MINUTES
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
April 15, 2021
6:30 PM

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Robert J. Gilmour	Town of Amherst	Chair	Remote	
Michael Chmiel	Town of Amherst	Board Member	Remote	
Stephanie S. Gelber	Town of Amherst	Board Member	Absent	
Harbinder Gill	Town of Amherst	Board Member	Absent	
Dal Giuliani	Town of Amherst	Board Member	Remote	
Brittany Lee Penberthy	Town of Amherst	Board Member	Remote	
Joseph P. Raffaele Jr.	Town of Amherst	Board Member	Remote	
Amy Carrato	Town of Amherst	Sr. Clerk Typist	Remote	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Remote	
Dan Howard	Town of Amherst	Planning Director	Remote	
Ellen Kost	Town of Amherst	Assistant Planning Director	Remote	
Scott Marshall	Town of Amherst	Principal Planner	Remote	
Roberta Rappoccio	Town of Amherst	Associate Planner	Remote	
Thomas J. Voigt	Town of Amherst	Assistant Planner	Remote	
James Quinn	Town of	Assistant Planner	Remote	

	Amherst			
Rachel Boerschig	Town of Amherst	Clerk-Typist	Remote	
Ann Demopolous	Town of Amherst	Deputy Town Attorney	Remote	
Jacqualine Berger	Town of Amherst	Councilmember	Remote	
Deborah Bruch Bucki	Town of Amherst	Councilmember	Remote	

Note: There will be no public hearing or opportunity to speak for the projects listed under the Unfinished Business section of this agenda.

Please note the following time limits for speakers at Planning Board hearings:

- **Presentation by Petitioner: 15 minutes**
- **Rebuttal by neighborhood/resident spokesperson: 15 minutes**
- **Individual speakers: 3 minutes**

PUBLIC HEARINGS

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

None

1. PROPOSED COMMERCIAL AND 9 UNIT APARTMENT BUILDING, SP-2021-01
Property located at 2021 Sweet Home Road (NCD)
Kevin Wyse, Petitioner

March 18, 2021

No comments were heard on this proposal. The Petitioner requested an adjournment. Mr. Giuliani moved to adjourn. The motion was seconded by Ms. Gelber and carried. Ayes 7, Noes 0.

April 15, 2021

Proposed three-story, 9-unit apartment building with 3,600± sf retail space on the first floor. Apartment units will be located in the basement and upper floors. A paved, 33-space parking lot, concrete sidewalks, and a dry detention stormwater area will be included in the development. A single access driveway off Sweet Home Road is also proposed.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Jake Metzger, Metzger Civil Engineering, was also present. In response to the Board's questions, Mr. Hopkins stated they are open to working with the Town to accommodate a turnaround for garbage pickup and delivery services. No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Giuliani moved to approve the Negative Declaration. The motion was seconded by Ms. Penberthy and carried Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

Following the approval of the Negative Declaration, Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Raffaele and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dal Giuliani, Board Member
SECONDER:	Joseph P. Raffaele Jr., Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Gelber, Gill

2. PROPOSED COMMERCIAL AND 4 UNIT APARTMENT BUILDING, SP-2021-02
Property located at 2071 Sweet Home Road (NCD)
Kevin Wyse, Petitioner

March 18, 2021

No comments were heard on this proposal. The Petitioner requested an adjournment. Mr. Chmiel moved to adjourn. The motion was seconded by Ms. Gelber and carried. Ayes 7, Noes 0.

April 15, 2021

Proposed mixed-use building on a 0.33± acre site. The project will consist of a small commercial retail space on the ground level, with 4 dwelling units on the second and third floors. The site will be accessed using Sweet Home Road.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Jake Metzger, Metzger Civil Engineering, was also present. In response to the Board's questions, Mr. Hopkins stated that they were considering a roll-out dumpster to better accommodate garbage pickup and would have space designated for commercial deliveries.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Chmiel moved to approve the Negative Declaration. The motion was seconded by Mr. Giuliani and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

Following the approval of the Negative Declaration, Mr. Chmiel moved to approve the request based on the resolution. The motion was seconded by Mr. Giuliani and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Chmiel, Board Member
SECONDER:	Dal Giuliani, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Gelber, Gill

3. PROPOSED ASPEN HEIGHTS STUDENT HOUSING DEVELOPMENT – PHASE 1, SP-2020-13
Property located at 1081 North French Road (Muir Woods Site B)
Aspen Heights Student VI LLC, Petitioner

Proposed construction of Phase I of a student housing community on Site "B" which is located in the center of the overall Muir Woods site at the north terminus of John James Audubon Parkway. The project requires the extension of Audubon Parkway, a Town public road, to serve the Muir Woods site. Phase I will be situated on the west side of the extended Audubon Parkway. The project will also include the clearing of the 17+ acres on the east side of the extended Audubon Parkway which will be developed as Phase II.

Phase I will consist of 208 units (830 beds) in 56 two-story buildings. The buildings will be a variety of sizes that include 2, 3, 4 or 5 bedrooms each. A total of 665 parking spaces (3.2 spaces per unit) are distributed throughout the site and will be accessed from a proposed roundabout on the extended Audubon Parkway; a 20-ft. wide gated emergency access road is proposed in the southwest corner of the site connecting to Dodge Road. The plan also shows a clubhouse building and a maintenance building, three (3) sand filters, and the extension of a 10-ft. wide paved public trail that will connect all development sites within Muir Woods. The project includes realignment of ditches along the west and south property lines.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Ken Zollitsch, Greenman-Pedersen Inc. and Bob Gassner were also present.

No further comments were heard on this proposal. The hearing was closed.

Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Chmiel and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dal Giuliani, Board Member
SECONDER:	Michael Chmiel, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Gelber, Gill

4. PROPOSED AUTOMOBILE DEALERSHIP BUILDING EXPANSION, SP-1988-52F
Property located at 7420 Transit Road
D.R. Chamberlain Corporation, Petitioner

Proposed two building expansions for an automotive dealership and associated vehicle use area revisions. Additions will be added to the southern and western portions of the existing building and will increase the overall building footprint by 3505 ± square feet. A total of 101 parking spaces will be provided, 74 spaces will be used for vehicle inventory.

Marc Romanowski, Towne Automotive Group, explained the proposal and was available to answer questions from the Board. Robyn Cierniak, Greenman Pedersen Inc., Tim Schmitt, Towne Automotive Group, and Frank Downing, Towne Automotive Group, were also present.

In response to the Board's questions, Mr. Romanowski and Ms. Cierniak said they would consider more windows and were open to installing a fence as residents had requested.

Linda Hickman, 161 Tennyson Terrace, expressed concerns over noise overflow from loudspeakers and collision work, as well as smells from paint. She also inquired if they would consider creating a barrier behind the business before starting any construction.

Mr. Romanowski responded that there will not be on-site painting and that the property is not intended to be a collision shop. He said there will be roughly a 9-foot barrier with the berm and vegetation. Ms. Cierniak said that they are open to installing a fence or a 3-foot berm with vegetation, and that she does not see an issue with putting in the barrier before construction begins.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Chmiel moved to approve the Negative Declaration. The motion was seconded by Mr. Giuliani and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

Following the approval of the Negative Declaration, Mr. Chmiel moved to approve the request based on the resolution. The motion was seconded by Mr. Giuliani and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Chmiel, Board Member
SECONDER:	Dal Giuliani, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Gelber, Gill

5. PROPOSED COMMERCIAL BUILDING AND PARCEL CREATION, SP-2021-06
Property located at 9290-9300 Transit Road
Bevilacqua Development LP, Petitioner

Proposed two commercial buildings, one 12,000 square feet and the other 4,500 square feet. One curb cut exists on Casey Road for access to the new buildings. A new parcel will be created, and this site is proposed to be a unified development with the existing Aldi and CVS parcel to the east. The total amount of parking spaces provided will total 217, including 57 new spaces to service the new commercial development.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. In response to the Board's questions, Mr. Hopkins said he could not currently name the possible tenants and that the size of the stormwater area is adequate for water runoff.

Mary Jo Wolf, 155 Bellingham Drive, expressed interest in the vegetation being native to the area. S. Hopkins responded that they are following the Town's intensive landscaping requirements and that native plans would be utilized as part of the project.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Chmiel moved to approve the Negative Declaration. The motion was seconded by Ms. Penberthy and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

Following the approval of the Negative Declaration, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. Chmiel and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Michael Chmiel, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Gelber, Gill

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

6. SEQR HEARING FOR A PROPOSED 13 LOT SUBDIVISION, SUB-2020-04PP
Property located at 4774 and 4780 Sheridan Drive
MEL Investors LLC, Petitioner

Proposal to subdivide 5± acres of land into a 13-lot residential subdivision for detached single-family homes. This proposed subdivision will include installing a public roadway and related infrastructure. The corner lot at Sheridan Drive (#1) contains the stormwater management area and landscaped berm. Lots range in size from 9,083 sq. ft. to 23,341 sq. ft. consistent with the R-3 district requirements.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Chmiel and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dal Giuliani, Board Member
SECONDER:	Michael Chmiel, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Gelber, Gill

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

7. REQUEST TO REZONE 1.44± ACRES OF LAND FROM R-3 TO TR-3, Z-2020-13
Property located at 468 Harding Road
Forbes Capretto Homes, Petitioner

March 18, 2021

No comments were heard on this proposal. Petitioner requested an adjournment. Mr. Giuliani moved to adjourn. The motion was seconded by Ms. Penberthy and carried. Ayes 7, Noes 0.

April 15, 2021

Dan Howard, Planning Director, mentioned that the courtesy notices sent to residents had an incorrect zoning classification. Jeff Palumbo, Barclay Damon LLP, presented the project. Mr. Capretto, Forbes Capretto Homes, and Ari Goldberg, Barclay Damon LLP, were also present.

Mark Bechtel, 442 Harding Road, asked if anything was being done to address current issues the community already has, such as the road, lighting and sidewalks. He also wanted assurance that developers would not be able to build apartment buildings on the property in the future. Kathleen Nagel-Santillo, 411 Harding Road, and Thomas Dolata, 380 Harding Road, also expressed concerns that the developer would get a varience to do something else after being approved for their current plans**.** Lisa Fischer, 405 McKinley Avenue, expressed concerns over the number of homes being proposed for the space and that the size of the homes do not fit the neighborhood. She was also worried about water run-off in regards to the sewers. Rob McKinley, calling on behalf of Pauline Castro of 363 McKinley Avenue, inquired about the square footage of the homes and parking.

J. Palumbo responded that the project is still in the early stages of development. He also stated that if approved, they will be required to go through an intensive Planning Board subdivision review, which will address many items, including water, sewers, and lighting. Mr. Palumbo also explained that there are ways to prevent plans changing in the future, such as setting conditions.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Chmiel moved to adjourn. The motion was seconded by Ms. Penberthy and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 5/20/2021 6:30 PM**
MOVER:	Michael Chmiel, Board Member	
SECONDER:	Brittany Lee Penberthy, Board Member	
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.	
ABSENT:	Gelber, Gill	

8. REQUEST TO REZONE 6.7± ACRES OF LAND FROM SA TO MFR-4A, Z-2020-15
Property located at 1789 Dodge Road
Joe Rubino, Petitioner

February 18, 2021

No comments were heard on this proposal. The Petitioner requested this proposal be adjourned. Mr. Giuliani moved to adjourn. The motion was seconded by Mr. Chmiel and carried. Ayes 7, Noes 0.

March 18, 2021

No comments were heard on this proposal. The Petitioner requested this proposal be adjourned. Mr. Giuliani moved to adjourn. The motion was seconded by Ms. Gelber and carried. Ayes 7, Noes 0.

April 15, 2021

Purpose of rezoning request is to allow construction of a proposed 18-lot residential subdivision and related site improvements. The development will consist of 17 detached single family homes and a stormwater management area located at the eastern/rear of the property. The proposed zoning to MFR-4A will allow for a smaller lot configuration that will make room for added buffers to the northern portion of the proposed development and the existing residential neighbors. Approximately 1.5± acres in the eastern portion of the site will remain open space. A public roadway ending in a hammer-head turnaround and a single curb cut onto Dodge Road are proposed.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

William Pitz, 1815 Dodge Road, spoke on behalf of the neighborhood. He said local residents strongly oppose the project, signed a petition, and that they would like a designation of SA to R-1. He expressed concerns over the impact the project would have on traffic, noise and light pollution. Mr. Pitz also questioned whether wildlife, traffic and wetland studies had been completed and challenged statements on the plans. He stated that a 20-foot barrier is unacceptable and that he would like a berm with vegetation and a fence. Lisa Rockwell, 1765 Dodge, said that residents would like to maintain more rural aspect of the community. Many people in that area still use their property to farm and had concerns over pesticides and the effect on wildlife. Sandy Mack, 1790 Dodge, stated that the project is not compatible with the neighborhood. Chris Buscaglia, 1875 Dodge, would like sidewalks added to the area and that the project be postponed until they decide what they would like in regards to agriculture in the Town.

Mr. Hopkins responded that traffic would be a part of the review process. He said that lighting would follow the Town's requirements and there would be no spillover, that the stormwater plan would follow DEC standards and would not encourage more insects, and agreed that sidewalks is something that should be considered. He said that the project is still in the early stages and that many of the technical concerns would be addressed later. D. Howard offered some general information on the process of installing sidewalks.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Ms. Penberthy moved to deny the request. The motion was seconded by Mr. Chmiel, but did not carry. Ayes 3, Noes 2 (Gilmour, Giuliani), Absent 2 (Gelber, Gill).

Ms. Penberthy moved to adjourn. The motion was seconded by Mr. Chmiel and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 5/20/2021 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	Michael Chmiel, Board Member	
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.	
ABSENT:	Gelber, Gill	

9. REQUEST TO REZONE 5.696± ACRES OF LAND FROM R-3 TO OB, Z-2021-01
Property located at 2190 Wehrle Drive
Acquest Wehrle LLC, Petitioner

Omar Abu-Sitta, Acquest Development, explained the proposal and was available to answer questions from the Board.

Tom and Ann Suchyna, 281 Bellingham Drive, expressed concerns over the impact on privacy, noise, traffic, property values, agriculture and wildlife, and wanted conditions to be considered to address these concerns. Bruce Wisbaum, 25 Spring Meadow Drive, expressed interest in a berm or fence. Vince LoTempio, 259 Bellingham Drive, had concerns over the scale of the project and there being no barrier between the property and surrounding residences. Mary Jo Wolf, 155 Bellingham Drive, had concerns over noise pollution.

Mr. Abu-Sitta said the concept plan would be modified before it is brought before the Planning Board again and that he is confident that they would be able to find a sound solution in regards to a barrier.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. Giuliani and carried. Ayes 4, Noes 1 (Chmiel), Absent 2 (Gelber, Gill).

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Dal Giuliani, Board Member
AYES:	Gilmour, Giuliani, Penberthy, Raffaele Jr.
NAYS:	Chmiel
ABSENT:	Gelber, Gill

10. REQUEST TO RECLASSIFY 1.53± ACRES OF LAND FROM OB TO NCD-GC, AMENDMENT #74 TO THE AUDUBON DEVELOPMENT PLAN, Z-2021-02
Property located at 2402 North Forest Road (portion) (NCD)
2402 North Forest Road LLC, Petitioner

The proposed reclassification and amendment is for construction of a 4-story, 72-unit apartment building as well as the internal conversion of 25 new apartments in the existing Creekview Courts Apartments building on the site. The proposed apartment building will consist of 24 one-bedroom units and 48 two-bedroom units for lease. The new apartment building will be constructed on the southeast side of the existing Creekview Courts Apartments parking lot. Construction will also include new parking spaces and utility improvements.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Chmiel moved to approve the request based on the resolution. The motion was seconded by Ms. Penberthy and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Chmiel, Board Member
SECONDER:	Brittany Lee Penberthy, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Gelber, Gill

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

All public hearings are completed and closed at the termination of public discussion for each agenda item unless otherwise specified by the Chair.

UNFINISHED BUSINESS

Note: All public hearings have been completed. There will be no public hearings for items listed under this section.

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

None

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

Dan Howard presented information on Design Advisory Board functions. Dal Giuliani, Chairman of the DAB, also spoke on the matter.

MINUTES APPROVAL

March 18, 2021 Minutes
Ms. Penberthy moved to approve the minutes. The motion was seconded by Mr. Raffaele and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

ADJOURNMENT

The Planning Board meeting of April 15, 2021 was adjourned at 9:46 pm.

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 04/15/21 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 22844

ADOPTED

PLANNING BOARD ITEM (ID # 22844)

Proposed Commercial and 9 Unit Apartment Building, SP-2021-01

Property located at 2021 Sweet Home Road (NCD)
Kevin Wyse, Petitioner

March 18, 2021

No comments were heard on this proposal. The Petitioner requested an adjournment. Mr. Giuliani moved to adjourn. The motion was seconded by Ms. Gelber and carried. Ayes 7, Noes 0.

April 15, 2021

Proposed three-story, 9-unit apartment building with 3,600± sf retail space on the first floor. Apartment units will be located in the basement and upper floors. A paved, 33-space parking lot, concrete sidewalks, and a dry detention stormwater area will be included in the development. A single access driveway off Sweet Home Road is also proposed.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Jake Metzger, Metzger Civil Engineering, was also present. In response to the Board's questions, Mr. Hopkins stated they are open to working with the Town to accommodate a turnaround for garbage pickup and delivery services. No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Giuliani moved to approve the Negative Declaration. The motion was seconded by Ms. Penberthy and carried Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

Following the approval of the Negative Declaration, Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Raffaele and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

HISTORY:

03/18/21	**Planning Board**	**ADJOURNED**	**Next: 04/15/21**

ATTACHMENTS:

- SP-2021-01_application_031821 (PDF)
- SP-2021-01_drawings_031821 (PDF)
- SP-2021-01_Draft SEQR Neg Declaration_031821 (PDF)
- SP-2021-01_Draft Resolution_031821 (PDF)
- SP-2021-01_adjournment_031821 (PDF)
- SP-2021-01_application_041521 (PDF)
- SP-2021-01_drawings_041521 (PDF)
- SP-2021-01_Draft SEQR Neg Declaration_041521 (PDF)
- SP-2021-01_Draft Resolution_041521 (PDF)

- SP-2021-01_SEQR_Neg_Declaration_signed_041521 (PDF)
- SP-2021-01_Resolution_signed_041521(PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dal Giuliani, Board Member
SECONDER:	Joseph P. Raffaele Jr., Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Stephanie S. Gelber, Harbinder Gill

METZGER CIVIL ENGINEERING, PLLC

January 22, 2021

Mrs. Ellen Kost - Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: Major Site Plan Application
Mixed Use Development
2021 Sweet Home Road

Dear Mrs. Kost:

On behalf of our client, Wyse Properties, we are pleased to submit the included materials in support of a Major Site Plan Application. The proposed project includes the construction of a mixed use development consisting of first floor retail space with apartment units on the upper floors. Enclosed please find the following materials:

- Fourteen (14) copies of the Major Site Plan Application
- Fourteen (14) copies of the fully engineered Site Plans dated 12.22.20 with the boundary survey
- Fourteen (14) copies of the long Environmental Assessment Form
- Four (4) copies of the Town board rezoning resolution
- Four (4) copies of the Engineer's Report
- Four (4) copies of the Stormwater Pollution Prevention Plan
- Four (4) copies of the Geotechnical Report (prepared by SJB)
- Four (4) copies of the building elevations
- Four (4) copies of the "No Impact" Archaeological Survey letter (issued by SHPO)
- One (1) copy of the 8.5" x 11" Site Plan
- Review fee in the amount of $1,265.00

A .pdf copy of these materials has been emailed to your department for display on the Towns website.

We ask that this project be placed on the March 18, 2021 Planning Board agenda and the enclosed materials be distributed as necessary to receive applicable comments prior to said meeting. Should you have any questions or comment, please don't hesitate to contact the undersigned at your convenience via email at meteng@roadrunner.com or by phone at 716-633-2601.

Yours truly,

Jacob Metzger, P.E.

cc: Kevin Wyse (letter only)

8245 Sheridan Drive - Williamsville, NY 14221 **Phone 716-633-2601/Fax 716-633-2704**

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office

_____ _____
VERIFIED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	1,250.00
Each Additional acre or fraction thereof	$ 650.00/acre	0
Amendments to Site Plans	$1,200.00	
Request for Relief of / or Change to Conditions of Site Plan Approval	$1,200.00	
Request for Extension of Site Plan Approval	$ 450.00	
Stormwater Pollution Prevention Plan		
1-4.99 Acres	$ 500.00	
5-10 Acres	$ 750.00	
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	$ 15.00	15.00
	TOTAL FEE:	$1,265.00

Materials Received by Planning Department

_____ _____
RECEIVED BY DATE

Materials Accepted by Town Clerk & Fee Paid

_____ _____
ACCEPTED BY DATE

To Be Completed By Applicant

Petitioner: Name: Kevin Wyse

Address: 2217 Sweet Home Road

Amherst NY 14228
city state zip code

Phone: 716-688-2526 Fax: _____ E Mail: info@wyseproperties.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

MAJOR SITE PLAN APPLICATION ***con't.*** ***PAGE 2***

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Metzger Civil Engineering PLLC

Address: 8245 Sheridan Drive

Williamsville NY 14221

city state zip code

Phone: 716-633-2601 Fax: 716-633-2704

E Mail: meteng@roadrunner.com

Project Location (must be verified by Town Assessor's Office):

Address: 2021 Sweet Home Road

Amherst, NY 14228

SBL No(s): 40.04-2-74

Project Name: Mixed Use Building - 2021 Sweet Home Road

Project Description: Development includes the construction of a 3 story, mixed use building, paved parking lot, concrete side walks and dry detention stormwater area.

The building will consist of first floor retail and 9 apartments in the basement and on the upper floors. The existing dwelling and garage will be demolished.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

	existing	proposed	total
Gross Floor Area (non-residential):	0	3600+/-	3600
Number of Residential Units:	1	9	9
Number of Parking Spaces:	4	33	33

Acreage of Parcel: 0.68

Frontage on Public Roads: 100' on Sweet Home Road

Existing Zoning District(s) NCD-ND

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application***.

