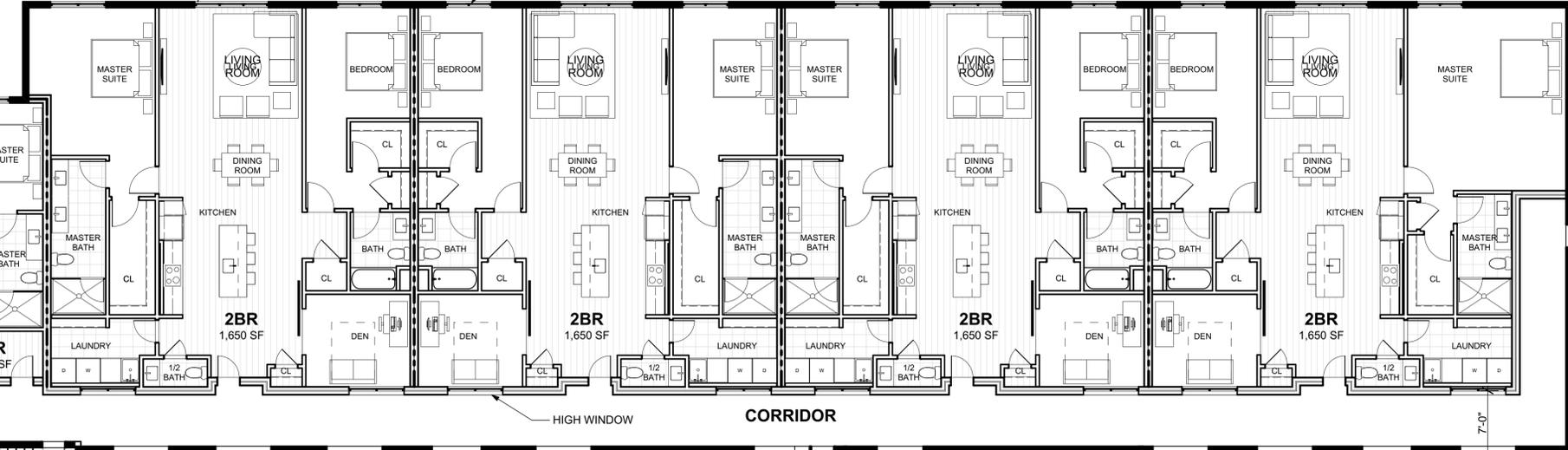
HIGH WINDOW CORRIDOR

7'-0"

BALCONY

BALCONY

NEW ROOF BELOW



SECOND FLOOR PLAN

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

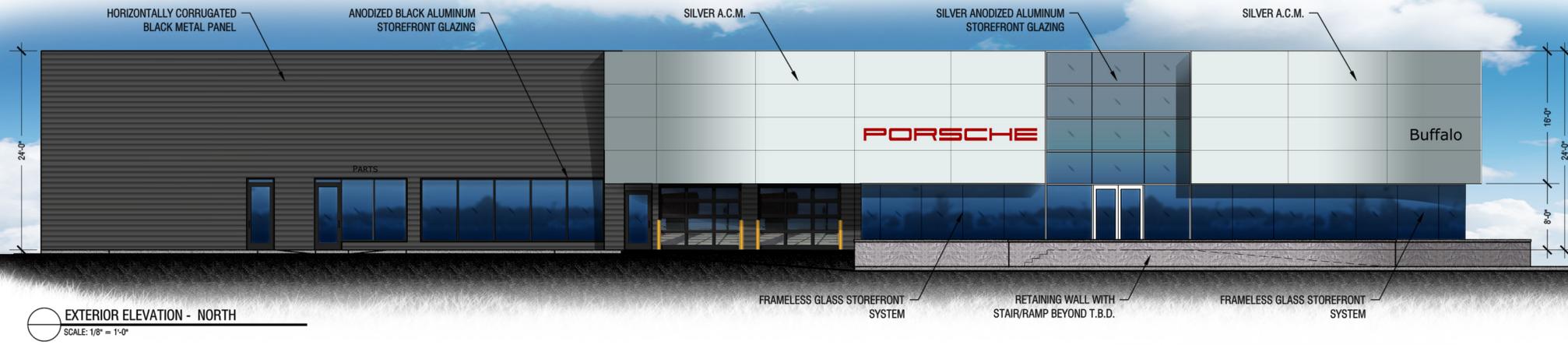
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