Item No.	Item	Submitted	Official use
I Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**	x	
2.0	**Title of Drawing**	x	
3.0	**Name and address of Applicant**	x	
4.0	**Name of person preparing drawing**	x	
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**	x	
6.0	**Project address**	x	
7.0	**Zoning of subject property and adjacent parcels**	x	
8.0	**North point, scale, date, and revision date(s)**	x	
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**	x	
1.1	Names of all existing and proposed streets	x	
1.2	Width and radii of proposed curb-cuts	x	
1.3	Existing curb-cuts on adjacent and opposite properties	x	
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	x	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	x	
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement	n/a	
1.7	Designation of Fire Lanes (if applicable)	x	
1.8	Fire apparatus access roads	n/a	
1.9	Label any proposed roads as public or private	n/a	
1.10	Location and dimensions of sidewalks	x	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	x	
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures	x	
2.2	Setback dimensions of structure(s) to all property lines	x	
2.3	Proposed use of structures	x	
2.4	Gross square feet area of each structure	x	
2.5	Location of all building entrances	x	
2.6	Indicate type of roof construction/materials	x	
2.7	Location, height, and design detail of existing and proposed fences and walls	x	
2.8	Location of light standards and building mounted lights	x	
2.9	Location of dumpster and detail of dumpster enclosure with gate	x	
2.10	Layout and dimensions of the lot(s) proposed for development	x	

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Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)	x	
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)	x	
4.1	Show screening of mechanical equipment	x	
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas	x	
5.2	Setback dimensions of all paved areas to property lines	x	
5.3	Dimension of typical parking space and drive aisles	x	
5.4	Location and layout of handicapped parking spaces & access aisles	x	
5.5	Detail of vertical signage for handicapped parking and access aisles	x	
5.6	Indicate minimum parking requirement & number of spaces provided	x	
5.7	Proposed signage for directing and guiding traffic	x	
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)	To be forwarded	
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**	x	
III Utilities and Drainage			
1.0	**Engineers Report**		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	x	
1.2	Proposed water service sizing calculations	x	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows)	x	
1.4	Proposed storm drainage facility calculations (see information included with this application)	x	
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated	x	
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities	x	
3.2	Location of existing and proposed fire hydrant location(s)	x	
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems	x	
3.4	Existing and proposed meter/RPZ size and location	x	
3.5	Applicable construction details	x	
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	x	
4.2	Applicable construction details	x	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)	n/a	
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	x	

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Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
5.2	Connection of roof drains to proposed drainage system	x	
5.3	Applicable construction details	x	
5.4	Existing and proposed swales and ditches	x	
5.5	Detention area cross-section and high-level elevations	n/a	
5.6	County and State approval for tie-in to existing sewers	n/a	
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable. See attached checklist.**	x	
7.0	**Natural Gas Service**	n/a	
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**	n/a	
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**	n/a	
1.1	Detail of all light standards, including dimension of height from finished grade	x	
1.2	Detail of all exterior lighting fixtures	x	
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**	x	
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**	x	
3.0	**Indicate location, size, number and type of proposed landscape materials**	x	
4.0	**Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained**	x	
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**	x	
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**	x	
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**	n/a	
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**	n/a	
5.0	**<u>Completed and signed</u> Environmental Assessment Form**	x	
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)	x	
5.2	Traffic Impact Study (if applicable)	n/a	
5.3	Archaeological survey (if applicable	x	
5.4	Wetland Delineation report (if applicable)	n/a	

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Item No.		Submitted	Official use
VI Other Required Information/General Requirements (cont'd)			
6.0	**Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan**	x	
7.0	**Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status**	n/a	
8.0	**Location of Floodway and floodplain** (if applicable)	n/a	
9.0	**Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)**	x	
10.0	**Documentation related to any required variances granted by the ZBA**	n/a	
11.0	**For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.**	n/a	
12.0	**8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)**	x	
13.0	**A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)**	x	

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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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Redevelopment of a single home to a mixed use building		
Project Location (describe, and attach a general location map): 2021 Sweet Home Road - Amherst, NY 14228		
Brief Description of Proposed Action (include purpose or need): Proposed development includes the construction of a 3-story mixed-use building, which will consist of apartment units as well as retail space on the first floor. The proposed development will include public utilities (i.e. water, sanitary sewer) and private utilities (i.e. phone, cable, electric, etc) as well as an asphalt surface parking.		
Name of Applicant/Sponsor: Wyse Properties LLC	Telephone: 716-688-2526 E-Mail: kjwyse58@aol.com	
Address: 2217 Sweet Home Road		
City/PO: Amherst	State: NY	Zip Code: 14228
Project Contact (if not same as sponsor; give name and title/role): Metzger Civil Engineering PLLC	Telephone: 716-633-2601 E-Mail: meteng@roadrunner.com	
Address: 8245 Sheridan Drive		
City/PO: Williamsville	State: NY	Zip Code: 14221
Property Owner (if not same as sponsor): Kevin Wyse	Telephone: 716-688-2526 E-Mail: kjwyse58@aol.com	
Address: 60 Smith Road		
City/PO: Amherst	State: NY	Zip Code: 14228

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board Rezoning	10/01/20
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Major Site plan	01/22/21
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	ECHealth - Water and sewer ECWA - Water service	01/22/21
f. Regional agencies ☐Yes ☑No	ECDEP - Sanitary lateral	01/22/21
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑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?) ☑Yes ☐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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
NCD-ND

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? Sweet Home Central School District

b. What police or other public protection forces serve the project site?
Amherst Police Department

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

d. What parks serve the project site?
Letchworth Woods Park; Walton Woods Park; and Willow Ridge 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)? Mixed-use (commercial/residential)

b. a. Total acreage of the site of the proposed action? 0.68 acres
b. Total acreage to be physically disturbed? 0.68 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.68 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: 8 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

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1.a

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				9

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 35 height; 51 width; and 79 length
iii. Approximate extent of building space to be heated or cooled: 12,000 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:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
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: 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):

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):

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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: 2280 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: 2,400 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: Amherst Waste Water Treatment plant
- Name of district: Amherst consolidated sewer 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

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- 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):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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)?

- 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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1.a

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 ½ 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: _____

Typical demand for small office/ retail / apartments

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 grid

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: 0700-1900
- Saturday: 0700-1900
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: Continuous
- Saturday: Continuous
- Sunday: Continuous
- Holidays: Continuous

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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:

General construction noise from equipment during construction activities (i.e. 0700-1900)

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 proposed mounted on the building for resident building access.

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 month (unit of time)

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

- Construction: Recycling will take place during construction in designated dumpsters typical of construction practices
- Operation: Recycling will be the responsibility of the tenants and will be collected by the refuse service providers

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

- Construction: Commercial hauler to the designated landfill
- Operation: Commercial hauler to the designated landfill

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1.a

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): Student Housing & Institutional

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.07	.42	.35
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn and/or landscaping	.61	.26	-.35

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1.a

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:

_____
_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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):

_____
_____

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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 seasonl 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: _____

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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):

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:
Spiny Softshell

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:

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:

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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 fives 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 Date 01/18/2021

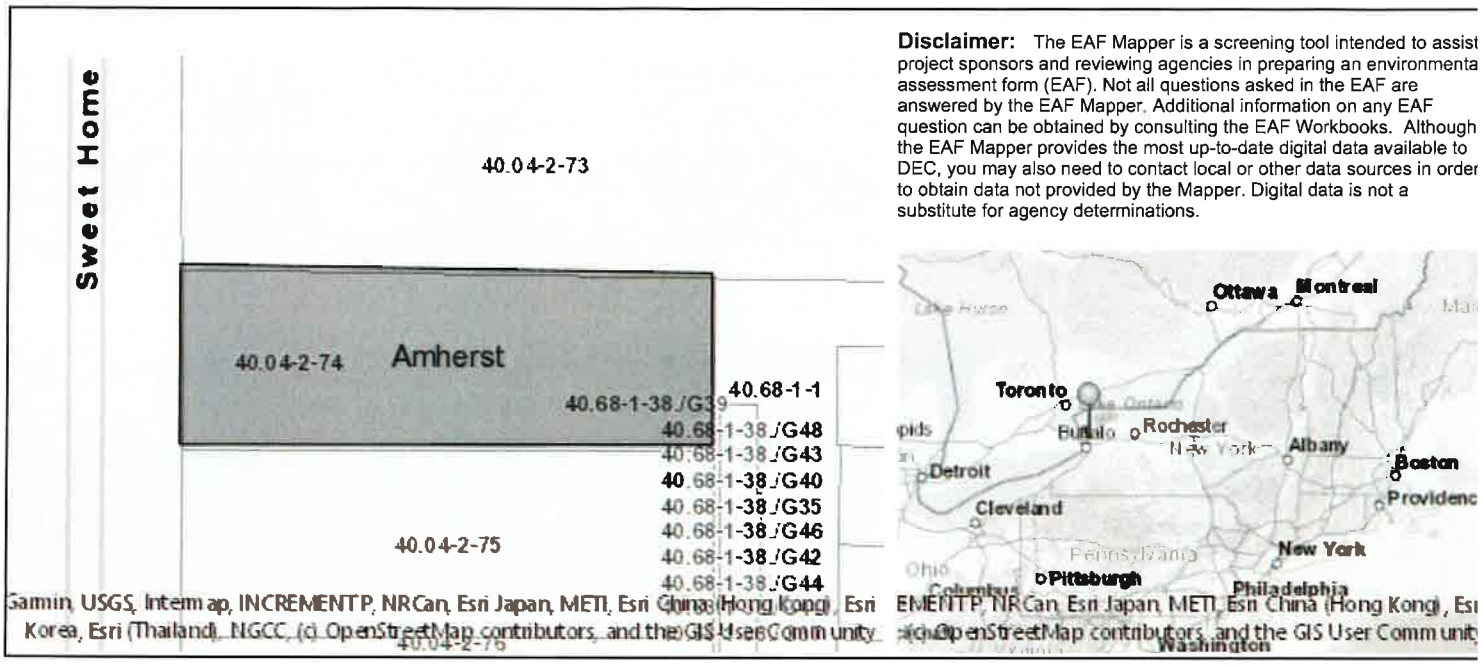
Signature _____ Title Engineering Consultant

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

PRINT FORM

EAF Mapper Summary Report

Thursday, January 14, 2021 4:07 P.M.



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	No
E.2.h.iii [Surface Water Features]	No
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]	No
E.2.p. [Rare Plants or Animals]	Yes

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E.3.a. [Agricultural District]	No
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

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Odessa silt Loam (OdA)	Severe	Severe	Severe	Severe	Moderate

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

X Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☒ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☒ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☒ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
661 Skinnersville,2071 Sweet Home,Hollys vineyard-695 Skinnersville,Alexander Estates-2217 Sweet Home

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☒ Yes ☐ No
Similar developments proposed at 2071 Sweet Home and 661 Skinnersville by the same owner
Describe

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 43
Source: US Department of Transportation - Federal Highway Administration Development and Application of Trip Generation Rates

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

2,400 average flow 10,487 peak flow.

(Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Patrick G. Lucey	Town of Amherst	Highway Superintendent	Remote	

V. MINUTES APPROVAL

1. Monday, November 09, 2020

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Jacqualine Berger, Deputy Supervisor
AYES:	Kulpa, Berger, Bucki, Lavin, Szukala

VI. PROCLAMATIONS AND ANNOUNCEMENTS

In accordance with the Governor's Executive Order 202.1 and for public health and safety concerns related to COVID-19, the Town Board meeting on November 30, 2020, will not be meeting in-person and will be held via the Zoom video conference application. The public will have an opportunity to view and participate in the meeting live. At a later date, a meeting transcript will be available. The Public may view and participate via video or audio call in - Join the Zoom Meeting at 7:00PM.

Zoom Meeting Login: Visual/Display Online
https://us02web.zoom.us/j/87685345564?pwd=RnlZdi9vdmlyWUFhYk1pV2VmR29lZz09

Audio/Call-In Instructions: Note to callers your phone number will display to the public, to conceal your number enter *67 before you enter the phone number below. To comment during the public hearing call-in participants must dial *9 to "raise your hand" to be recognized for speaking.

Town Board Meeting Information:

Phone: 1-929-205-6099
Meeting ID: 876 8534 5564
Passcode: 199557

VII. PUBLIC HEARINGS

Speakers will be limited to 3 minutes.

1. **Resolution 2020-701**

2021 Sweet Home Road Rezoning

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Adoption of Local Law
to Amend the Audubon Development Pan and Zoning Map
[2021 Sweet Home Road (NCD); Z-2020-02]

RESOLVED, that pursuant to 6NYCRR Part 617 (SEQR) and Town Code Section 104, as amended, that the requirements of SEQR have been completed and the Town Board issues the attached Negative Declaration, and be it further

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolution of April 23, 2020 that the proposed New Community District - Neighborhood use classification at 2021 Sweet Home Road is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that to the extent the proposed Audubon Development Plan Amendment is not consistent with the adopted Comprehensive Plan, the plan is hereby amended to be consistent with the proposed zoning at this location, and be it further

RESOLVED, that in accordance with Section 203-8-3 & Section 203-8-15 of the Town Code (Zoning), the Town Board adopts Local Law (#___) to amend the Audubon Development Plan and Town Zoning Map subject to the following condition as recommended by the Planning Board:

1. That a maximum of nine (9) residential units be permitted on the subject 0.73± acre parcel of land.

And the following conditions offered by the petitioner:

2. There shall not be any parking spaces located in the area between the front setback of the mixed-use building and the Sweet Home Road Right-of-Way.

3. **The front yard setback of the mixed-use building as measured from the Sweet Home Road right-of-way shall be a minimum of twenty-six feet (26').**

4. **The Landscape Plan to be included with the future submission of a Site Plan application for the mixed-use project shall include shade trees within the greenspace located between the front of the mixed-use building and the Sweet Home Road right-of-way.**

5. The following uses shall be prohibited on the subject parcel:

   A. Drive though facilities;

   B. Storage yards for house trailers, boats and similar equipment and for open space maintenance equipment; and

   C. All Motor Service type uses including but not limited to new and used vehicle and etc.

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Supervisor Kulpa received a request from the petitioner to adjourn the public hearing to a later date. A motion to adjourn until Oct. 6th was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0.

10/06/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Lavin and unanimously approved 4-0. The public hearing was opened at 7:20 PM.

10/19/2020
Due to a request from Attorney Sean Hopkins to adjourn the public hearing to October 26th, Supervisor Kulpa motioned to adjourn, seconded by Councilmember Bucki and unanimously approved 5-0.

10/26/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0. The public hearing was opened at 7:19 PM.

Sean W. Hopkins, Esq., gave an updated presentation.

There were no speakers from the public. Supervisor Kulpa moved to adjourn the public hearing to November 9th, seconded by Deputy Supervisor Berger and unanimously approved 5-0. The public hearing was adjourned at 7:35 PM.

11/09/2020
A motion to adjourn until November 30th was made by Supervisor Kulpa, seconded by Councilmember Lavin and unanimously approved 5-0.

11/30/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Lavin and unanimously approved 5-0. The public hearing was opened at 7:03 PM.

Sean W. Hopkins, Esq., presented and answered questions.

The following speaker addressed the Board:
Colin Tondreau - questioned what business will be located in building

There were no further speakers from the public, therefore Supervisor Kulpa moved to close the public hearing, seconded by Councilmember Lavin and unanimously approved 5-0. The public hearing was closed at 7:11 PM.

A motion to approve the Negative Declaration was made by Supervisor Kulpa, seconded by Councilmember Lavin and approved 4-1 (nay, Bucki).

A motion to approve was made by Supervisor Kulpa and seconded by Deputy Supervisor Berger. A motion was then made by Supervisor Kulpa to amend with the 5 Conditions listed above in the resolution, seconded by Deputy Supervisor Berger and approved 4-1 (nay, Bucki).

A motion to approve as amended was made by Supervisor Kulpa, seconded by Deputy

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Supervisor Berger and approved 4-1 (nay, Bucki).

RESULT:	**ADOPTED AS AMENDED [4 TO 1]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Jacqualine Berger, Deputy Supervisor
AYES:	Kulpa, Berger, Lavin, Szukala
NAYS:	Bucki

2. Resolution 2020-912

Relief of Rezoning Conditions and Request to Rezone 21 Klein Road (835 Hopkins Road) From R-3 to OB

DRAFT RESOLUTION
(11/30/20)

Denial of Request for Relief of Rezoning Conditions and
Request to Amend the Zoning Map
[21 Klein Road (835 Hopkins Road); Z-1985-26 & Z-2020-04]

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolutions of June 18 & 25, 2020 that the requested relief of rezoning conditions and Office Building (OB) rezoning at 21 Klein Road (835 Hopkins Road) are not consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that in accordance with Section 203-8-3 of the Town Code (Zoning), the Town Board denies the request to amend the Town Zoning map for the following reason as recommended by the Planning Board:

1. The proposal is not consistent with the single-family residential character of the surrounding neighborhood along Klein Road to the east.

11/30/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0. The public hearing was opened at 7:15 PM.

Jason Burford, GPI, presented and answered questions. Chris Newcomer, business owner, also answered questions.

The following speaker addressed the Board:
Christina Palmerton, 31 Klein Road - Voiced her concerns, prefers the house zoning remain residential, traffic on Klein

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ENGINEER'S REPORT

Mixed Use Building
2021 Sweet Home Road
Amherst, New York

December 4, 2020

Prepared for:
Kevin Wyse
Wyse Properties LLC
2217 Sweet Home Road
Amherst, NY 14228

Project M-1924

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 633-2601
Fax: 633-2704
meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

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Project Description:

Currently, the subject property addressed at 2021 Sweet Home Road contains a single family home and garage which will be demolished. The proposed development will consist of a mixed use 3-story building with retail on the first floor and apartments above.

The scope of the development includes the construction of a 3 story mixed used building consisting of approximately 4,029 ft^2 of floor area. The site will contain a paved parking lot, concrete sidewalks and stormwater management system with on site detention draining to the existing municpal storm system on Sweethome Road. The proposed building will be serviced by an 2" water service, which is connected to the existing municipal water main in front of the site on Sweethome Road. In addition, a sanitary sewer lateral will be connected to the existing municipal sanitary sewer line in front of the site on Sweethome Road. Additional development is also planned including private utilities (i.e. electric, gas and telecommunication lines).

The area of disturbance needed for the construction of the building, related parking and stormwater management system will be under 1.0 acre and therefore will not require coverage under the NYSDEC General SPDES GP-0-20-002. However, an Erosion and Sediment Control plan has been prepared to meet the Town of Amherst stormwater regulations and is included within the site design plans.

Water Supply System:

The potable water needs for the proposed building shall be met by a new 2" water lateral off of the existing water main on Sweethome Road directly in front of the site. The line will be split before it enters the building to allow for a 2" service to the sprinkler system during an emergency. A reduced pressure zone (RPZ) device will be installed on the domestic water line in the new building to prevent cross contamination with the municipal main. A double check valve assembly (DCVA) will be installed on the dedicated sprinkler line. The RPZ and DCVA will be designed, installed and tested in accordance with the Erie County Water Authority and the Department of Health standards.

The ECWA has provided hydrant flow test data in the vicinity of the property. The hydrant flow test indicates that there is sufficient pressure and flow to serve the project. A pressure / water demand analysis for the project was performed and is included in Appendix A of this report.

Construction, inspection and testing of the new water service will be in conformance with all applicable Town, ECWA, AWWA, New York State Health Department, and the "Ten State" standards.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Sanitary Sewer:

The site will be serviced by a 6" diameter SDR-35 PVC lateral at a slope of 2.0%, which will connect to the existing municipal PVC sanitary sewer located in front of the project site. The hydraulic loading calculations are included in Appendix B of this report.

Construction, inspection and testing will be in conformance with all Town, Erie County Health Department, and "Ten State" standards.

Storm Drainage System:

Drainage of surface water runoff from the proposed development will be accomplished via a proposed network consisting of roof gutters, downspouts and a storm drainage system utilizing catch basins and storm water piping into the dry detention areas.

In accordance with Town of Amherst stormwater requirements, stormwater generated on the site will be collected in the dry detention area, which will detain the flows from a 25-year post development storm and release the stormwater at a rate less than a 10-year pre development storm level.

The TR-55 analysis and hydrograph (attached) for the site shows that a pre development 10-year storm will produce a peak flow of 1.65 cfs while a post development 25-year storm will produce a flow of 2.90 cfs. Calculations based on these flows show the difference in stormwater volume between the post development 25-year storm and a pre development 10-year storm was approximately 680 cubic feet.

Detention will be accomplished by directing the on site flows to a dry detention area. The outlet for this detention areas will be a 8" diameter pipe. This pipe will be capped with a 3" orifice hole drilled in the cap. The cap will be removable for periodic maintenance of the pipe as needed. The orifice has been sized using Torricelli's equation at 3" per the design calculations included as Appendix D of this report.

A complete set of stormwater calculations via the TR-55 method along with a hydrograph of storm events has been included with this report in Appendix C.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

APPENDIX A

Water Demand Calculations

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

METZGER CIVIL ENGINEERING
Water Demand & Pressure Analysis
2021 Sweet Home Road
Town of Amherst, NY
M-1924
12/4/2020

7 Apartments @ 2 persons each	14	People
2 Apartments @ 3 persons each	6	People
Retail 3,600 sqft x 0.1 = 360 gpd	4	People
Equivalent Design Population	24	People
Water use per person per day	95	gallons
Average Daily Flow	2280	gpd
Average Daily Flow	0.0023	MGD
Maximum Daily peaking factor	2.00	per ECWA design manual 3.10
Maximum Daily Flow	4560	gpd - Average Daily Flow x peaking factor
Maximum Daily Flow	0.0046	MGD - Average Daily Flow x peaking factor
Maximum Daily Flow	3.2	gpm
Peak Hourly peaking factor	3.00	per ECWA design manual 3.10
Peak Hourly Flow	0.0068	MGD - Average Daily Flow x peaking factor
Peak Hourly Flow	4.8	gpm - Average Daily Flow x peaking factor
Required Fire flow (sprinklers)	300.0	gpm
Total Peak Flow	350.0	gpm

Flow Test Data		
Date of Hydrant test	11.04.08	
Location of Hydrant	1st hyd east of Sweet Home	
Hydrant A - static pressure before test	104	psi
Hydrant A - residual pressure during test	93	psi
Hydrant B - Flow during test (Qf)	1404	gpm
Desired residual pressure	20	psi
Static pressure - desired pressure (Hr)	84	psi
Pressure drop during test (Hf)	11	psi
Calculate flow at 20 psi		
Qr = Qf x Hr^0.54 / Hf^0/54	4208	gpm
Peak flow needed at 20 psi	350.0	gpm
Calculate residual pressure at peak flow		
Static -(Peak flow x (Hf^0.54)^1.8518519 / Qf	103.2	psi

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

METZGER CIVIL ENGINEERING

Water Demand & Pressure Analysis
2021 Sweet Home Road
Town of Amherst, NY
M-1924
12/4/2020

Static Pressure at Main during fire flow	103.2	psi
Existing Flow of Main at 20 psi	4208	gpm
Peak Flow needed at 20 psi	350	gpm
Elevation difference connection to design pt	4	feet
Length of Pipe in Feet	23	
Number of Fittings in line 45 deg or less	0	
Number of Tees in Line - In line flow	0	
Number of Tees in Line - 90 deg bend	2	
Number of Valves in Line	1	
"D" Diameter of Waterline in inches	2	
Type of Pipe	Copper	
Standard Diameter Ratio	NA	
AWWA Specification	C900	
"C" Hazen Williams Coefficient	100	
Equivalent Length of Each 45 deg	1.7	feet
Equivalent Length of Each Tee - in line	1.8	feet
Equivalent Length of Each Tee - 90 deg bend	6.6	feet
Equivalent Length of Each Valve in feet	2.6	feet
"L" Design Length of Pipe in feet	38.8	feet
Friction Loss "hf" of Pipe in feet		
$"hf" = \frac{(10.44 \times "L") \times ("gpm"\ ^\wedge\ 1.85)}{("C"\ ^\wedge\ 1.85) \times ("D"\ ^\wedge\ 4.8655)}$	-141.06	feet
"hf" in psi (2.3 feet = 1 psi)	-61.3	psi
Head due to elevation in psi	-1.7	psi
Loss through rpz and meter	-5.0	psi
Total difference in psi	-68.1	psi
Pressure Available in psi (existing - loss)	35.1	psi
Pressure Required in psi	20	psi

Calculations By:	ARH
Checked By:	JCM

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601, Fax: 716-633-2704

Project:	2021 Sweet Home Road	By:	ARH	Date:	12/3/2020
Location:	Town of Amherst, New York	Checked:	JCM	Date:	

Sanitary Sewer Flow Calculations

Retail Space:
Design flow = 3,600 sqft x 0.1 gpd/sqft = 360.0 gpd (equal to 4 population)

Apartments:
No of apartments = 7 x 2 people per apartment (equal to 14 population)
No of apartments = 2 x 3 people per apartment (equal to 6 population)

Equivalent Design Population, p = 24

		Design Average Flow		
100 gpcd x design population =	2400 gpd	=	**0.00**	**mgd**
Hydraulic Loading = [(18+((p/1000)^0.5)) / (4+((p/1000)^0.5))] =	4.37			
Peaking Factor, PF =				
	10487 gpd	=	**0.01**	**mgd**

Maximum Design Flow = Design Average Flow x Peaking Factor =

NOTE: Per "The 100 gpcd figure shall be used in conjunction with a peaking factor from Figure 1(as calculated above), is intended to cover normal infiltration for systems built with modern construction techniques."

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

APPENDIX C-1

Stormwater Calculations
Predevelopment Calculations

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

WinTR-55 Current Data Description

--- Identification Data ---

User: Al Hopkins
Project:
SubTitle: Pre Dev
State: New York
County: Erie
Filename: \\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2021 Sweet Home Road\DOCS\Pre dev.w55

Date: 12/18/2020
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Pre		Outlet	0.68	82	0.1

Total area: .68 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)
SUBAREAS	
Pre	1.65
REACHES	
OUTLET	1.65

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)
SUBAREAS	
Pre	1.65 11.94
REACHES	
OUTLET	1.65

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Pre	.68	0.100	82	Outlet	

Total Area: .68 (ac)

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Pre							
SHEET	30	0.0100	0.150				0.099
						Time of Concentration	0.1

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Pre	Open space; grass cover > 75% (good)	D	.61	80
	Paved parking lots, roofs, driveways	D	.07	98
	Total Area / Weighted Curve Number		.68	82

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

APPENDIX C-2

Stormwater Calculations
Post development Calculations

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

WinTR-55 Current Data Description

--- Identification Data ---

User: Al Hopkins
Project:
SubTitle: Post Dev
State: New York
County: Erie
Filename: \\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2021 Sweet Home Road\DOCS\Post dev.w5

Date: 12/18/2020
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Post		Outlet	0.68	91	0.1

Total area: .68 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)
SUBAREAS	
Post	2.90
REACHES	
OUTLET	2.90

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)
SUBAREAS	
Post	2.90 11.93
REACHES	
OUTLET	2.90

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Post	.68	0.100	91	Outlet	

Total Area: .68 (ac)

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Post							
SHALLOW	42	0.0020	0.025				0.013
CHANNEL	231	0.0200	0.012	0.79	3.14	7.130	0.009
						Time of Concentration	0.1

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Post	Open space; grass cover > 75% (good)	D	.26	80
	Paved parking lots, roofs, driveways	D	.42	98
	Total Area / Weighted Curve Number		.68	91

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

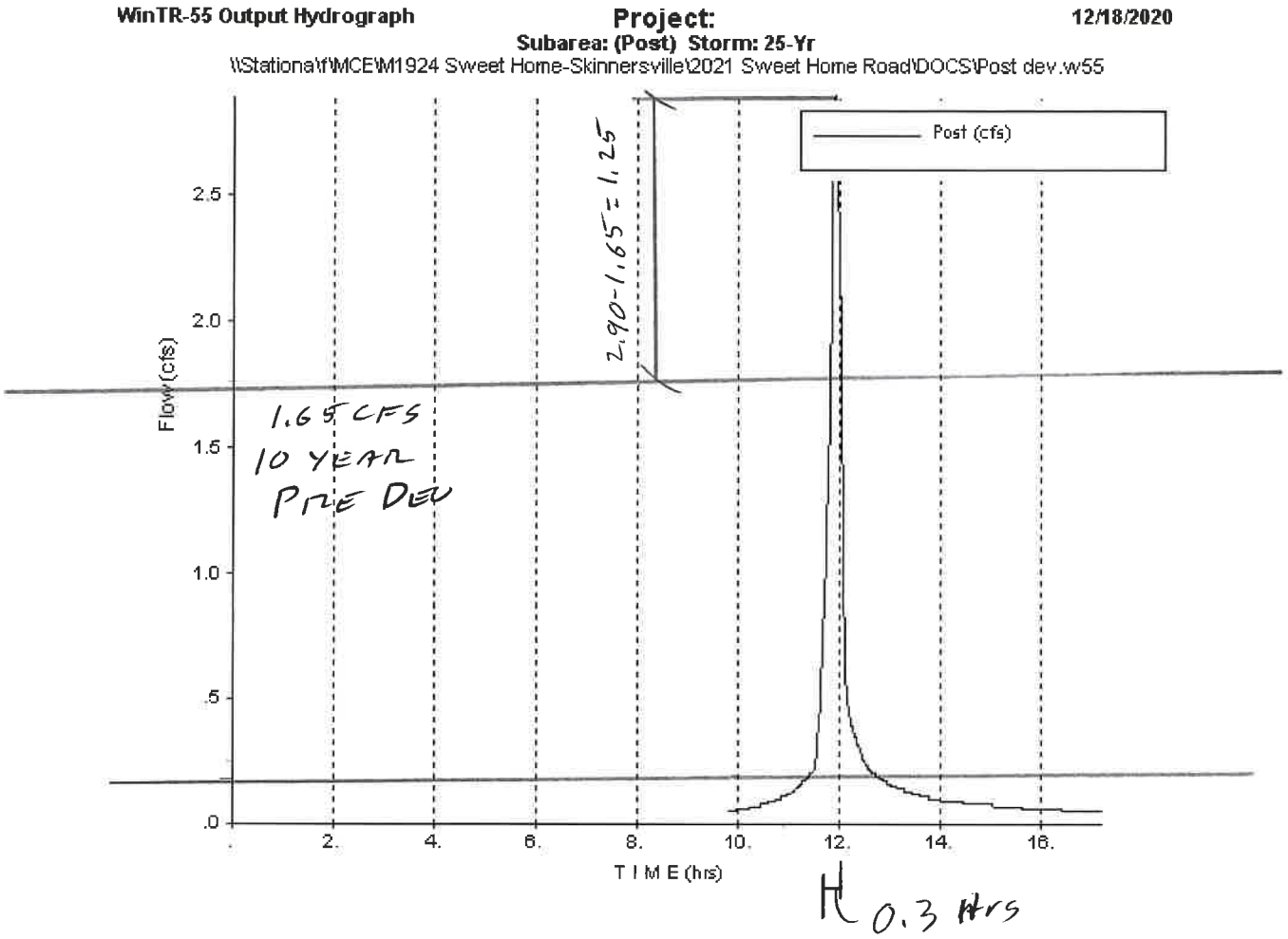
APPENDIX C-3

Stormwater Calculations
10/25 Hydrograph

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)



1/2 (0.3 x 3600) 1.26 cfs = 680 CUBIC FEET

DETENTION NEEDED

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

APPENDIX D

Outlet control Orifice sizing

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601

Project:	2021 Sweet Home Road	By: ARH
Location:	Amherst	12.03.20

Outlet Control Structure Design - Basin A

	Elev (ft)	Head (h) (ft)	Pre Development Discharge Rate (cfs) (from TR-55)	Post Development Discharge Rate (cfs) (from TR-55)	Actual Discharge from Orifice (cfs)
Cl of orifice	575.32				
Normal Water Level	574.82				
10 year storm event	575.75		1.65		
25 year storm event	576.75	1.43		2.90	0.29

Oriface Diameter	3	inch
Oriface Diameter	0.25	ft
Area of Pipe (A)	0.049	sq ft
Orifice coefficient (C)	0.61	
Acceleration (g)	32.2	ft/sec2

Torricelli Equation - Orifice Calculations

Q=CA(2gh)^.5

Total Flow

10 year pre	1.65	cfs
25 year post	0.29	cfs

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

APPENDIX E

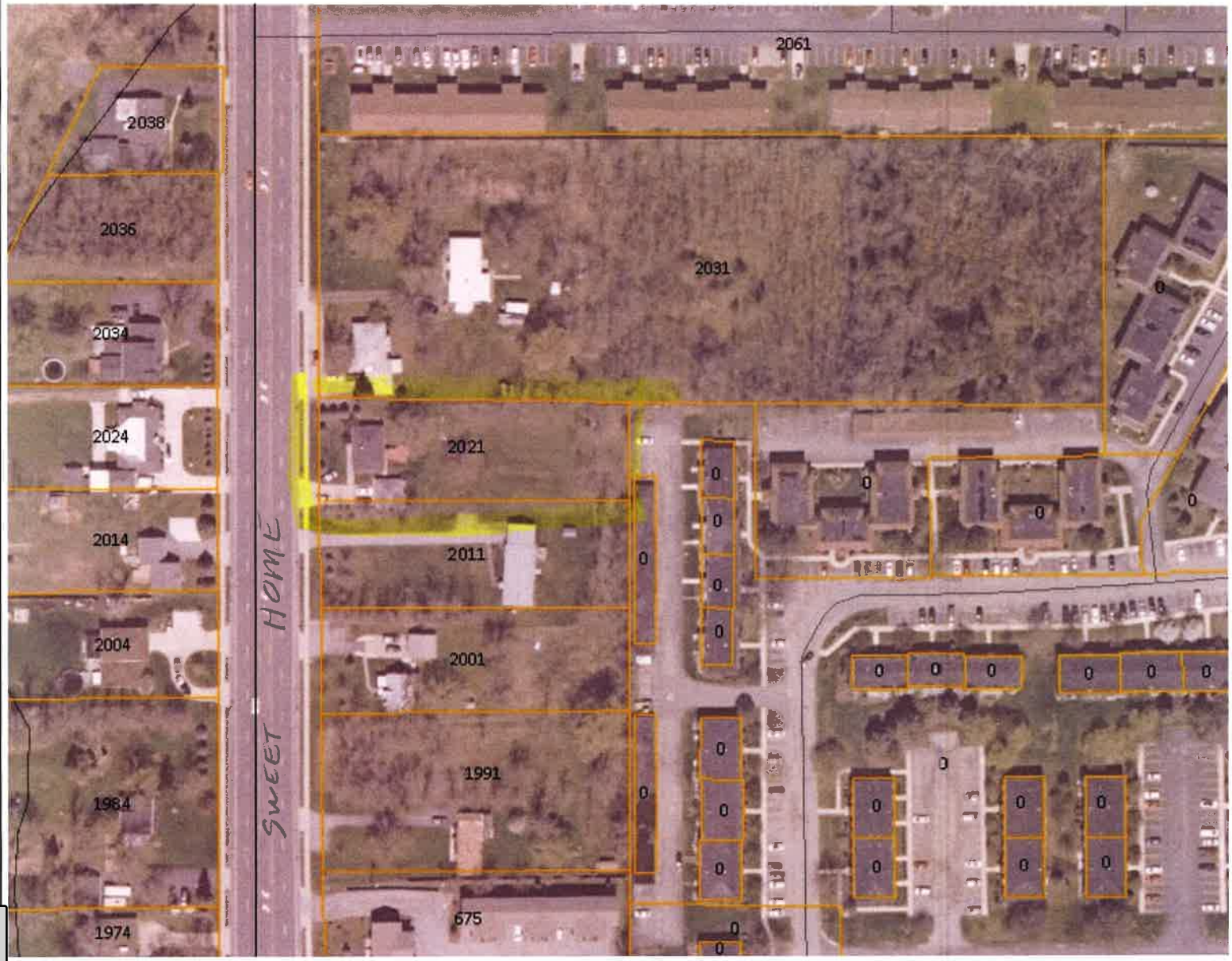
Soils Survey Map

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Erie County On-Line Mapping Application





Legend

- Parcels
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local Road
- Detailed Soils

100%
OdA - Oneida
Silt Loam
Hsg - "D"
0.5 Gw

0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 2,257

STORMWATER POLLUTION PREVENTION PLAN

Mixed Use Building
2021 Sweethome Road
Amherst, NY

December 4, 2020

Prepared for:
Kevin Wyse
Wyse Properties LLC
2217 Sweet Home Road
Amherst, NY 14228

Project M-1924

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 633-2601
Fax: 633-2704
Email: meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

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- E. Pollution Prevention Measures
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- H. Dimensions, Material Specifications, and Installation Details
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- K. Stormwater Discharges From Sources Other Than Construction
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Part 2 Post Construction Stormwater Management Practice Component
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- D. Soil Test Analysis
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- F. Post Construction O&M plan

Part 3 Enhanced Phosphorus Removal Standards
- A. Enhanced Phosphorus Removal Standards

APPENDICES
A. Soil Survey Map

* Developed from the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Introduction

The property limits and disturbance needed for the construction of the building and related amenities for this site is less than the 1.0 acre threshold that would require a SPDES permit coverage. Therefore, in accordance with Part 1 of the NYSDEC General Permit GP-20-001 "Permit Coverage and Limitations" the proposed action does not need SPDES permit coverage. As such, this SWPPP has been prepared to meet the Town of Amherst stormwater regulations.

For "consistency" this SWPPP was prepared and numbered in general conformance with the guidelines set forth in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities – Permit No. GP-0-20-001.

Part 1: Erosion and Sediment Control Component

A. Background Information

Currently, the subject property addressed at 2021 Sweethome Road contains a single family home and garage which are to be demolished. The proposed development will consist of a mixed use building to be utilized for retail and apartments.

The scope of the development includes the construction of a mixed use building, paved parking lot, concrete sidewalks and stormwater sewer system draining to a dry detention area.

B. Site Map

A site map has been included on the cover sheet of the plan set which is part of this SWPPP.

C. Soil Description

According to the USDA Soil Survey, 100% of the soils on the site are Odessa silt loam soils (OdA). This soil type is classified as belonging to the hydrologic soil group (HSG) "D".

D. Construction Phasing

1. Installation of silt sock outlining the limits of disturbance.
2. Demolition of existing structures
3. Installation of the stabilized construction entrance per the design standards.
4. Clearing and grubbing.
5. Removal and stockpiling of topsoil.
6. Construction of the stormwater detention area.
7. Infrastructure construction (storm sewer piping and DI's, water, sanitary sewer, etc).
8. Install temporary Drop Inlet protection per the design plans.
9. Earthwork (construction of the driveways, building pad, etc)*.
10. Building construction
11. Seeding and landscaping
12. Removal of the control measures upon establishment of grass as outlined herein.

*Temporary stabilization may be necessary if areas are left dormant for a maximum of 14 days.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

E. Pollution Prevention Measures

The site is to be serviced by various pollution prevention measures including: silt socks to prevent siltation during construction; inlet protection will be placed around all storm inlets; a concrete washout will contain runoff from concrete operations; and a stabilized construction entrance to prevent sediments from leaving the site and tracking onto public roadways.

A stabilized construction entrance will be maintained until a permanent entrance has been constructed as outlined by "New York State Guidelines for Erosion and Sediment Control section 5A.75". This entrance must be kept clean to ensure no mud is allowed to enter the public roadway. Dust must be controlled by sweeping and or washing. Truck wash water must be properly contained on site.

The "General Contractor" will ultimately be responsible for all subcontracted work, and therefore, the installation, maintenance and removal of SWPPP devices.

F. Soil Stabilization and Restoration

Seeding and mulching the area may achieve temporary stabilization of any idle areas. Planting and establishing grass as soon as possible upon fine grading of any particular area will accomplish final stabilization of the site. Use a suitable grass seed mix containing 60% Kentucky bluegrass, 20% perennial ryegrass and 20% fine fescue or other grass seed mixture approved by the town. The seed must be sown using application rates as directed by the seed supplier and covered with small grain straw mulch. All sediment controls are to remain in place until turf has been established as determined by the Qualified Professional. All temporary erosion and sediment controls are to remain in place until turf has been established.

G. Erosion and Sediment Control Plan:

An Erosion and Sediment Control Plan along with applicable details have been prepared as part of the construction plan set to show the size and location of stormwater pollution prevention devices to be employed during this project.

H. Dimensions, Material Specifications and Installation Details

The size, material specifications and installation requirements of stormwater pollution prevention devices are given on the detail sheets for this project.

I. Erosion & Sediment Control Inspection Schedule

A "trained contractor" must be on site daily when soil disturbance activities are being performed and must inspect, clean and repair as required all stormwater pollution prevention devices on site.

All devices must be in place prior to work in any upstream area and maintained at all times during construction.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

J. Pollution Prevention Measures to Control Construction and Waste Materials

The site is to be kept free of litter by providing on site waste receptacles. Contractors are to be instructed not to place litter in open excavations or the rear of open bed trucks.

Contractors are to ensure that construction chemicals are handled in strict compliance with OSHA standards. This includes proper storage containers and labeling of chemicals. On site storage of chemicals should be avoided whenever possible. Chemicals are to be protected from rain and wind. Chemical spills are to be reported immediately to NYSDEC spill response.

Long-term on-site storage of construction debris should be avoided whenever possible. On-site construction debris is to be kept in a fashion to prevent the pollution via wind or Stormwater runoff.

K. Stormwater Discharges From Sources Other Than Construction

The site has no stormwater discharges from sources other than construction.

L. Identification of Elements of the Design Not In Conformance with the "Technical Standards"

The Erosion and Sediment Control elements for this site have been designed to be in general compliance with the New York State Standards and Specifications for Erosion and Sediment Control.

Part 2 Post Construction Stormwater Management Practice Component

A. Permanent Stormwater Management Practices

Drainage of surface water runoff will be accomplished via a proposed network consisting of roof gutters, downspouts and a storm drainage system utilizing catch basins and piping that discharge to a stormwater detention basin before ultimately flowing into the municipal storm sewer system.

The detention basin will receive and detain flows until the storm subsides and allows the detention basin to drain through an outlet control orifice. The detention basin and outlet control structure has been designed, in accordance with the Town of Amherst Stormwater Management practices, to allow for sufficient storage to attenuate and release of stormwater from the developed site at discharge rates not exceeding the pre-developed rates.

Complete stormwater calculations and orifice sizing can be reviewed in the Engineer's Report prepared by MCE dated December 4, 2020 in Appendix C & D.

B. Site map

A Grading and Drainage Plan has been prepared as part of the fully engineered Site Plans, which depict the specific location and size of each stormwater management practice.

C. Stormwater analysis

A complete stormwater analysis and calculations are provided in Appendix C of the Engineer's Report prepared by MCE dated December 4, 2020.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

D. Soil Test Analysis

The United States Department of Agriculture, Soil Conservation Service and Cornell University tested this site in 1978 as part of a joint project. The results of their soil survey revealed that the soil found on this site have the profile listed below.

Odessa silt loam (ODA)

0-9"	SILT loam (ML)
9-22"	Silty Clay loam (CL)
22-60"	Silty Clay (CL)

According to the Erie County Soil Survey, perched groundwater may be encountered between 0.5-1.5' below the existing ground surface while bedrock is generally encountered at a depth below 60". It should be noted these soil characteristics are based on a generalized survey conducted by the USDA-SCRS and the University of Cornell. Site-specific soil characteristics including the presence of fill, groundwater depth, soil stratigraphy, etc. may differ from the generalized survey.

E. Infiltration Test Results

According to the Erie County Soil Survey, the infiltration rates over the Odessa soil stratigraphy varies from approximately 0.2 to 0.6 inches per hour. It should be noted that site-specific infiltration tests should be performed to obtain actual infiltration rates and the Erie County Soil Survey should be used as a generalized survey.

F. Post Construction Operation and Maintenance Plan

Practice	Frequency
Removal of Trash and Debris from the storm water piping	Continuous
Maintaining the detention area vegetation	Weekly
Inspection and cleaning of catch basins and /or detention basin	Annually
Removal of accumulated silt from detention basin	10-20 years

Part 3 Enhanced Phosphorus Removal Standards

A. Enhanced Phosphorus Removal Standards

This site does not lie in any watershed identified in New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities - Permit No. GP-0-20-001 and is therefore not subject to enhanced phosphorus removal standards.

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STORMWATER POLLUTION PREVENTION PLAN

Mixed Use Building
2021 Sweet Home Road
Amherst, NY

APPENDIX A

Soil Survey Map

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Erie County On-Line Mapping Application





Legend

- Parcels
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local Road
- Detailed Soils

100%
OdA - Odessa
Silt Loam
HSG - "D"
0.5 GW

0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 2,257

WMA ENGINEERING DPC|DBA
EMPIRE GEO TECHNICAL
ENGINEERING SERVICES

April 23, 2020
Project No.: WB-20-045-A
Ref. SJB Project No.: BE-20-045-A

Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, New York 14221

Attention: Jake Metzger, P.E.

Re: Subsurface Exploration and
Geotechnical Evaluation
2021 Sweet Home Road
Amherst, New York

Dear Mr. Metzger:

This report summarizes the geotechnical evaluation completed by Empire Geotechnical Engineering Services (Empire) with regard to the proposed mixed use building planned at 2021 Sweet Home Road in Amherst, New York. One (1) hard copy of this report has been mailed to you. We have also e-mailed you an electronic copy (pdf file format) of this report for your use, and for distribution, as appropriate.

It is our understanding that the proposed mixed use building will consist of a three-story, wood framed structure covering approximately 4,029 square feet (79'x51'). The proposed building will include a basement structure. It is anticipated that the site grades are within 1 to 2 feet of the proposed final site grades.

This letter summarizes the subsurface conditions encountered, along with our findings and recommendations for the foundation design associated with the proposed building construction. The geotechnical engineering evaluation work was completed at the request of and as authorized by SJB Services, Inc. (SJB), our affiliated drilling and testing company, who was retained by Metzger Civil Engineering, PLLC (Metzger) to complete this work.

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SUBSURFACE EXPLORATION PROGRAM

The subsurface exploration consisted of one (1) conventional test boring and one (1) tripod boring completed by SJB on April 11th and 14th, 2020. The test boring is designated B-1, while the tripod boring is designated TP-1 and their approximate locations are shown on Figure 1.