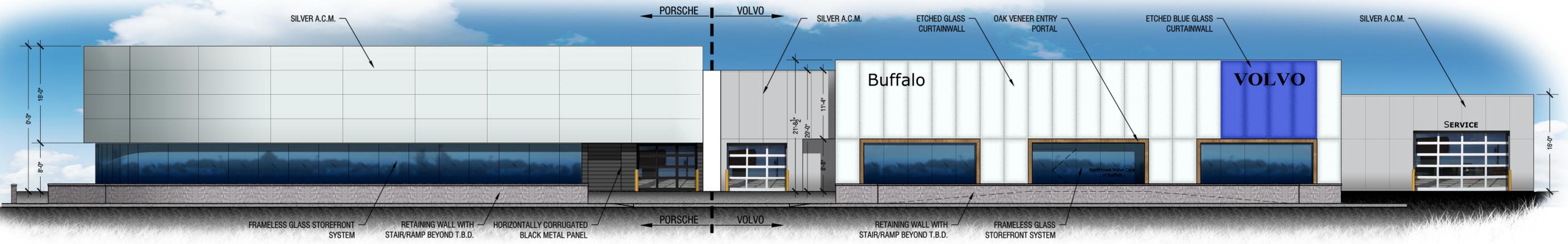
Part 1 - Project and Sponsor Information			
Name of Action or Project: Samuels Grand Manor Apartments			
Project Location (describe, and attach a location map): 8750 Main Street			
Brief Description of Proposed Action: Conversion of 2nd story banquet space to six (6) apartments			
Name of Applicant or Sponsor: Charles Pezzino		Telephone:	
		E-Mail:	
Address: 8750 Main Street			
City/PO: Clarence		State: NY	Zip Code: 1403
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: Erie County Health Dept. for on-site sanitary facilities			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 9.57+/- acres	
b. Total acreage to be physically disturbed?		_____ N/A acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 9.57+/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ On-site Sanitary Facility per permit from ECHD/NYSDEC	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?	NO	YES	
	<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: _____	NO	YES	
	<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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

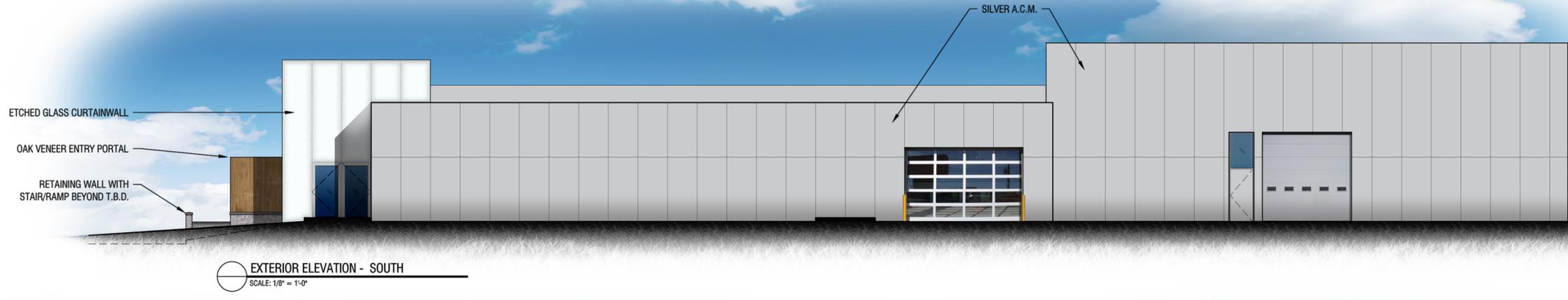
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Samuels Grand Manor</u></p>		<p>Date: <u>April 2019</u></p>
<p>Signature: <u>Charles Pezzino, Owner</u></p>		



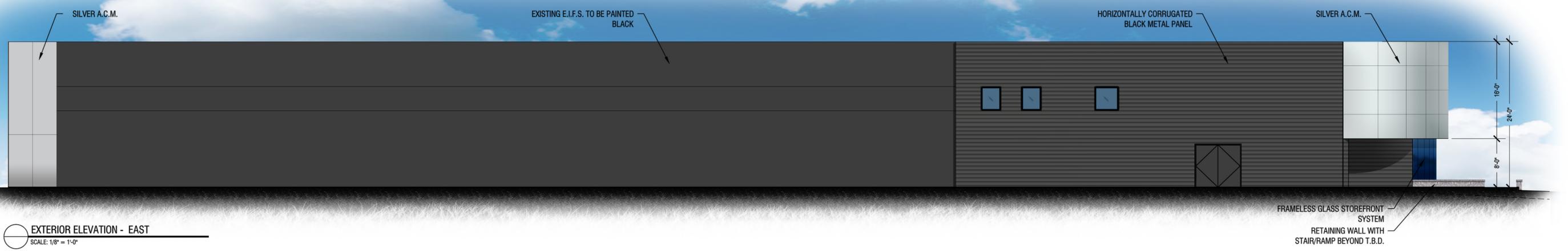
EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