Metzger provided SJB with a site plan illustrating the location of the proposed building. SJB then staked the borings in the field referencing existing site features, and then determined the GPS coordinates of the borings using a handheld GPS device. Empire plotted their locations using the coordinates along with a Google Earth™ aerial photograph of the site. Figures 1 illustrates the existing site conditions, approximate exploration locations and presents the GPS coordinates.

Laser survey level measurements were utilized to determine the relative ground surface elevations at boring locations using the finish floor of the existing garage as a benchmark. The benchmark was assigned an arbitrary elevation datum of 100.0 feet by SJB. The approximate location of the benchmark is shown on Figure 1.

The test boring was drilled using a Central Mine Equipment model 550X all-terrain tire mounted drill rig, using hollow stem auger and split spoon sampling techniques until a depth of 36.0 feet where auger refusal was met. Split spoon samples and Standard Penetration Tests (SPT) were taken continuously from the ground surface until a depth of 12 feet and then in intervals of five feet until sample spoon refusal was met a depth of 35.6 feet. The tripod boring was advanced using a portable tripod drill apparatus with continuous split spoon sampling from the ground surface until a depth of 12 feet, where the boring was then terminated.

The split spoon sampling and SPTs were completed in general accordance with *ASTM D1586 – "Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils"*. We note the blow counts obtained using the tripod apparatus may not accurately represent the soil formation consistency/density due to methods used to advance this type of boring, which can cause friction between the soils and the drive rods.

SJB's geologist prepared the boring logs based on visual observation of the recovered soil samples and review of the driller's field notes. The soil samples were described based on visual/manual estimation of the grain size distribution,

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along with characteristics such as color, relative density, consistency, moisture, etc. The boring logs are presented in Appendix A, along with general information and a key of terms and symbols used to prepare the logs.

SUBSURFACE CONDITIONS

The general soil stratigraphy encountered by the borings consisted of surface topsoil underlain by silty clay fill soils, extending to a depth of about 4 feet followed by indigenous silty clay and gravel soil deposits overlying possible bedrock.

It is expected the fill or reworked/disturbed soils will vary between and away from the boring locations. The existing fill soils are also expected to be encountered near the existing building structures and will extend at least to the bottom of previous excavations for the existing foundations and utilities.

The indigenous soils are classified as CL and GC-GM group soils using the Unified Soil Classification System - USCS (ASTM D2488). The Standard Penetration Test (SPT) "N" values obtained in the indigenous soils indicate the cohesive clay soils vary from a soft to hard consistency, while the gravel soils are very compact.

The boring was terminated with auger refusal at a depth of 36.0 feet. The refusal conditions suggest encountering the possible top of bedrock. Rock coring, however, was not performed at the test boring location, therefore, the exact nature of the refusal material encountered was not definitively confirmed (i.e. bedrock or possibly a cobble/boulder obstruction).

No freestanding water was encountered in either test hole immediately following the completion of overburden drilling and/or sampling. Groundwater may not have had sufficient time to accumulate or stabilize in the test holes within the time that had elapsed from the completion of drilling operations and the time of measurement. It appears groundwater may be present at a depth of about 10 to 12 feet based on the moist-wet soil samples as well as the softer consistency clay soils recovered at and below these depths.

The soil stratigraphy encountered, and the groundwater conditions observed are described in more detail on the boring logs in Appendix A.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

GEOTECHNICAL EVALUATION

Foundation Design

The subsurface conditions encountered in the borings are considered to be generally suitable to support the proposed relatively lightly loaded wood framed structure using a conventional spread foundation system. The indigenous, stiff to very stiff silty soils encountered beneath the fill at and below a depth of about 4 feet at the boring locations will provide a suitable bearing stratum to support the proposed foundations. Therefore, it is recommended the foundations bear on the indigenous, stiff to very stiff silty clay soils following removal of the topsoil, any organics, all fill, and any soft, loose, wet or otherwise unsuitable indigenous soil conditions.

Foundations, however, should not bear any deeper than 6 feet below the existing ground surface due to the influence of the soft clay soils with regard to settlement. Accordingly, a basement structure may not be feasible. Alternatively, the mixed use building could be supported on a deep foundation system end bearing on the anticipated bedrock surface encountered at a depth of about 36 feet based on auger refusal conditions.

Subsurface conditions are expected to vary away from the boring locations and most likely will require adjustments in the suitable subgrade elevation, based on the actual conditions encountered at the time of construction. Accordingly, close inspection of the foundation bearing grades is recommended at the time of construction to ensure the foundations are seated on suitable undisturbed, indigenous soil subgrades.

If necessary, the foundations could be constructed on an Engineered Fill layer (i.e. Structural Fill or flowable backfill) which is properly placed over suitable indigenous soil subgrades.

If Structural Fill is placed beneath the foundations, it should extend out horizontally beyond the foundation limits, a distance equal to at least 0.5 times the thickness of the Structural Fill layer beneath the foundation. This will need to be considered when sizing the foundation excavations and in preparing the foundation bearing grades. Recommendations for Structural Fill material along with its placement and compaction are presented below.

As an alternative to Structural Fill, a non-swelling, cement / fine aggregate flowable backfill material having a minimum 28-day compressive strength (f'c) of

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

250 pounds per square inch (psi) could be considered. The flowable backfill should extend at least 12 inches horizontally beyond the foundation limits for its entire depth.

Based on our evaluation, spread foundations constructed on suitable indigenous soil bearing grades or on properly constructed Engineered Fill materials placed over the suitable bearing grades can be sized based on a maximum net allowable bearing pressure of 1,500 pounds per square foot (psf).

Continuous wall footings should be at least 2.0 feet in width and column/individual footings should be at least 3.0 feet in width in order to limit bearing shearing failure or to develop adequate bearing capacity. The actual foundation widths, however, will need to be sized based on the actual wall and column loads anticipated. Foundation widths, however, should not exceed a maximum of 6.0 feet for isolated column foundations and 3 feet for continuous wall foundations, in order to limit settlement to a tolerable range (i.e. about 1 ¼-inch or less). Accordingly, the use of spread foundations would be acceptable for column loads up to about 54 kips and wall loads up to 4.5 kips per linear foot. In addition, as noted above, foundations should not bear any deeper than 6 feet below existing site grades.

Construction of spread foundations on undisturbed and properly prepared indigenous soil bearing grades or engineered fill material properly placed over suitable indigenous soil bearing grades should undergo normal consolidation settlement of about 1-inch to 1 ¼-inch.

A minimum of 4.0 feet of embedment below the finished exterior grades is required for frost protection. All foundations, however, must bear at or below the suitable bearing grades in accordance with the recommendations above.

Seismic Design Criteria

Based on the subsurface conditions encountered in the test boring, the project site can be classified as Seismic Site Class "D" in accordance with ASCE 7, Table 20.3-1, as referenced in the Building Code of New York State (IBC 2015). Therefore, seismic design can be based on this seismic site classification.

The spectral response accelerations at the project site were obtained by Empire using the SEAOC / OSHPD web site application https://seismicmaps.org/. The accelerations are based on the 2008 USGS Seismic Hazard Data - Risk Targeted

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Maximum Considered Earthquake Ground Motion Response Acceleration Maps, as presented in the Building Code of New York State (IBC 2015).

Using the site location, the calculated spectral response accelerations for Site Class "B" soils are 0.212g for the short period (0.2 second) response (S_S) and 0.061g for the one second response (S_1). For design purposes, these spectral response accelerations must be adjusted for the Seismic Site Class "D" soil profile determined for the project site.

Accordingly, the adjusted spectral response accelerations for Site Class "D" are as follows:

- Short Period Response (S_{MS}) 0.340g
- 1 Second Period Response (S_{M1}) - 0.145g

The corresponding five percent damped design spectral response accelerations (S_{DS} and S_{D1}) are as follows:

- S_{DS} - 0.226g
- S_{D1} - 0.097g

Construction Considerations

Prior to any fill placement within the area of the foundation or slab on grade, any existing topsoil, vegetation and any other deleterious materials should be removed. The site grade fill material should be placed and compacted in accordance with our recommendations provided below.

Excavation to the proposed bearing grades for foundation construction should be performed using a method, which reduces disturbance to the bearing grade soils, such as a backhoe equipped with a smooth blade bucket. Any ridges or loose soil left by machine excavation should be manually trimmed and removed prior to constructing the foundations.

All bearing grades for foundation construction should be protected from precipitation and surface water. No water should be allowed to accumulate on the foundation bearing grades. The bearing grades should not be allowed to freeze, either prior to or after construction of foundations. If the bearing grades are not protected and degrade, they must be undercut/removed accordingly.

Foundation excavations should be backfilled as soon as possible prior to construction of the superstructure, however, earth retaining foundation walls

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should not be backfilled until the ground level floor framing diaphragm is in place. Earth retaining foundation walls should be backfilled with a suitable low to non-plastic soil material, such as a Suitable Granular Fill or crusher run stone Structural Fill as described below. Non-earth retaining foundations (i.e. garage, porch, etc.) in non–loaded landscape areas can be backfilled with the on-site or imported clayey fill soils, provided they are free of organics or other unsuitable material, and can be properly compacted. We recommend, however, that foundation excavations, within slab on grade or pavement areas be backfilled with Structural Fill or Suitable Granular fill. The backfill should be placed in lifts and properly compacted. Care must be exercised when placing and compacting the fill against the foundation walls so as not to induce additional lateral loads on the walls.

Structural Fill Material

Structural Fill, placed beneath foundations and slab-on-grade or used as foundation backfill, should consist of crusher run stone, which should be free of clay, organics and friable or deleterious particles. As a minimum, the crusher stone should meet the requirements of New York State Department of Transportation, Standard Specifications, Item 304.12 – Type 2 Subbase, with the following gradation requirements.

Sieve Size Distribution	Percent Finer by Weight
2 inch	100
¼ inch	25-60
No. 40	5-40
No. 200	0-10

The crusher run stone Structural Fill should be compacted to dense stable matrix, where its total thickness over the indigenous soil subgrades is less than 1 foot, and to a minimum of 95 percent of the maximum dry density as measured by the modified Proctor test (ASTM D1557), where its total thickness will exceed 1 foot. Placement of the fill should not exceed a maximum loose lift thickness of 8 to 10 inches. It may be necessary to reduce the loose lift thickness depending on the type of compaction equipment used so that the required density is attained. The crusher run stone should have a moisture content within two percent of the optimum moisture content prior to compaction.

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Suitable Granular Fill Material

Suitable soil material, which is well graded from coarse to fine, and classified as GW, GP, GM, SW, SP and SM soils using the Unified Soil Classification System (ASTM D-2487) and having no more than 85- percent by weight material passing the No. 4 sieve, no more than 20- percent by weight material passing the No. 200 sieve and which is generally free of particles greater than 6 inches, will be acceptable as Suitable Granular Fill. It should also be free of topsoil, asphalt, concrete rubble, wood, debris, clay and other deleterious materials.

Suitable Granular Fill can be used as foundation backfill and as subgrade fill to raise site grades beneath slab-on-grade construction. Material meeting the requirements of New York State Department of Transportation, Standard Specifications, Item 203.07 – Select Granular Fill is acceptable for use as Suitable Granular Fill.

The Suitable Granular Fill should be placed and compacted in accordance with the requirements for the Structural Fill as stated above.

CLOSING

This report was prepared to assist in the design and construction of the proposed mixed use building planned at 2021 Sweet Home Road in Amherst, New York. The report has been prepared for the exclusive use of Metzger Civil Engineering, PLLC and other members of the project design team, for specific application to this site and this project only.

The project information and recommendations presented in this report were prepared based on Empire's understanding of the proposed project and the subsurface exploration work completed by SJB Services, Inc. as described herein, and through the application of generally accepted soils and foundation engineering practices. No warranties, expressed or inferred, are made by the conclusions, opinions, recommendations or services provided.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

Additional information regarding the use and interpretation of this report is presented in Appendix B.

Respectfully Submitted:

EMPIRE GEOTECHNICAL ENGINEERING SERVICES

Wanda M. Allen, P.E.
Senior Geotechnical Engineer



Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

FIGURES

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

BORING	LATITUDE	LONGITUDE
B-1	43° 0' 52.8"	-78° 47' 55.4"
TP-1	43° 0' 52.7"	-78° 47' 54.1"



NOTE:
FIGURE DEVELOPED FROM GOOGLE EARTH

LEGEND:

-1 INDICATES APPROXIMATE LOCATION AND DESIGNATION OF TEST BORING.

P-1 INDICATES APPROXIMATE LOCATION AND DESIGNATION OF TRIPOD BORING.

M BENCHMARK: FINISH FLOOR OF GARAGE. ASSIGNED ARBITRARY ELEVATION DATUM

N

WMA ENGINEERING DPC|DBA
EMPIRE GEOTECHNICAL ENGINEERING SERVICES

PROPOSED MIXED USE BUILDING
2021 SWEET HOME ROAD
AMHERST, NEW YORK

SUBSURFACE EXPLORATION PLAN

DR BY: WMA | SCALE: NTS | PROJECT NO.: WB-20-045A

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

APPENDIX A

SUBSURFACE EXPLORATION LOG

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

DATE:
START 4/14/2020
FINISH 4/14/2020
SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. B-1
SURF. ELEV 101.0'
G.W. DEPTH See Notes

PROJECT: PROPOSED MIXED USE BUILDING
PROJ. NO.: BE-20-045
LOCATION: 2021 SWEETHOME RD.
AMHERST, NY

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	SOIL OR ROCK CLASSIFICATION	NOTES
	1	1	2			TOPSOIL	Driller noted topsoil at the surface
		4	6		6	Brown Silty CLAY, little fine Gravel, little f-m Sand, tr.organics (moist, FILL)	
	2	4	3				
		3	3		6	Contains some fine Gravel, tr.concrete, tr.brick	
5	3	4	6			Brown Silty CLAY, tr.sand, Silt partings (moist, stiff, CL)	
		7	11		13		
	4	8	10			Becomes Brown-Gray (v.stiff)	
		13	15		23		
	5	5	7			Becomes Brown (stiff)	
10		7	7		14		
	6	4	4			Contains no Silt partings (moist-wet, medium)	
		4	4		8		
15							
	7	1	1			(soft)	
		1	2		2		
20							
	8	WOH	1				WOH = Weight of Hammer and Rods
		2	1		3		
25							
	9	1	3			Contains some f-c Sand, tr.gravel (medium)	
		4	7		7		
30							
	10	30	19			Contains tr.sand (moist, hard)	
		18	19		37		
35						Brown fine GRAVEL, some f-c Sand, little Silty Clay (moist, v.compact, GC-GM)	REF = Sample Spoon Refusal
	11	30	50/0.1		REF		
						Boring Complete with Auger Refusal at 36.0'	No Free Standing Water encountered at boring completion
40							

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW

CLASSIFIED BY: Geologist

DRILLER: S. WOLKIEWICZ, JR.

DRILL RIG TYPE : CME-550X

METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

DATE:
START 4/11/2020
FINISH 4/11/2020
SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. TP-1
SURF. ELEV 99.5'
G.W. DEPTH See Notes

PROJECT: PROPOSED MIXED USE BUILDING
PROJ. NO.: BE-20-045
LOCATION: 2021 SWEETHOME RD.
AMHERST, NY

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	SOIL OR ROCK CLASSIFICATION	NOTES
	1	1	1			TOPSOIL	Driller noted topsoil at the surface
		2	2		3	Brown Silty CLAY, little f-m Sand, tr.organics (moist, FILL)	
	2	2	3				
		3	3		6		
5	3	5	5			Brown Silty CLAY, tr.sand (moist, stiff, CL)	
		8	9		13		
	4	7	10			(v.stiff)	
		12	11		22		
	5	8	8				
10		9	10		17		
	6	5	6			(moist-wet, stiff)	
		5	6		11		
						Boring Complete at 12.0'	No Free Standing Water encountered at boring completion
15							
20							
25							
30							
35							
40							

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW

CLASSIFIED BY: Geologist

DRILLER: S. WOLKIEWICZ, JR.

DRILL RIG TYPE : CME-550X

METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

DATE

STARTED _____

FINISHED _____

SHEET _____ OF _____

SJB SERVICES, INC.
SUBSURFACE LOG

PROJ. No. _____

HOLE No. _____

SURF. ELEV. _____

G.W. DEPTH _____

PROJECT _____ LOCATION _____

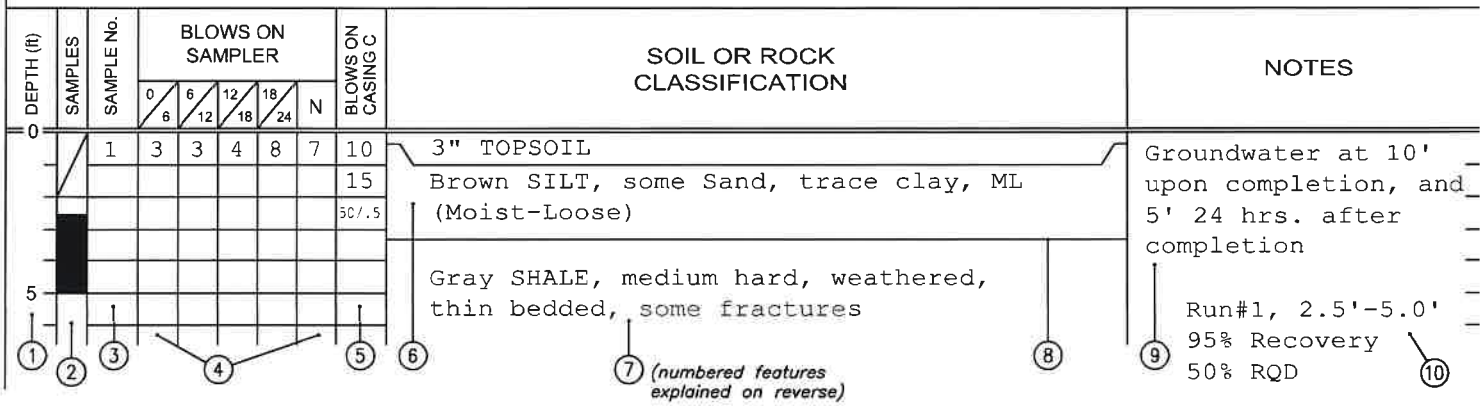

TABLE I

- Split Spoon Sample
- Shelby Tube Sample
- Geoprobe Macro-Core
- Auger or Test Pit Sample
- Rock Core

TABLE II

Identification of soil type is made on basis of an estimate of particle sizes, and in the case of fine grained soils also on basis of plasticity.

Soil Type	Soil Particle Size	
Boulder	>12"	Coarse Grained (Granular)
Cobble	3" - 12"	
Gravel - Coarse	3" - 3/4"	
- Fine	3/4" - #4	
Sand - Coarse	#4 - #10	
- Medium	#10 - #40	
- Fine	#40 - #200	
Silt - Non Plastic (Granular) Clay - Plastic (Cohesive)	<#200	Fine Grained

TABLE III

The following terms are used in classifying soils consisting of mixtures of two or more soil types. The estimate is based on weight of total sample.

Term	Percent of Total Sample
"and"	35 - 50
"some"	20 - 35
"little"	10 - 20
"trace"	less than 10

(When sampling gravelly soils with a standard split spoon, the true percentage of gravel is often not recovered due to the relatively small sampler diameter.)

TABLE IV

The relative compactness or consistency is described in accordance with the following terms:

Granular Soils		Cohesive Soils	
Term	**Blows per Foot, N**	**Term**	**Blows per Foot, N**
Very Loose	0 - 4	Very Soft	0 - 2
Loose	4 - 10	Soft	2 - 4
Firm	10 - 30	Medium	4 - 8
Compact	30 - 50	Stiff	8 - 15
Very Compact	>50	Very Stiff	15 - 30
		Hard	>30

(Large particles in the soils will often significantly influence the blows per foot recorded during the penetration test)

TABLE V

Varved	Horizontal uniform layers or seams of soil(s).
Layer	Soil deposit more than 6" thick.
Seam	Soil deposit less than 6" thick.
Parting	Soil deposit less than 1/8" thick.
Laminated	Irregular, horizontal and angled seams and partings of soil(s).

TABLE VI

Rock Classification Term		Meaning
Hardness	- Soft	Scratched by fingernail
	- Medium Hard	Scratched easily by penknife
	- Hard	Scratched with difficulty by penknife
	- Very Hard	Cannot be scratched by penknife
Weathering	- Very Weathered	Judged from the relative amounts of disintegration, iron staining, core recovery, clay seams, etc.
	- Weathered	
	- Sound	

Rock Classification Term		Meaning	
Bedding	- Laminated	(<1")	Natural breaks in Rock Layers
	- Thin Bedded	(1" - 4")	
	- Bedded	(4" - 12")	
	- Thick Bedded	(12" - 36")	
	- Massive	(>36")	

(Fracturing refers to natural breaks in the rock oriented at some angle to the rock layers)

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

GENERAL INFORMATION & KEY TO SUBSURFACE LOGS

The Subsurface Logs attached to this report present the observations and mechanical data collected by the driller at the site, supplemented by classification of the material removed from the borings as determined through visual identification by technicians in the laboratory. It is cautioned that the materials removed from the borings represent only a fraction of the total volume of the deposits at the site and may not necessarily be representative of the subsurface condition between adjacent borings or between the sampled intervals. The data presented of the Subsurface Logs together with the recovered samples provide a basis for evaluating the character of the subsurface conditions relative to the project. The evaluation must consider all the recorded details and their procedures to more accurately evaluate the subsurface conditions. Any evaluation of the contents of this report and recovered samples must be performed by qualified professionals. The following information defines some of the procedures and terms used of the Subsurface Logs to describe the conditions encountered, consistent with the numbered identifiers shown on the Key opposite this page.

1. The figures in the Depth column define the scale of the Subsurface Log.
2. The Samples column shows, graphically, the depth range from which a sample was recovered. See Table I for descriptions of the symbols used to represent the various types of samples.
3. The Sample No. is used for identification on sample containers and/or Laboratory Test Reports.
4. Blows on Sampler – shows the results of the "Penetration Test", recording the number of blows required to drive a split spoon sampler into the soil. The number of blows required for each six inches is recorded. The first 6 inches of penetration is considered a seating drive. The number of blows required for the second and third 6 inches of penetration is termed the penetration resistance, N
5. Blows on Casing – Shows the number of blows required to advance the casing a distance of 12 inches. The casing size, hammer weight, and length of drop are noted at the bottom of the Subsurface Log. If the casing is advanced by means other than driving, the method of advancement will be indicated in the Notes column or under the Method of Investigation at the bottom of the Subsurface Log. Alternatively, sample recovery may be shown in this column or other data consistent with the column heading.
6. All recovered soil samples are reviewed in the laboratory by an engineering technician, geologist, or geotechnical engineer, unless noted otherwise. Visual descriptions are made on the basis of a combination of the driller's field descriptions and noted observation together with the sample as received in the laboratory. The method of visual classification is based primarily on the Unified Soil Classification System (ASTM D 2487) with regard to the particle size and plasticity (See Table No. II), and the Unified Soil Classification System group symbols for the soil types are sometimes included with the soil classification. Additionally, the relative portion, by weight, of two or more soil types is described for granular soils in accordance with "Suggested Methods of Test for Identification of Soils" by D.M. Burmister, ASTM Special Technical Publication 479, June 1970. (See Table No. III). Description of the relative soil density or consistency is based upon the penetration records as defined in Table No. IV. The description of the soil moisture is based upon the relative wetness of the soil as recovered and is described as dry, moist, wet, and saturated. Water introduced into the boring either naturally or during drilling may have affected the moisture condition of the recovered sample. Special terms are used as required to describe soil deposition in greater detail; several such terms are listed in Table V. When sampling gravelly soils with a standard two inch diameter split spoon, the true percentage of gravel is often not recovered due to the relatively small sampler diameter. The presence of boulders and large gravel is sometimes, but not necessarily, detected by an evaluation of the casing and sampler blows or through the "action" of the drill rig as reported by the driller.
7. Rock description is based on review of the recovered rock core and the driller's notes. Frequently used rock classification terms are included in Table VI.
8. The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Solid stratification lines delineate apparent changes in soil type, based upon review of recovered soil samples and the driller's notes. Dashed lines convey a lesser degree of certainty with respect to either a change in soil type or where such change may occur.
9. Miscellaneous observations and procedures noted by the driller are shown in this column, including water level observations. It is important to realize the reliability of the water level observations depends upon the soil type (water does not readily stabilize in a hole through fine grained soils), and that any drill water used to advance the boring may have influenced the observations. The ground water level will fluctuate seasonally, typically. One or more perched or trapped water levels may exist in the ground seasonally. All the available readings should be evaluated. If definite conclusions cannot be made, it is often prudent to examine the conditions more thoroughly through test pit excavations or groundwater observation wells.
10. The length of core run is defined as the length of penetration of the core barrel. Core recovery is the length of core recovered divided by the core run. The RQD (Rock Quality Designation) is the total length of pieces of NX core exceeding 4 inches divided by the core run. The size core barrel used is also noted in the Method of Investigation at the bottom of the Subsurface Log.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

APPENDIX B

GEOTECHNICAL REPORT LIMITATIONS

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

GEOTECHNICAL REPORT LIMITATIONS

WMA Engineering DPC / DBA Empire Geotechnical Engineering Services (Empire) has endeavored to meet the generally accepted standard of care for the services completed, and in doing so is obliged to advise the geotechnical report user of our report limitations. Empire believes that providing information about the report preparation and limitations is essential to help the user reduce geotechnical-related delays, cost over-runs, and other problems that can develop during the design and construction process. Empire would be pleased to answer any questions regarding the following limitations and use of our report to assist the user in assessing risks and planning for site development and construction.

PROJECT SPECIFIC FACTORS: The conclusions and recommendations provided in our geotechnical report were prepared based on project specific factors described in the report, such as size, loading, and intended use of structures; general configuration of structures, roadways, and parking lots; existing and proposed site grading; and any other pertinent project information. Changes to the project details may alter the factors considered in development of the report conclusions and recommendations. *Accordingly, Empire cannot accept responsibility for problems which may develop if we are not consulted regarding any changes to the project specific factors that were assumed during the report preparation.*

SUBSURFACE CONDITIONS: The site exploration investigated subsurface conditions only at discrete test locations. Empire has used judgement to infer subsurface conditions between the discrete test locations, and on this basis the conclusions and recommendations in our geotechnical report were developed. It should be understood that the overall subsurface conditions inferred by Empire may vary from those revealed during construction, and these variations may impact on the assumptions made in developing the report conclusions and recommendations. *For this reason, Empire should be retained during construction to confirm that conditions are as expected, and to refine our conclusions and recommendations in the event that conditions are encountered that were not disclosed during the site exploration program.*

USE OF GEOTECHNICAL REPORT: Unless indicated otherwise, our geotechnical report has been prepared for the use of our client for specific application to the site and project conditions described in the report. *Without consulting with Empire, our geotechnical report should not be applied by any party to other sites or for any uses other than those originally intended.*

CHANGES IN SITE CONDITIONS: Surface and subsurface conditions are subject to change at a project site subsequent to preparation of the geotechnical report. Changes may include, but are not limited to, floods, earthquakes, groundwater fluctuations, and construction activities at the site and/or adjoining properties. *Empire should be informed of any such changes to determine if additional investigative and/or evaluation work is warranted.*

MISINTERPRETATION OF REPORT: The conclusions and recommendations contained in our geotechnical report are subject to misinterpretation. *To limit this possibility, Empire should review project plans and specifications relative to geotechnical issues to confirm that the recommendations contained in our report have been properly interpreted and applied.*

Subsurface exploration logs and other report data are also subject to misinterpretation by others if they are separated from the geotechnical report. This often occurs when copies of logs are given to contractors during the bid preparation process. *To minimize the potential for misinterpretation, the subsurface logs should not be separated from our geotechnical report and the use of excerpted or incomplete portions of the report should be avoided.*

OTHER LIMITATIONS: Geotechnical engineering is less exact than other design disciplines, as it is based partly on judgement and opinion. For this reason, our geotechnical report may include clauses that identify the limits of Empire's responsibility, or that may describe other limitations specific to a project. These clauses are intended to help all parties recognize their responsibilities and to assist them in assessing risks and decision making. Empire would be pleased to discuss these clauses and to answer any questions that may arise.

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)



② South (Driveway)
1/8" = 1'-0"

③ West (Sweet Home)
1/8" = 1'-0"



① North
1/8" = 1'-0"



④ East (Rear)
1/8" = 1'-0"

Wyse Properties

WARNING
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ENGINEER:
DAVID A. CARR P.E.
305 RANDWOOD DRIVE
WILLIAMSVILLE, NY 14221

Revisions / Issues

No.	Description	Date

Client Name
Wyse Property

Project Name
Apartment Building with Retail 2021 Sweet Home Rd. Amherst NY

Sheet Name
Elevations

Project number	N/A
Date	03/14/2020
Designed by	KW/TZ
Drawn by	TZ
Checked by	KW

A101

Scale 1/8" =

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)

NEW YORK STATE OF OPPORTUNITY | **Parks, Recreation, and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

February 07, 2020

Michael Metzger
PE
Metzger Civil Engineering PLLC
8245 Sheridan Drive
Williamsville, NY 14221

Re: SEQRA
Mixed Use Development - 2021 Sweet Home Road Demolition Project
2021 Sweet Home Rd, Buffalo, Erie County, NY
20PR00744

Dear Michael Metzger:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

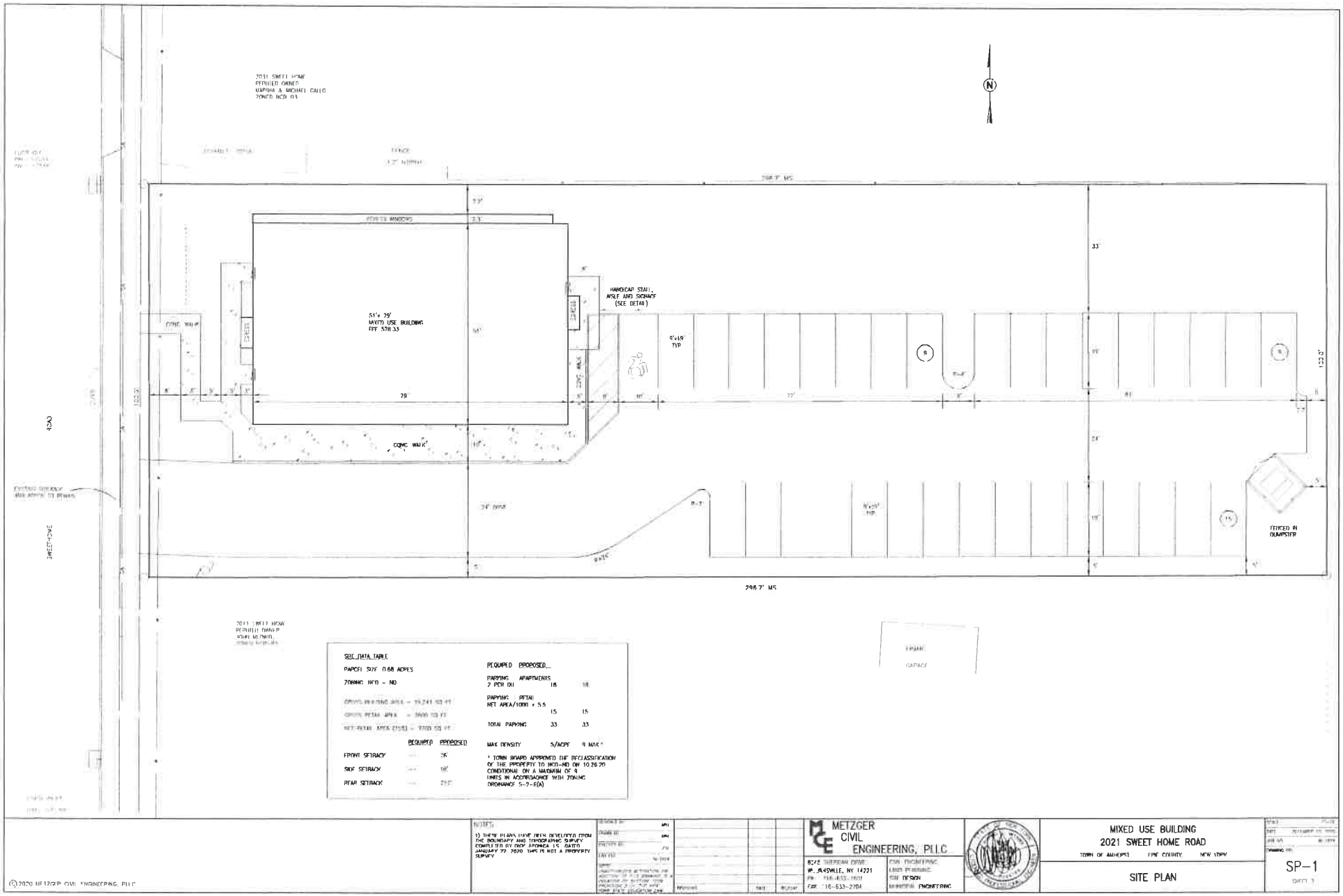
If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Attachment: SP-2021-01_application_031821 (22844 : Sp-2021-01)


2021 SWEET HOME
PROPERTY OWNER
MARINA A MICHAEL GALLO
ZONED NCO-ND
51'x 79'
MIXED USE BUILDING
FFE 578.33
HANDICAP STALL
AISLE AND SIGNAGE
(SEE DETAIL)
9'x19'
TYP
CONC WALK
FENCED IN
DUMPSTER
298.7' MS
SITE DATA TABLE
PARCEL SIZE 0.68 ACRES
ZONING NCO - ND
REQUIRED PROPOSED
PARKING APARTMENTS
2 PER DU 18 18
PARKING RETAIL
NET AREA/1000 x 5.5
15 15
TOTAL PARKING 33 33
FRONT SETBACK 25'
SIDE SETBACK 10'
REAR SETBACK 25'
MAX DENSITY 5/ACRE 9 MAX*
* TOWN BOARD APPROVED THE RECLASSIFICATION OF THE PROPERTY TO NCO-ND ON 10.26.20 CONDITIONAL ON A MAXIMUM OF 9 UNITS IN ACCORDANCE WITH ZONING ORDINANCE 5-7-8(A)
NOTES
1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY ROP ARCHEA LS, DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY
METZGER
CIVIL
ENGINEERING, PLLC
MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST ERIE COUNTY NEW YORK
SITE PLAN
SP-1
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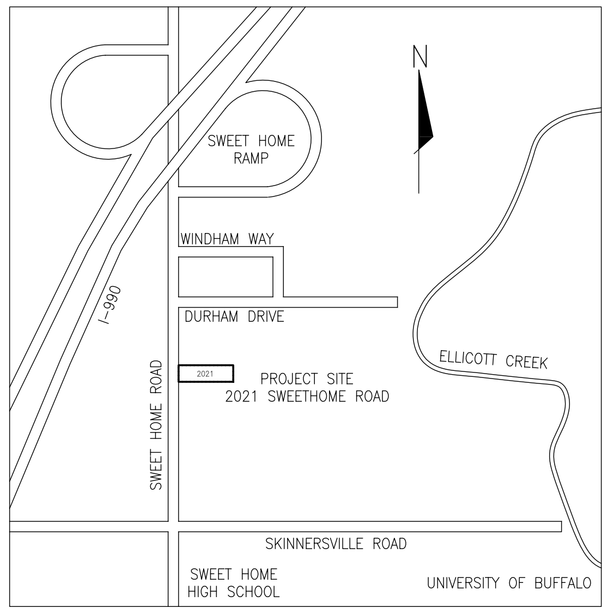
1b

Attachment: SP-2021-01_drawings_031821 (22844 : Sp-2021-01)

Packet Pg. 98

MIXED USE BUILDING
2021 SWEETHOME ROAD

TOWN OF AMHERST, ERIE COUNTY, NEW YORK



LOCATION MAP
N.T.S.

OWNER:
WYSE PROPERTIES
2217 SWEETHOME ROAD
AMHERST, NY 14228

CIVIL ENGINEER:
METZGER CIVIL ENGINEERING, PLLC.
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221
PHONE: (716) 633-2601
FAX: (716) 633-2704
EMAIL: meteng@roadrunner.com

PROJECT LEGEND

EXISTING FEATURES*	PROPOSED FEATURES
PROJECT BOUNDARY LINE	STORM CATCH BASIN
CENTERLINE	WV WATER VALVE
MB MAIL BOX	SA—SA SANITARY SEWER LATERAL
SIGN	ST—ST STORM SEWER LINE
ELEC. M.H. ELECTRIC MANHOLE	W—W WATERLINE
TELE. M.H. TELEPHONE MANHOLE	SIGN
SA—SA SANITARY MANHOLE & LINE	× 575.75 SPOT ELEVATION
W WATER LINE	FLOW DIRECTION
UTILITY POLE	INLET PROTECTION
WV WATER VALVE	SILT SOCK
HYDRANT	STABILIZED CONSTRUCTION ENTRANCE
G GAS LINE	
OH OVERHEAD WIRES	

* WHERE APPLICABLE

SCHEDULE OF DRAWINGS:

SHEET NO	DRAWING	DESCRIPTION
1	CS	COVER SHEET
2	--	BOUNDARY & TOPOGRAPHIC SURVEY
3	SP-1	SITE PLAN
4	GD-1	GRADING & DRAINAGE PLAN
5	UP-1	UTILITY PLAN
6	ESC-1	EROSION AND SEDIMENT CONTROL PLAN
7	LP-1	LANDSCAPE PLAN
8	DT-1	MISCELLANEOUS DETAILS -1
9	DT-2	MISCELLANEOUS DETAILS -2
10	DT-3	MISCELLANEOUS DETAILS -3

METZGER CIVIL ENGINEERING, PLLC

TOWN OF AMHERST NOTES:
1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS.

SCALE:	NTS
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	CS
	SHEET 1

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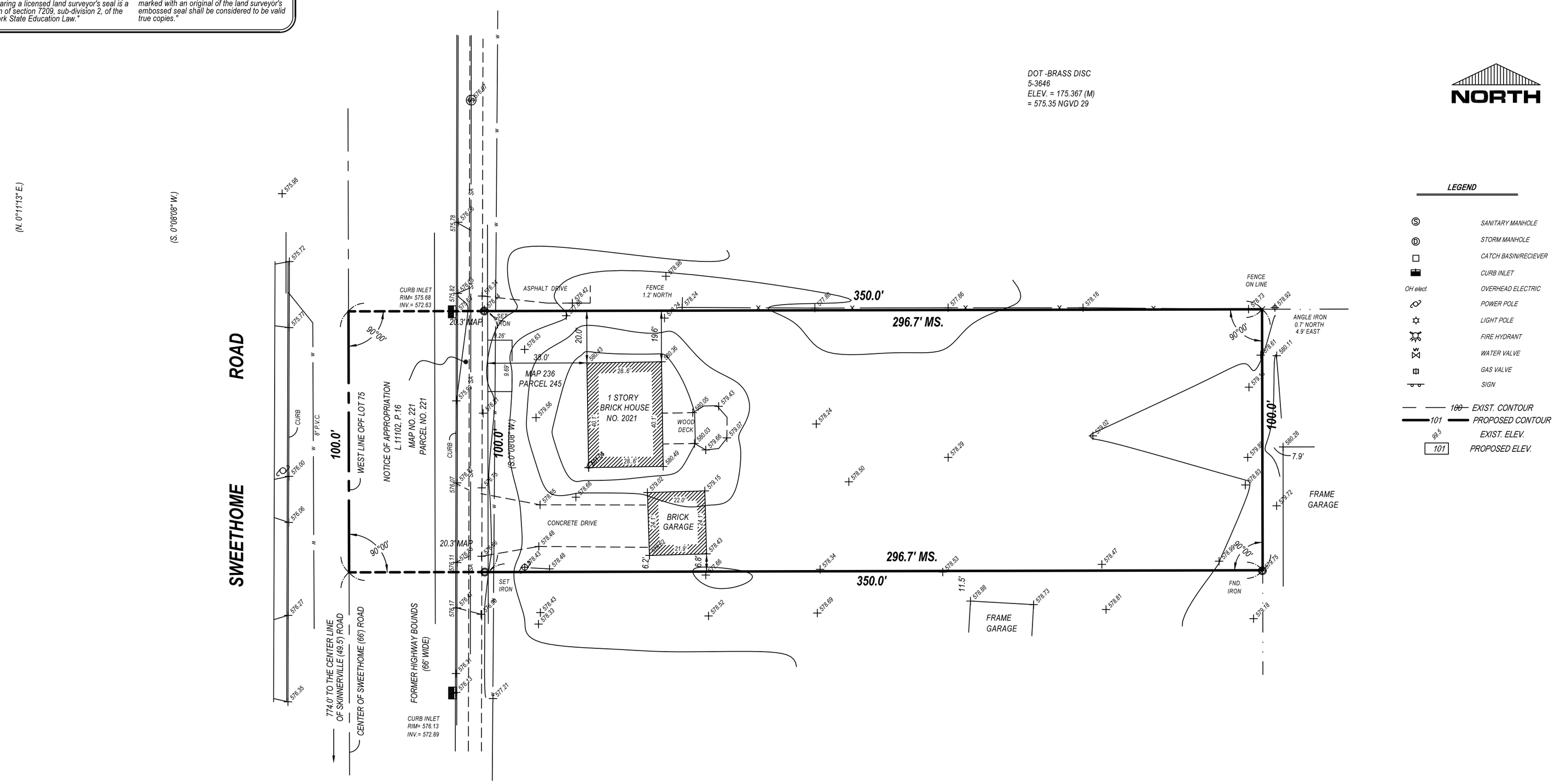
Attachment: SP-2021-01_drawings_031821 (2284 : Sp-2021-01)

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

JOB NO. 2020003-2021sweethome



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

1.) This survey was prepared without the benefit of an up to date abstract of title and is subject to any state of facts that may be revealed by an examination of such.

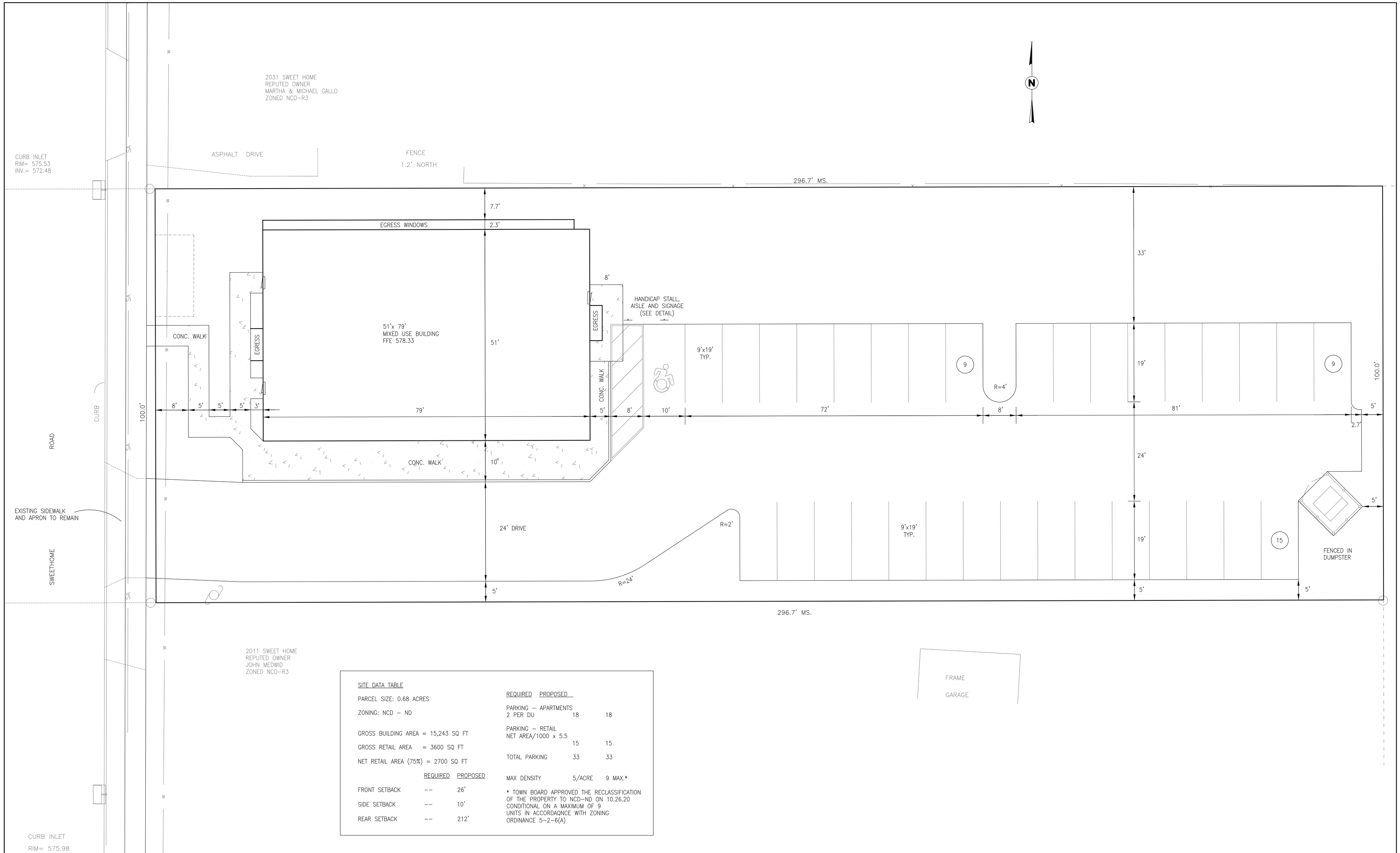
2.) All features indicating easements, agreements, reservations & rights, in premises are not shown on this map & is subject to the following deeds of record:

SURVEY OF:

PART OF LOT 75, TOWNSHIP 12 - RANGE 7, H.L.C.S.
VILLAGE OF DEPEW, TOWN OF CHEEKTOWAGA, ERIE CO., N.Y.