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

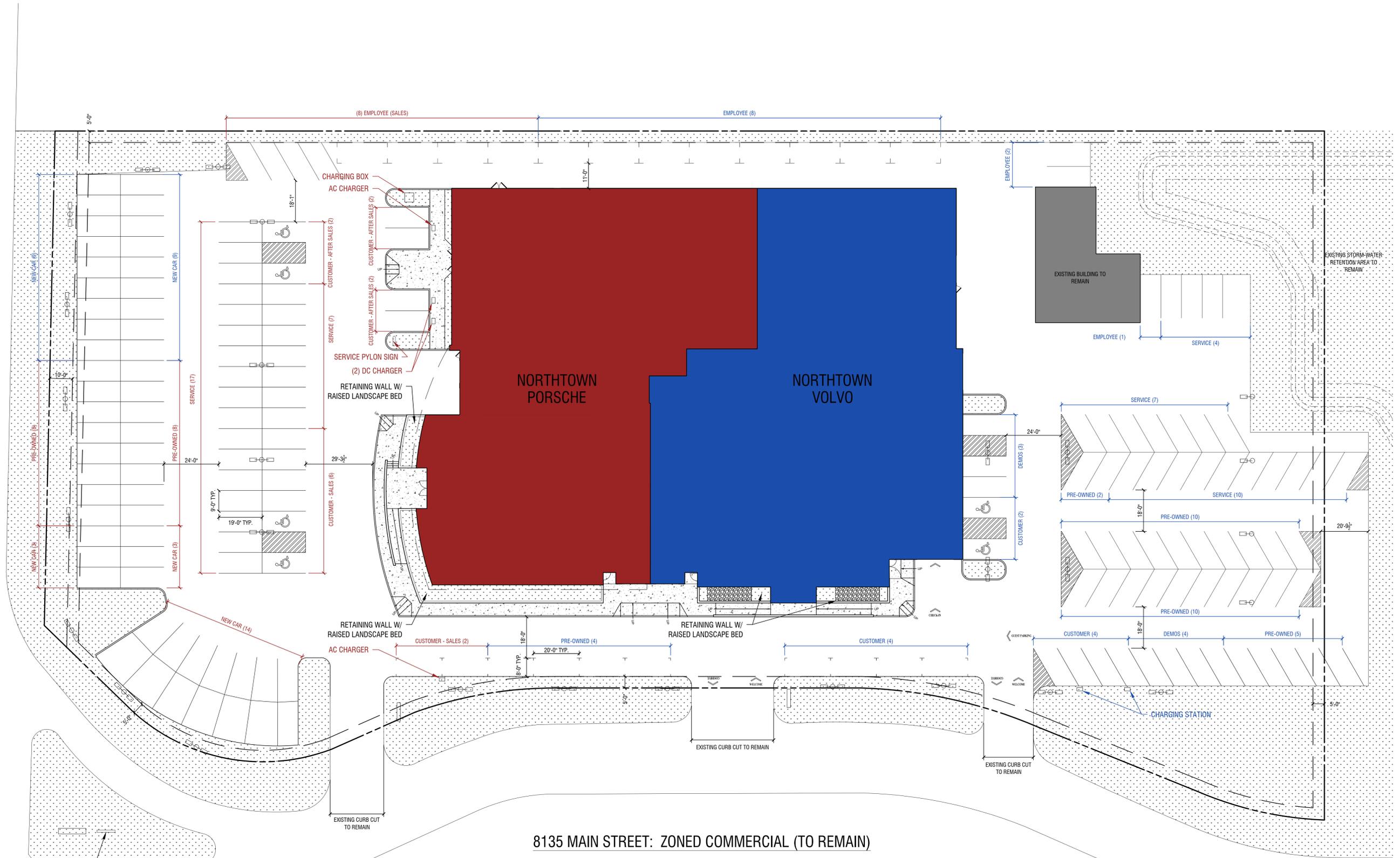


EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



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

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