SCALE: 1"=30' DATE: FEBRUARY 5, 2020

RICHARD J. ARONICA
LAND SURVEYOR NYS 49799
10569 ROCKY MOUNTAIN ROAD
P.O. BOX 339
NORTH COLLINS, NEW YORK 14111
PHONE: 716-337-3420



SITE DATA TABLE

PARCEL SIZE: 0.68 ACRES

ZONING: NCD – ND

GROSS BUILDING AREA = 15,243 SQ FT

GROSS RETAIL AREA = 3600 SQ FT

NET RETAIL AREA (75%) = 2700 SQ FT

	REQUIRED	PROPOSED
FRONT SETBACK	--	26'
SIDE SETBACK	--	10'
REAR SETBACK	--	212'

	REQUIRED	PROPOSED
PARKING – APARTMENTS 2 PER DU	18	18
PARKING – RETAIL NET AREA/1000 x 5.5	15	15
TOTAL PARKING	33	33
MAX DENSITY	5/ACRE	9 MAX.*

* TOWN BOARD APPROVED THE RECLASSIFICATION OF THE PROPERTY TO NCD-ND ON 10.26.20 CONDITIONAL ON A MAXIMUM OF 9 UNITS IN ACCORDAQNCE WITH ZONING ORDINANCE 5-2-6(A)

NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK · MICHAEL J. METZGER · 0066786 · LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	SP-1
	SHEET 3

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Attachment: SP-2021-01_drawings_031821 (22844 : SP-2021-01)

CURB INLET
RIM= 575.53
INV.= 572.48
EI= 573.00 (NEW)

ASPHALT DRIVE

FENCE
1.2' NORTH

OUTLET CONTROL
8" PIPE CAP
WITH 3"ø HOLE
INV 574.82

296.7' MS.

150' 12"ø HDPE
@ 1.2%

DRY DETENTION
AREA A = 680 CUFT

INV 574.82

50' 12"ø HDPE
@ 0.2%

ROOF LEADERS
(PER ARCH. PLANS)

51'x 79'
MIXED USE BUILDING
FFE 578.33

ROOF LEADERS
(PER ARCH. PLANS)

578.23 TC
578.43 BC

577.80 BC

578.03 TC
577.70 BC

578.03 TC
577.53 BC

578.03 TC
577.70 BC

ST CB1
RIM 577.19
INV 575.09

89' 12"ø HDPE
@ 0.2%

ST CB2
RIM 577.00
INV 574.92

92' 12"ø HDPE
@ 0.2%

ST CB3
RIM 577.18
INV 575.10

577.84 HP

577.70HP

100.0'

ROAD

CURB

SWEETHOME

296.7' MS.

10'x12'
DUMPSTER PAD
(SEE DETAIL)

FRAME

GARAGE

CURB INLET

LEGEND

EXISTING ELEVATION +500.00

PROPOSED ELEVATION +500.00

PROPOSED CONTOURS 500

DIRECTION OF FLOW

TC = TOP OF CURB

BC = BOTTOM OF CURB

FFE = FIRST FLOOR ELEVATION

NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK
JAMES C. METZGER
066786
LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GRADING & DRAINAGE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	GD-1
	SHEET 4

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Attachment: SP-2021-01_drawings_031821 (22844 : SP-2021-01)

874.0' TO THE CENTER LINE
OF SKINNERVILLE (49.5') ROAD

8" P.V.C.

100.0'

CURB

ROAD

SWEETHOME (66') ROAD

CURB INLET
RIM= 575.53
INV.= 572.48

SA

W

ASPHALT DRIVE

FENCE
1.2' NORTH

296.7' MS.

SAN. LATERAL INV 565.45±
SAN. MAIN INVERT 557±

44' 6" SDR 35
PVC @ 2%

SAN INV
566.33±
(COORDINATE WITH
PLUMBING PLANS)

51'x 79'
MIXED USE BUILDING
FFE 578.33

2"ø SERVICE TAP,
VALVES AND CURB BOXES
BY ECWA
(SEE DETAIL)

METER, RPZ AND DCVA
INSIDE BUILDING
(SEE DETAIL)

KNOX BOX
(SEE ARCH. PLAN)

23' 2"ø
TYPE K
COPPER

FIRE DEPT
CONNECTION
(SEE PLUMBING PLAN)

296.7' MS.

FRAME

GARAGE

N

NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

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DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

NOTE:
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REVISIONS	DATE	BY/CHK

METZGER
CIVIL
ENGINEERING, PLLC

8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK
MICHAEL R. METZGER
LICENSED PROFESSIONAL ENGINEER
066788

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

UTILITY PLAN

SCALE:	1"=10'
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	UP-1
	SHEET 5

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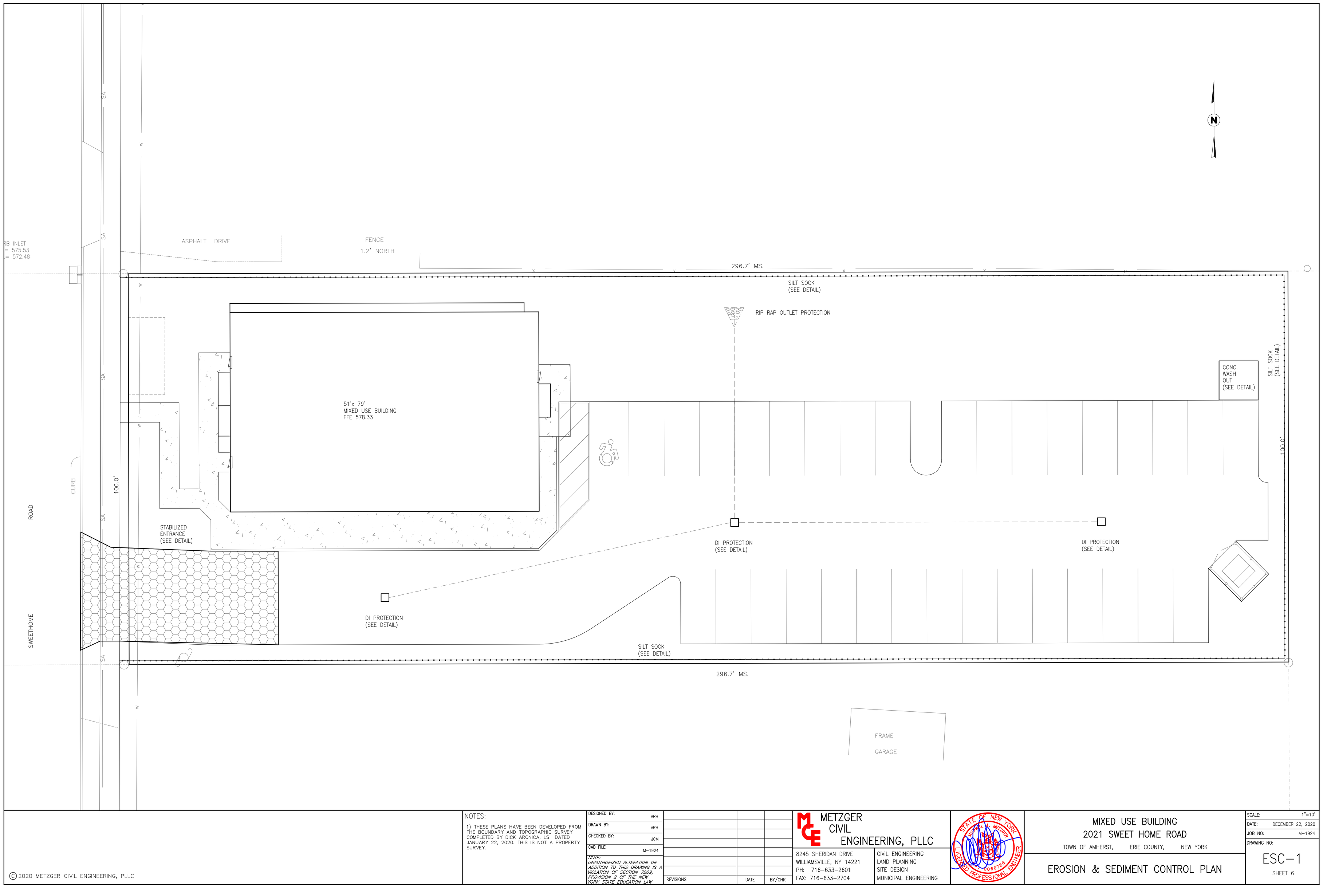

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NOTES:

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DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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REVISIONS	DATE	BY/CHK

METZGER
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8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK
JAMES C. METZGER
LICENSED PROFESSIONAL ENGINEER
066785

MIXED USE BUILDING
2021 SWEET HOME ROAD

TOWN OF AMHERST, ERIE COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

SCALE:	1"=10'
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	ESC-1
	SHEET 6

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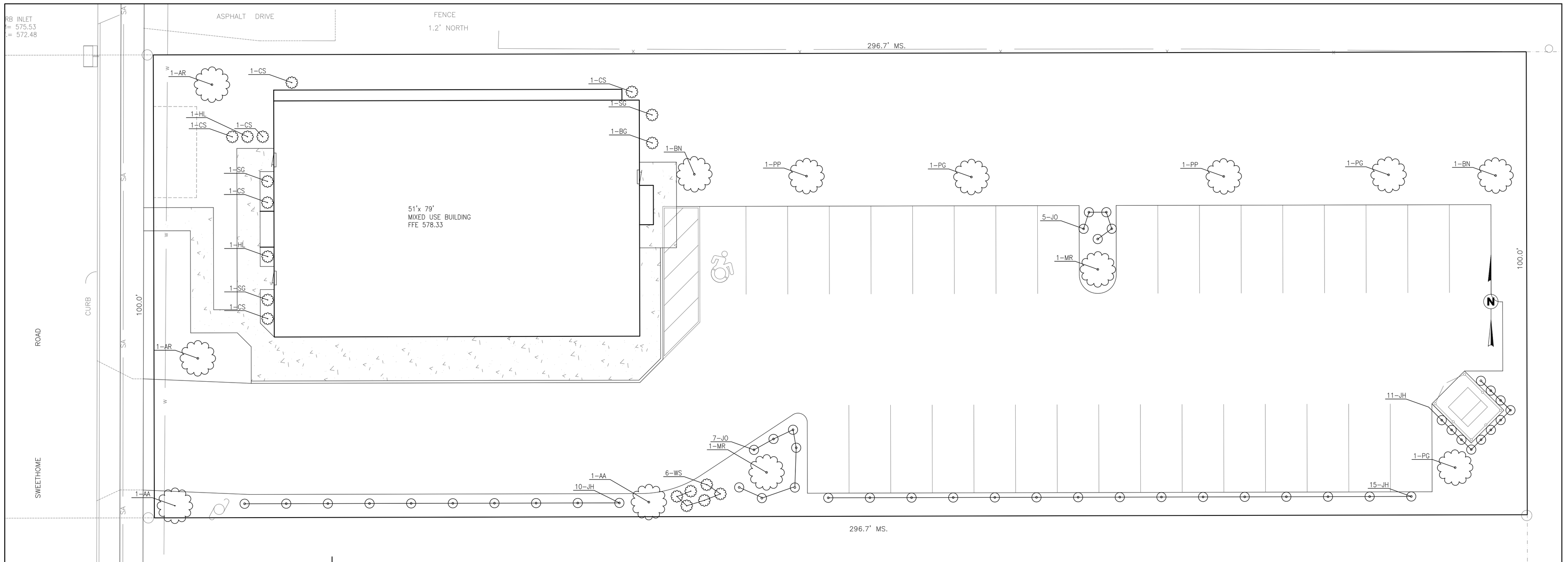
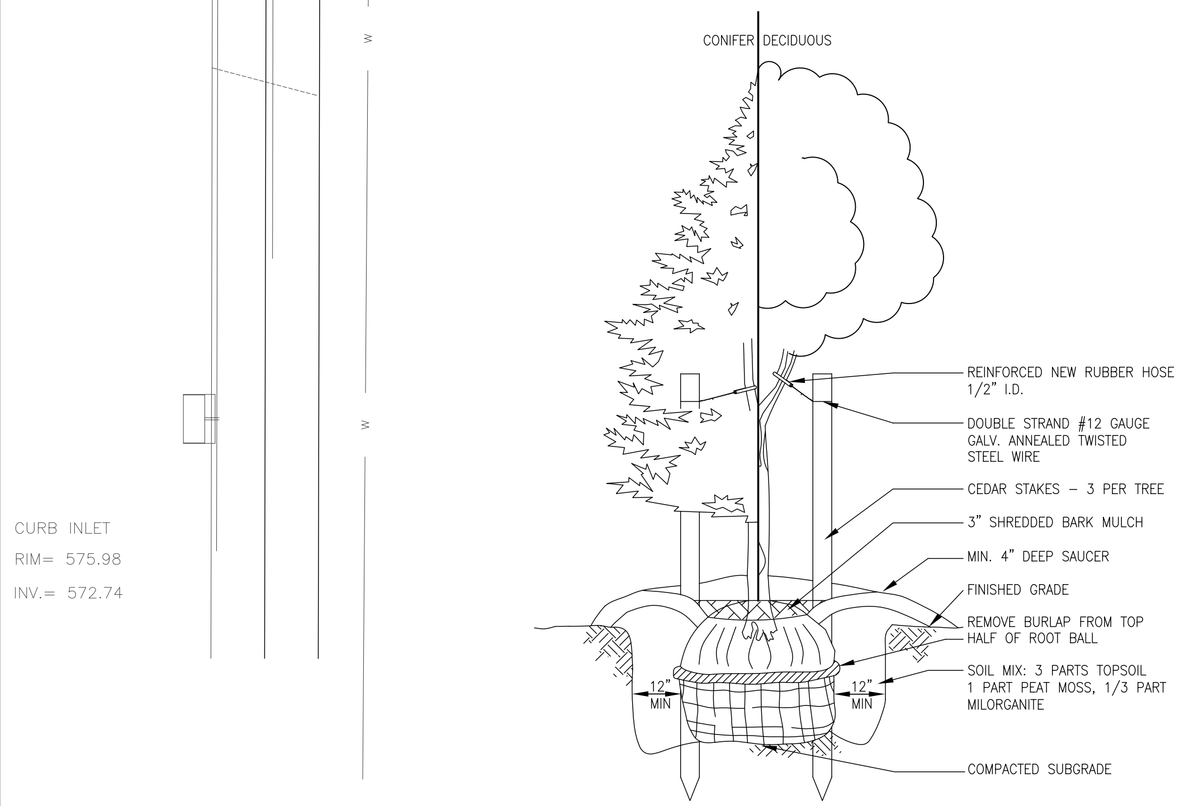
Attachment: SP-2021-01_drawings_031821 (22844 : SP-2021-01)





TREE PLANTING DETAIL
NOT TO SCALE

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AA	2	AMELANCHIER GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	1.75" CAL.
AR	2	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	2.5" CAL.
BG	1	BUXUS "GREEN VELVET"	GREEN VELVET BOXWOOD	24"
BN	2	BETULA NIGRA "CULLY"	HERITAGE RIVER BIRCH	8'
CS	6	CORNUS STOLONIFERA FARROW	ARCTIC FIRE RED TWIG DOGWOOD	24"
HL	2	HYDRANGEA PANICULATA	LITTLE QUICK FIRE HYDRANGEA	24"
JH	36	JUNIPERUS CHINENSIS COLUMNARIS	"HETZII"STAKED JUNIPER	4'
JO	12	JUNIPERUS CHINENSIS	OLD GOLD JUNIPER	24"
MR	2	MALUS "ROYAL RAINDROPS"	ROYAL RAINDROPS CRABAPPLE	1.75"
PG	3	PICEA GLAUCA	WHITE SPRUCE	5'
PP	2	PICEA PUNGENS	COLORADO SPRUCE	5'
SG	3	SPIRAEA BUMALDA "GOLD FLAME"	GOLD FLAME SPIRAEA	24"
WS	6	WEIGELA FLORIDA "BOCRAPIWI"	SPILLED WINE WEIGELA	24"

*WATER WEEKLY FOR FIRST YEAR AFTER PLANTING; TOLERANT OF DRY SOILS ONCE ESTABLISHED.

ALL PLANTING BEDS AND TREE PITS SHALL RECIEVE A MINIMUM 3 INCH DEPTH OF DARK SHREDED HARDWOOD MULCH, EXCEPT WHERE OTHERWISE NOTED.

LAWN NOTES
FURNISH TOPSOIL FROM THE SITE. IF INSUFFICIENT QUANTITY IS AVAILABLE, CONTRACTOR TO SUPPLY TOPSOIL FROM OFF SITE AT CONTRACTORS EXPENSE.
TOPSOIL SHALL BE NATURAL, FRIABLE GRANULAR SOIL, UNIFORM IN COMPOSITION AND TEXTURE. CLEAN FROM SUBSOIL, CLAY LUMPS, STONES, WEEDS, STUMPS, ROOTS, TOXIC SUBSTANCES AND DEBRIS 1" OR MORE IS SIZE.

TOPSOIL SHALL HAVE LESS THAN 10% CLAY WITH A pH BETWEEN 5.0–7.0 WITH 5%–20% ORGANIC MATTER.

THE SEED MUST BE SOWN AND FERTILIZED USING APPLICATION RATES AS DIRECTED BY THE SEED SUPPLIER AND COVERED WITH SMALL GRAIN STRAW MULCH WITHIN 7 DAYS AFTER THE END OF DISTURBANCE AND WATERED AS REQUIRED.

LAWN GRASS MIX
45% KENTUCKY BLUEGRASS
36% CREEPING RED FESCUE
19% PERENNIAL RYEGRASS

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NOTES:
1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	KW
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

NOTE:
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REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK · JAMES C. METZGER · 076786 · LICENSED PROFESSIONAL ENGINEER

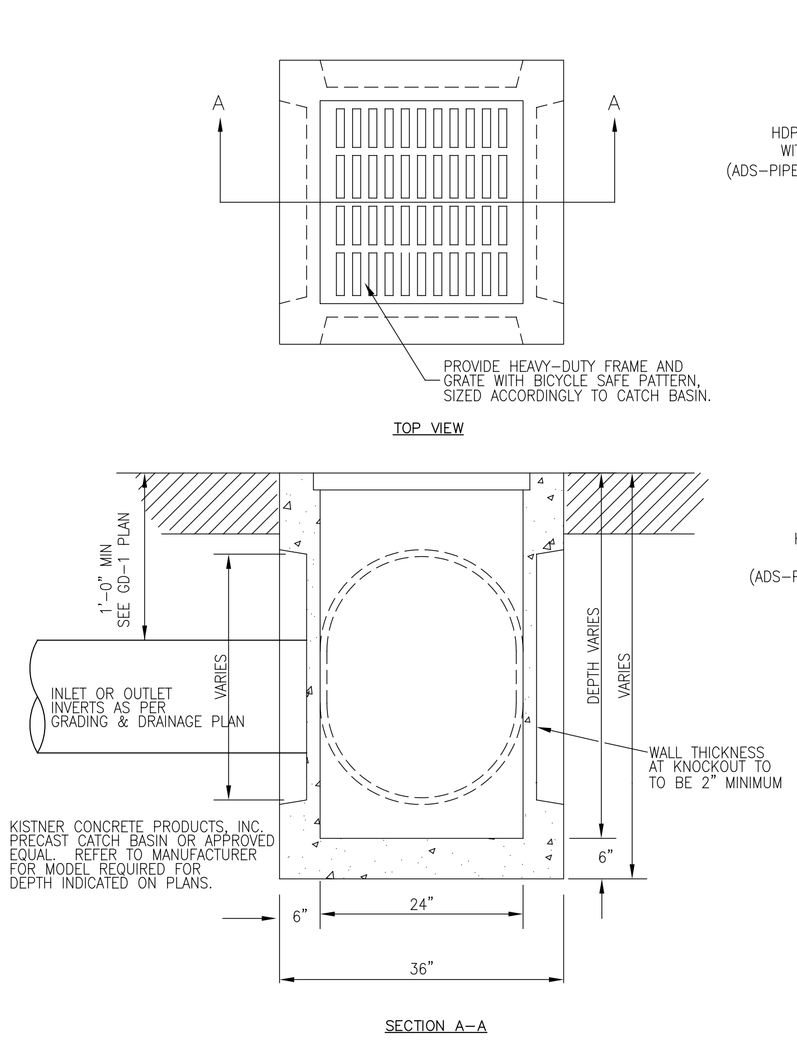
MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

LANDSCAPE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	LP-1
	SHEET 7

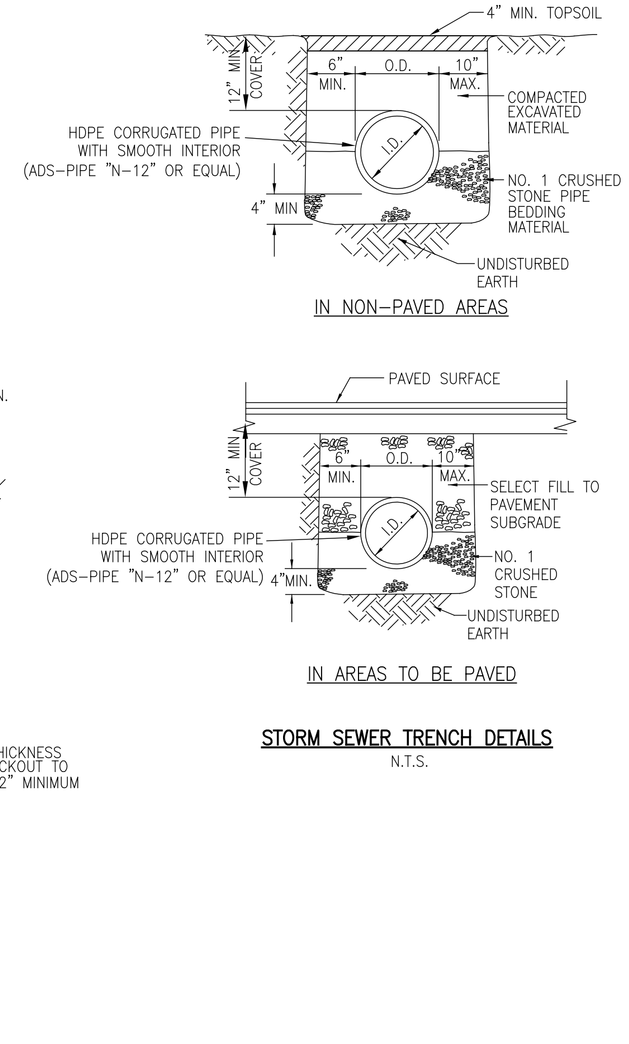
F:\MCE\M1924 Sweet Home-Skinnersville\2021 Sweet Home Road\DWGS\Site 1.dwg, 1/22/2021 8:52:38 AM

Attachment: SP-2021-01_drawings_031821 (2284 : SP-2021-01)



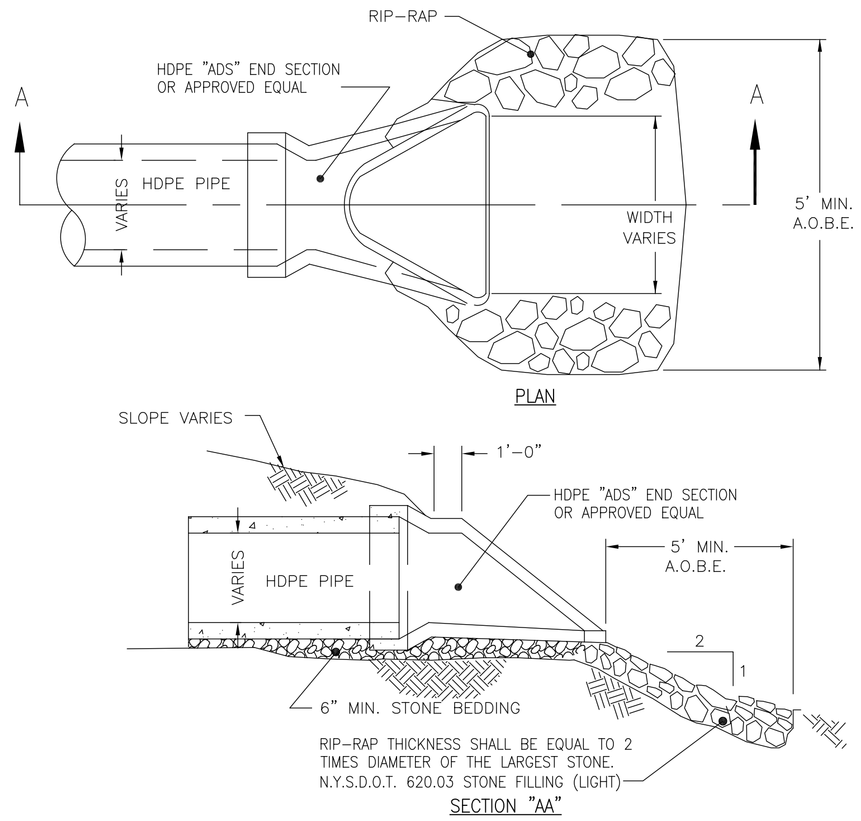
CATCH BASIN DETAIL

N.T.S.



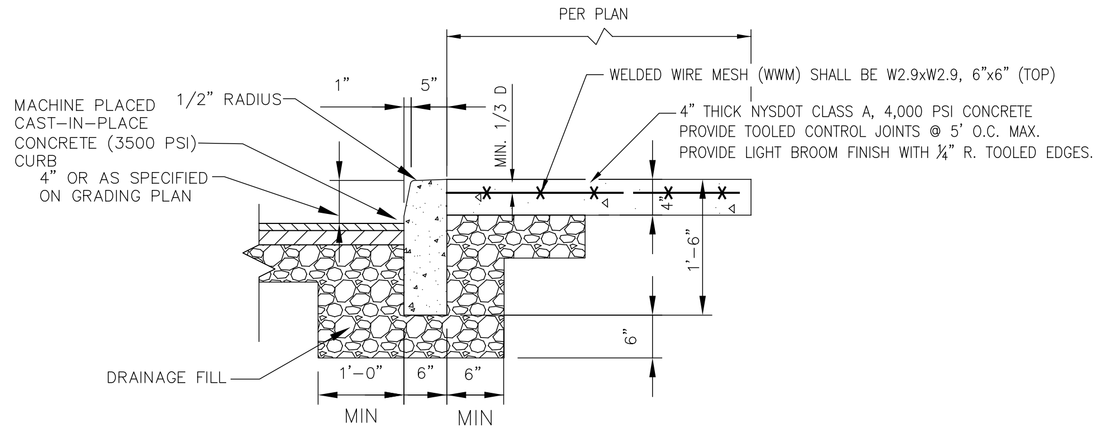
STORM SEWER TRENCH DETAILS

N.T.S.



END SECTION WITH RIP-RAP DETAIL

N.T.S.

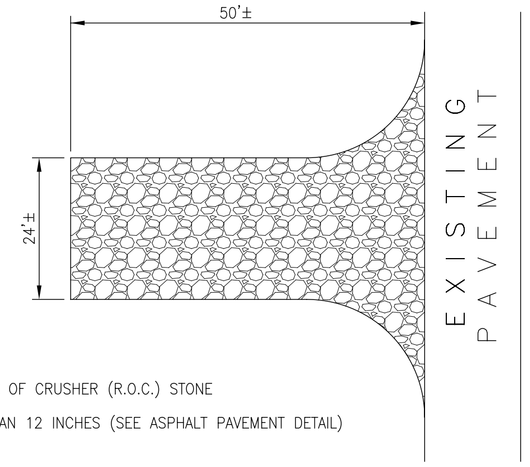


NOTES:

1. PROVIDE 2" DEEP SAW CUT CONTROL JOINT AT 10'-0" O.C. (WITHIN 24 HOURS OF PLACEMENT).
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINTS AT A MAXIMUM 30'-0" O.C.
3. PROVIDE FINE BROOM FINISH TO EXPOSED PORTION OF CONCRETE CURB.
4. SLOPE TOP OF CURB DOWN TO MEET PAVEMENT ELEVATION WITHIN 4'-0" WHERE CURB ENDS AT LAWN TERMINATIONS.
5. DEPTH OF DRAINAGE FILL TO BE 6" IF NO UNDERDRAIN IS CALLED FOR.

CONCRETE SIDEWALK AND 4" UPRIGHT CURB

N.T.S.

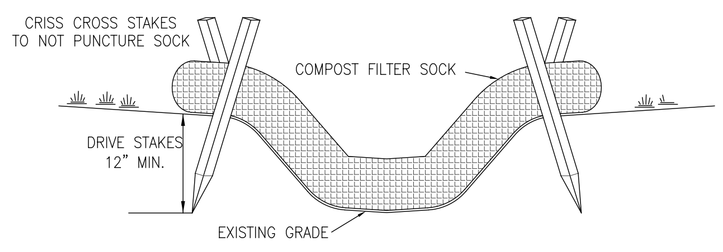


NOTES:

1. STONE SIZE – USE 2" RUN OF CRUSHER (R.O.C.) STONE
3. THICKNESS – NOT LESS THAN 12 INCHES (SEE ASPHALT PAVEMENT DETAIL)
4. WIDTH – 24' WIDE
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE ROADWAY PAVEMENT DETAIL).
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

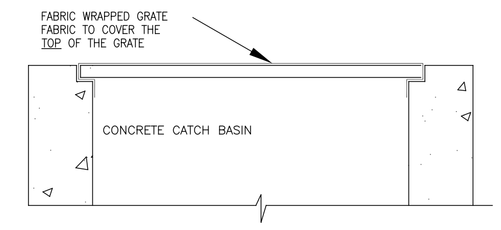


NOTES:

1. COMPOST FILTER SOCK MUST CONFORM TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (FILTREXX SILTSOXX OR APPROVED EQUAL).
2. INSTALL 3' LONG 2"x2" HARDWOOD STAKES AT 10' INTERVALS OR AS SPECIFIED BY THE SOCK MANUFACTURER.
3. WOODEN STAKES TO BE INSTALLED IN A CRISS CROSS PATTERN SO AS NOT TO PUNCTURE THE SOCK.
4. WOODEN STAKES TO BE DRIVEN AT LEAST 12" INTO GROUND.
5. ABUTTING ENDS MUST BE OVERLAPPED TO PROVIDE CONTINUOUS PROTECTION.
6. ALL SOCK SHALL BE 12".

COMPOST FILTER SOCK

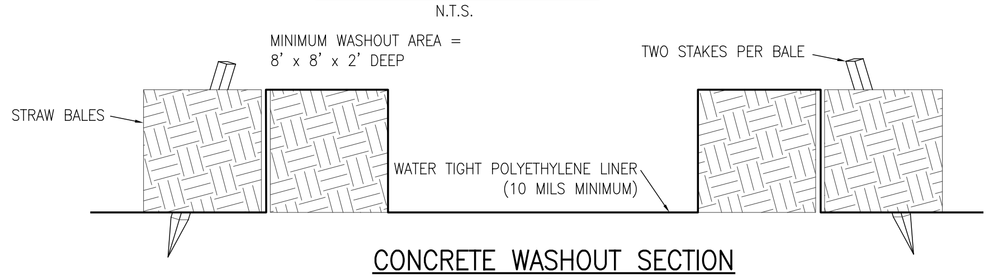
N.T.S.



1) LIFT METAL GRATE
2) WRAP GRATE IN FILTER FABRIC (MIRAFI HP 270 OR EQ.)
3) PLACE WRAPPED FRAME BACK INTO MANHOLE
4) WEIGHT OF GRATE TO HOLD FABRIC IN PLACE ON ALL FOUR SIDES
5) REPLACE FABRIC AS REQUIRED
6) FABRIC MAY BE WRAPPED UNDER THE BOTTOM OF THE GRATE DURING THE WINTER MONTHS TO PROTECT AGAINST SNOW PLOWS
7) REMOVE FABRIC AFTER ALL UPSTREAM GRASS HAS BEEN ESTABLISHED AND THE THREAT OF SILTATION FROM CONSTRUCTION VEHICLES NO LONGER EXISTS.

DROP INLET PROTECTION DETAIL

N.T.S.

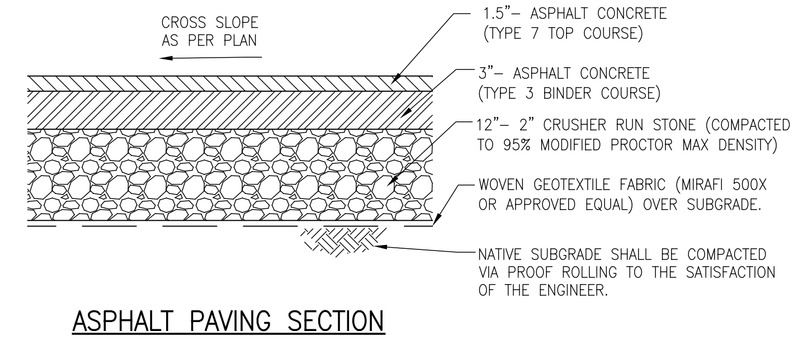


CONCRETE WASHOUT SECTION

N.T.S.

NOTES:

1.CONCRETE WASHOUT BASIN TO CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DESIGN CRITERIA.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY IS FILLED.
3. INSPECT WASHOUT FACILITY DAILY AND REPAIR LEAKING LINER AS NECESSARY.



ASPHALT PAVING SECTION

N.T.S.

DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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REVISIONS	DATE	BY/CHK

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LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK — MICHAEL C. METZGER — 066186 — LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS -1

SCALE:	NTS
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	DT-1
	SHEET 8

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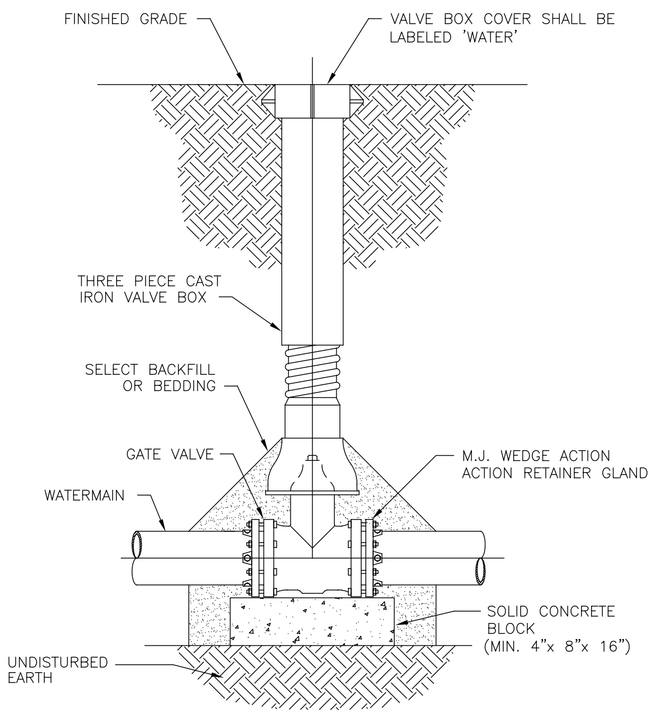


NOTES:

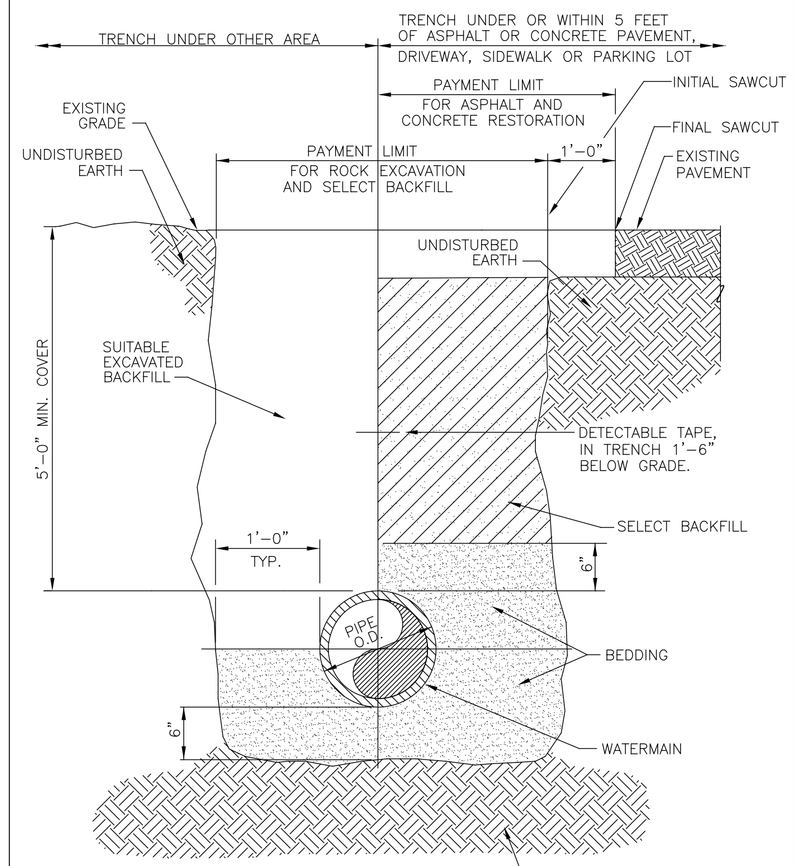
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPENING NUT CENTERED IN BOX.

SECTION

N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD11_GATE_VALVE_SET

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11	
		DATE 4/28/92	REVISED 02/17



DETAIL

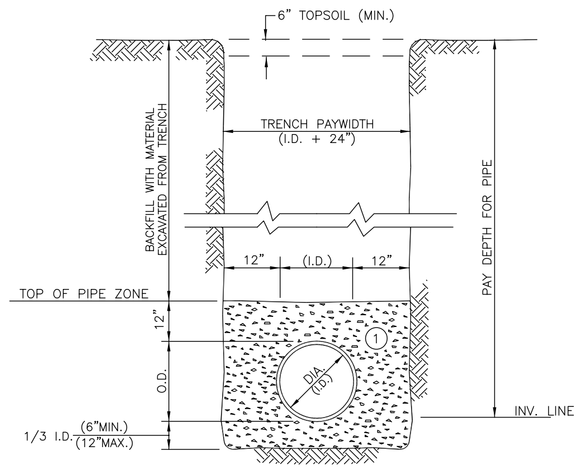
N.T.S.

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD1_TRENCH

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 12-INCH DIAMETER WATERMAIN	DWG. NO. SD1	
		DATE 4/28/92	REVISED 10/05

UNSHEETED TRENCH DETAIL

(JANUARY 2012)



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

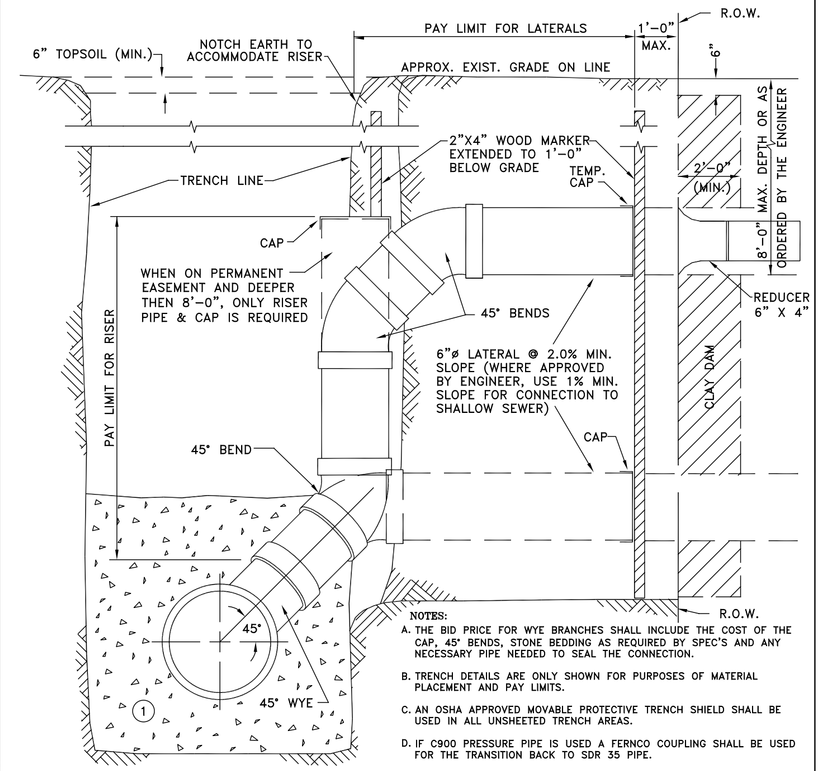
NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (1)

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 5/20/93	NOTE 2: PIPE INSTALLATION	STD.DETAIL 1
	Rev. 2 2/7/94	ADDED NOTE C & D	
	File: d-01	Date: 3/1/91	

RISER DETAIL - SDR35

(MAIN LINE LATERAL CONNECTION)

(JANUARY 2012)



NOTES:

A. THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPEC'S AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION.

B. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS.

C. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

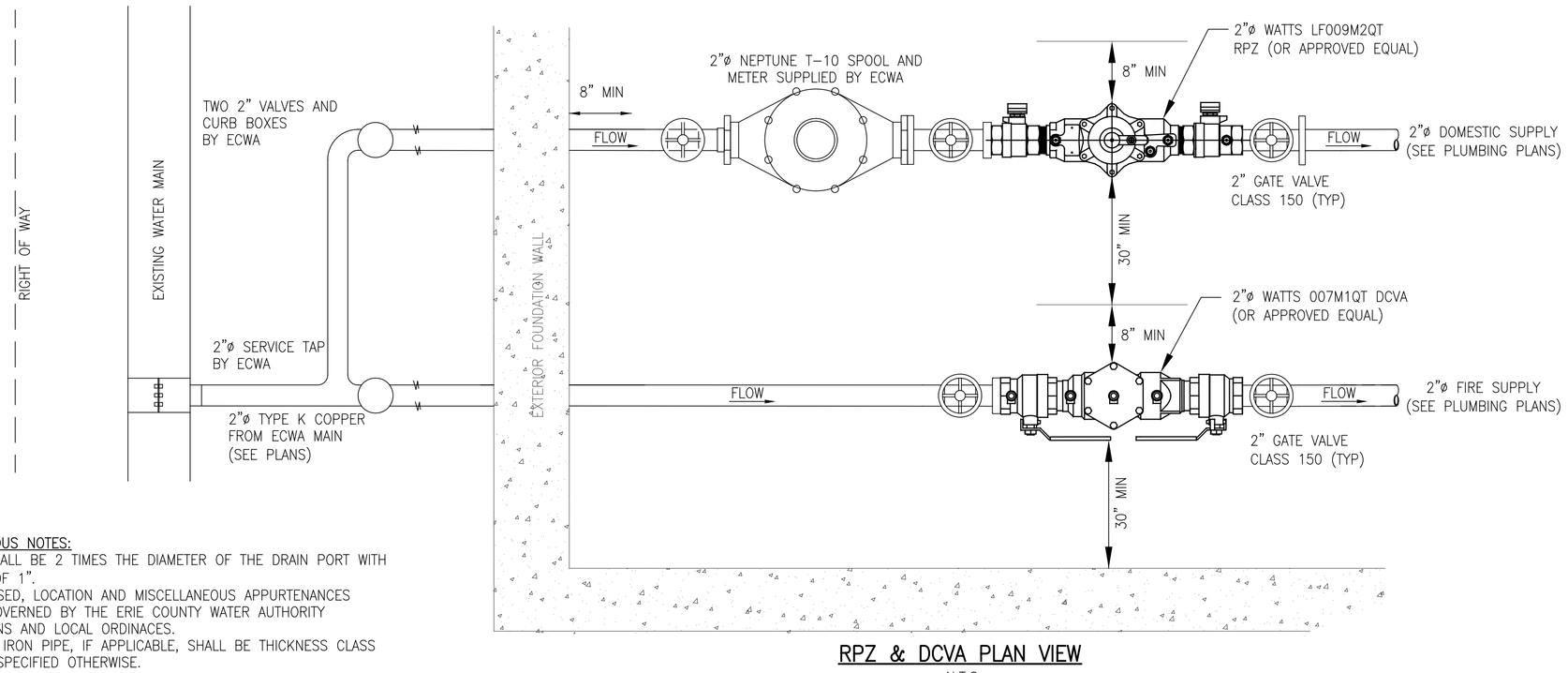
D. IF C900 PRESSURE PIPE IS USED A FERNCO COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER. NO SLAG WILL BE ALLOWED.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 2 1/97	ADDED 1/8 BELL & SPIGOT LONG SWEEP BEND	STD.DETAIL 27
	Rev. 3 12/01	ADDED NOTE D REGARDING LOCATION OF VENTS AND CLEAN OUTS	
	Rev. 4 5/02	CHANGED LONG SWEEP TO NORMAL 45° ADDED CAPS & CORRECTED PAY LIMITS	
	File: d-27	Date: 3/1/91	

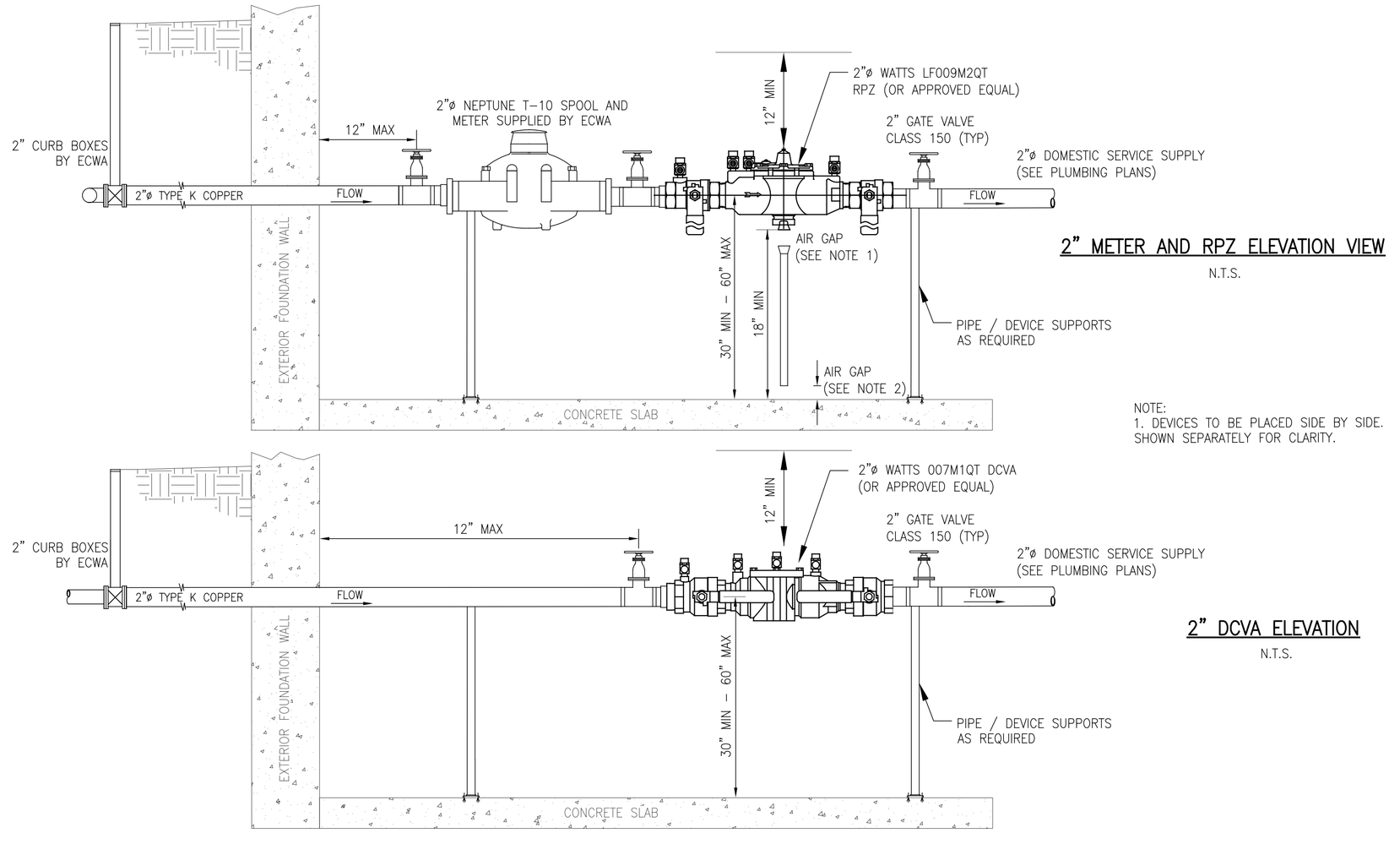


RPZ & DCVA PLAN VIEW

N.T.S.

RPZ MISCELLANEOUS NOTES:

1. AIR GAPS SHALL BE 2 TIMES THE DIAMETER OF THE DRAIN PORT WITH A MINIMUM OF 1".
2. MATERIALS USED, LOCATION AND MISCELLANEOUS APPURTENANCES SHALL BE GOVERNED BY THE ERIE COUNTY WATER AUTHORITY SPECIFICATIONS AND LOCAL ORDINACES.
3. ALL DUCTILE IRON PIPE, IF APPLICABLE, SHALL BE THICKNESS CLASS 52 UNLESS SPECIFIED OTHERWISE.
4. ALL DUCTILE IRON FITTINGS, IF APPLICABLE SHALL BE CLASS 350 ANSI/AWWA C110/A21.01-62 UNLESS SPECIFIED OTHERWISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LOCATIONS, DIMENSIONS AND ELEVATIONS SHOWN.
6. DIMENSIONS SHOWN FOR THE WATER METER ARE STANDARD FOR THE SIZE AND MODEL SHOWN. ADEQUATE CLEARANCES MUST BE MAINTAINED ON ALL SIDES.
7. CLEARANCE DIMENSIONS SHOWN FOR THE DEVICES ARE NYSDOH STANDARDS.
8. DEVICES MUST BE PROPERLY SUPPORTED.
9. CONTACT THE ECWA METER SHOP A MINIMUM OF THREE (3) WORKING DAYS TO SCHEDULE THE INSTALLATION OF THE METER. TELEPHONE NUMBER: 685-8226.
10. DRAIN PORT TO DISCHARGE TO SUMP PUMP. SUMP PUMP MUST HAVE BACK UP POWER AND HIGH WATER ALARM.



2" METER AND RPZ ELEVATION VIEW

N.T.S.

NOTE:
1. DEVICES TO BE PLACED SIDE BY SIDE. SHOWN SEPARATELY FOR CLARITY.

2" DCVA ELEVATION

N.T.S.

DESIGNED BY: ARH				METZGER CIVIL ENGINEERING, PLLC		MIXED USE BUILDING 2021 SWEET HOME ROAD TOWN OF AMHERST, ERIE COUNTY, NEW YORK	SCALE: NTS
DRAWN BY: ARH				8245 SHERIDAN DRIVE WILLIAMSVILLE, NY 14221 PH: 716-633-2601 FAX: 716-633-2704	CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING		DATE: DECEMBER 22, 2020
CHECKED BY: JCM							JOB NO: M-1924
CAD FILE: M-1924							DRAWING NO: DT-2
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW	REVISIONS	DATE	BY/CHK				SHEET 9

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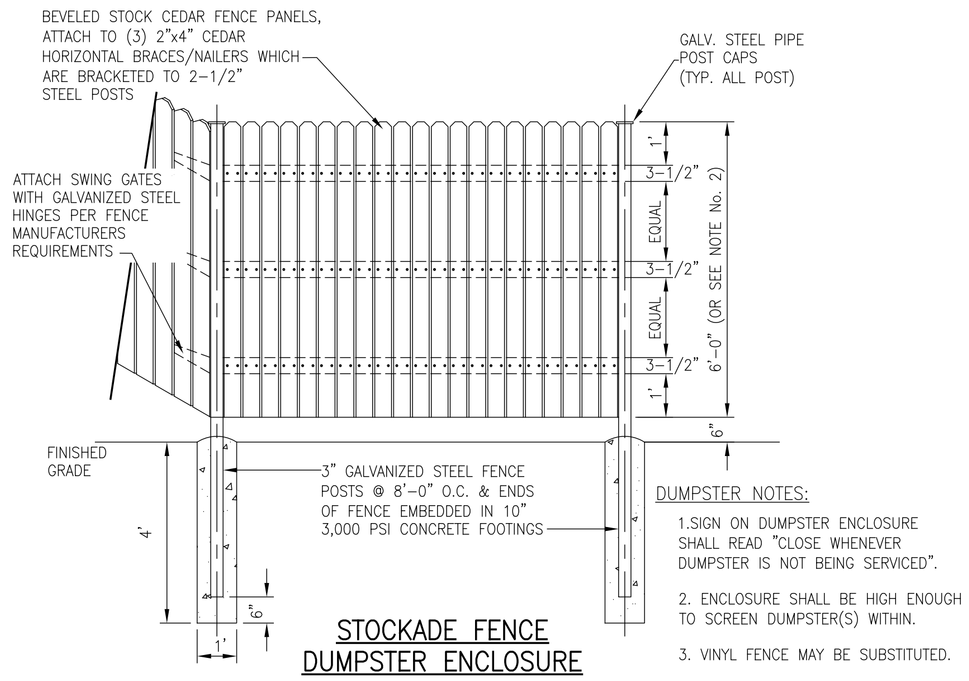
Attachment: SP-2021-01_drawings_031821 (22844 : SP-2021-01)



STOCKADE FENCE
DUMPSTER ENCLOSURE

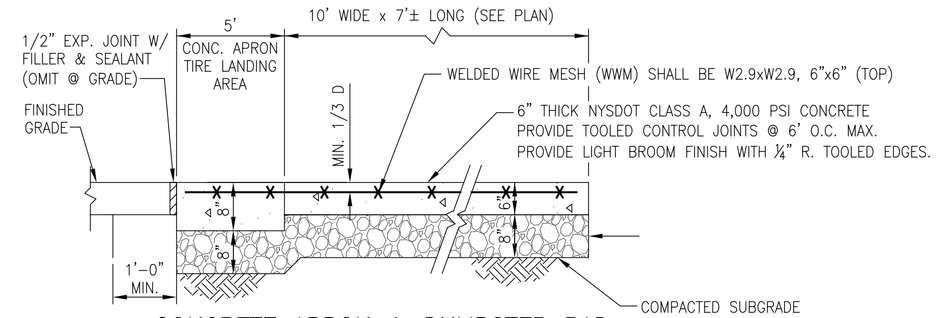
N.T.S.

DUMPSTER NOTES:

1. SIGN ON DUMPSTER ENCLOSURE SHALL READ "CLOSE WHENEVER DUMPSTER IS NOT BEING SERVICED".

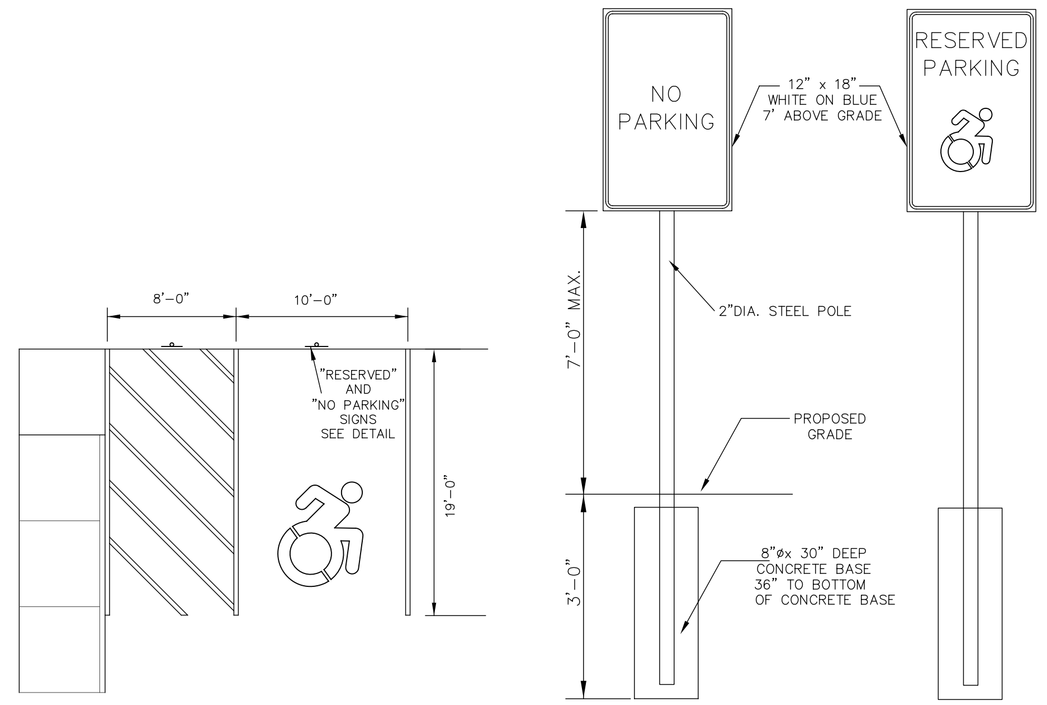
2. ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN DUMPSTER(S) WITHIN.

3. VINYL FENCE MAY BE SUBSTITUTED.



CONCRETE APRON & DUMPSTER PAD

N.T.S.



HANDICAP RAMP, PARKING STALL AND SIGNS

N.T.S.

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DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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REVISIONS	DATE	BY/CHK

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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK · JOSEPH C. METZGER · 096786 · LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS

SCALE:	NTS
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	DT-3
	SHEET 10

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DRAFT

(03/18/2021)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Planning Board

Project: SP-2021-01

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date:

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted Action

Description of Action: The proposed project consists of a three-story, 9-unit apartment building with 3,600± sf retail space on the first floor. Apartment units will be located in the basement and upper floors. A paved, 33- space parking lot, concrete sidewalks, and a dry detention stormwater area will be included in the development. A single access driveway off Sweet Home Road is proposed. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 2021 Sweet Home Road (NCD), Amherst, Erie County

Petitioner: Kevin Wyse

Attachment: SP-2021-01_Draft SEQR Neg Declaration_031821 (22844 : Sp-2021-01)

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on _____ reviewed the Grading, Drainage and Utility Plan, Erosion Control Plan, and Engineering Report submitted on January 22, 2021; and the Geotechnical Report prepared by Empire GEO Technical Engineering Services.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on January 22, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department has reviewed the application documents, along with the Geotechnical Report submitted on January 25, 2021, and determined in their review of February 2, 2021 that the subject project has or will have met all Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. However, the site has been previously disturbed, therefore, the project will not impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the New Community Development-Neighborhood Development zoning district; neighboring uses are single family and multi-family homes and zoned NCD-ND, NCD-R-3 and NCD-R-5; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include a 3-story, 9-unit apartment building with 3,600 sf of retail space on the first floor which will change the quantity or type of energy. All necessary infrastructure improvements will occur prior to occupancy.

Attachment: SP-2021-01_Draft SEQR Neg Declaration_031821 (22844 : Sp-2021-01)

7. The project will not create any hazard to human health. The Fire Chief's Council on _____**, has** reviewed the project and **has** no objection to the approval of the site plan, as all requirements of **this agency** has or will have been met.

8. The project will cause a change in the intensity of use of land from a single family home to a 3-story mixed use building, however the proposed use will be consistent with the scale of surrounding land uses.

9. The function of the proposed 3-story, 9-unit apartment building and commercial space will increase the number of people using the site over its previous level of use. All necessary improvements to road and utility infrastructure will be able to handle the projected increase.

10. Review by the Town Traffic/Safety Board dated February 1, 2021 and the NYSDOT dated _____ indicate that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on February 18, 2021, Assessor on January 29, 2021, Plumbing Division on _____, and Right-of-Way Agent on March 9, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: ; Second by: Ayes; Noes Absent

_____ _____
signature & title of preparer Date

_____ _____
Robert J. Gilmour, Planning Board Chair Date

RR/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-01_(2021_Sweet_Home_Rd_NCD)_2021\SP-2021-01_Blurb(NCD)_031821.doc
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDOT (if on state hwy.)
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Attachment: SP-2021-01_Draft SEQR Neg Declaration_031821 (22844 : Sp-2021-01)

DRAFT (03/18/21
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-01

PETITIONER

Kevin Wyse
2217 Sweet Home Rd.
Amherst, NY 14228

PROPERTY LOCATION

2021 Sweet Home Road (NCD)

WHEREAS the Town of Amherst Planning Board on Thursday, March 18, 2021 held a remote public hearing on a site plan for the proposed commercial and 9-unit apartment building, and

WHEREAS the Planning Board has reviewed the plans and specifications for the proposed project, and

WHEREAS the Site Plan has been referred to the Town's various review agencies and they have made findings on this project, and

WHEREAS the Planning Board finds that:

1. The proposed site plan is consistent with the intent, objectives and specific requirements of the Zoning Ordinance, specifically those of the New Community District, Section 5-2.

2. The proposed site plan is in conformity with the Approved Development Plan for the Audubon New Community.

3. Adequate services and utilities are or will be available prior to occupancy, and

4. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

5. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

6. The Site Plan is consistent with all other applicable laws.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-15-9 of the Zoning Ordinance, approves said Site Plan, subject to the following conditions:

Attachment: SP-2021-01_Draft Resolution_031821 (22844 : Sp-2021-01)

DRAFT (03/18/21
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-01

PETITIONER	PROPERTY LOCATION
Kevin Wyse	2021 Sweet Home Road (NCD)

1. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and light standards shall not exceed 25 feet in total height from finished grade.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced and enclosure shall be high enough to enclose entire dumpster within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Planning Board Chair Date

RR/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-01_(2021_Sweet_Home_Rd_NCD)_2021\SP-2021-01_Blurb(NCD)_031821.doc
cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety Coordinator
Highway Superintendent
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Approved Plan: _____
Received: _____

Attachment: SP-2021-01_Draft Resolution_031821 (22844 : Sp-2021-01)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor
Daniel C. Howard, AICP
Planning Director
Ellen M. Kost, AICP
Assistant Planning Director

March 24, 2021

Kevin Wyse
2217 Sweet Home Rd
Amherst, NY 14228

SUBJECT: MAJOR SITE PLAN REVIEW, **SP-2021-01**; PROPOSED MIXED-USE BUILDING; PROPERTY LOCATED AT **2021 SWEET HOME ROAD** (NCD).

Dear Mr. Wyse:

At its meeting of March 18, 2021 the Planning Board voted to **adjourn** the subject site plan to allow outstanding review comments to be addressed.

This matter will be placed on the Planning Board agenda for the April 15, 2021 meeting.

Please submit revised plans or required materials by March 29, 2021 so they may be reviewed prior to the meeting.

Should you have any questions regarding the Planning Board's decision, please do not hesitate to call us.

Very truly yours,

Daniel C. Howard, AICP
Planning Director

EK/TV/bf
X:\Current_Planning\Files\Site Plans\2021\SP-2021-01_(2021_Sweet_Home_Rd_NCD)_2021\SP-2021-01_Adjournment Letter_031821.doc
cc: Scott A. Marshall, Principal Planner
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Attachment: SP-2021-01_adjournment_031821 (22844 : Sp-2021-01)

METZGER CIVIL ENGINEERING, PLLC

January 22, 2021

Mrs. Ellen Kost - Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: Major Site Plan Application
Mixed Use Development
2021 Sweet Home Road

Dear Mrs. Kost:

On behalf of our client, Wyse Properties, we are pleased to submit the included materials in support of a Major Site Plan Application. The proposed project includes the construction of a mixed use development consisting of first floor retail space with apartment units on the upper floors. Enclosed please find the following materials:

- Fourteen (14) copies of the Major Site Plan Application
- Fourteen (14) copies of the fully engineered Site Plans dated 12.22.20 with the boundary survey
- Fourteen (14) copies of the long Environmental Assessment Form
- Four (4) copies of the Town board rezoning resolution
- Four (4) copies of the Engineer's Report
- Four (4) copies of the Stormwater Pollution Prevention Plan
- Four (4) copies of the Geotechnical Report (prepared by SJB)
- Four (4) copies of the building elevations
- Four (4) copies of the "No Impact" Archaeological Survey letter (issued by SHPO)
- One (1) copy of the 8.5" x 11" Site Plan
- Review fee in the amount of $1,265.00

A .pdf copy of these materials has been emailed to your department for display on the Towns website.

We ask that this project be placed on the March 18, 2021 Planning Board agenda and the enclosed materials be distributed as necessary to receive applicable comments prior to said meeting. Should you have any questions or comment, please don't hesitate to contact the undersigned at your convenience via email at meteng@roadrunner.com or by phone at 716-633-2601.

Yours truly,

Jacob Metzger, P.E.

cc: Kevin Wyse (letter only)

8245 Sheridan Drive - Williamsville, NY 14221 **Phone 716-633-2601/Fax 716-633-2704**

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office

_____ _____
VERIFIED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	1,250.00
Each Additional acre or fraction thereof	$ 650.00/acre	0
Amendments to Site Plans	$1,200.00	
Request for Relief of / or Change to Conditions of Site Plan Approval	$1,200.00	
Request for Extension of Site Plan Approval	$ 450.00	
Stormwater Pollution Prevention Plan		
1-4.99 Acres	$ 500.00	
5-10 Acres	$ 750.00	
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	$ 15.00	15.00
	TOTAL FEE:	$1,265.00

Materials Received by Planning Department

_____ _____
RECEIVED BY DATE

Materials Accepted by Town Clerk & Fee Paid

_____ _____
ACCEPTED BY DATE

To Be Completed By Applicant

Petitioner: Name: Kevin Wyse

Address: 2217 Sweet Home Road

Amherst NY 14228
city state zip code

Phone: 716-688-2526 Fax: _____ E Mail: info@wyseproperties.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

MAJOR SITE PLAN APPLICATION ***con't.*** ***PAGE 2***

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Metzger Civil Engineering PLLC

Address: 8245 Sheridan Drive

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716-633-2601 Fax: 716-633-2704

E Mail: meteng@roadrunner.com

Project Location (must be verified by Town Assessor's Office):

Address: 2021 Sweet Home Road

Amherst, NY 14228

SBL No(s): 40.04-2-74

Project Name: Mixed Use Building - 2021 Sweet Home Road

Project Description: Development includes the construction of a 3 story, mixed use building, paved parking lot, concrete side walks and dry detention stormwater area.

The building will consist of first floor retail and 9 apartments in the basement and on the upper floors. The existing dwelling and garage will be demolished.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

	existing	proposed	total
Gross Floor Area (non-residential):	0	3600+/-	3600
Number of Residential Units:	1	9	9
Number of Parking Spaces:	4	33	33

Acreage of Parcel: 0.68

Frontage on Public Roads: 100' on Sweet Home Road

Existing Zoning District(s) NCD-ND

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application***.

Item No.	Item	Submitted	Official use
I Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**	x	
2.0	**Title of Drawing**	x	
3.0	**Name and address of Applicant**	x	
4.0	**Name of person preparing drawing**	x	
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**	x	
6.0	**Project address**	x	
7.0	**Zoning of subject property and adjacent parcels**	x	
8.0	**North point, scale, date, and revision date(s)**	x	
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**	x	
1.1	Names of all existing and proposed streets	x	
1.2	Width and radii of proposed curb-cuts	x	
1.3	Existing curb-cuts on adjacent and opposite properties	x	
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	x	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	x	
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement	n/a	
1.7	Designation of Fire Lanes (if applicable)	x	
1.8	Fire apparatus access roads	n/a	
1.9	Label any proposed roads as public or private	n/a	
1.10	Location and dimensions of sidewalks	x	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	x	
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures	x	
2.2	Setback dimensions of structure(s) to all property lines	x	
2.3	Proposed use of structures	x	
2.4	Gross square feet area of each structure	x	
2.5	Location of all building entrances	x	
2.6	Indicate type of roof construction/materials	x	
2.7	Location, height, and design detail of existing and proposed fences and walls	x	
2.8	Location of light standards and building mounted lights	x	
2.9	Location of dumpster and detail of dumpster enclosure with gate	x	
2.10	Layout and dimensions of the lot(s) proposed for development	x	

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)	x	
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)	x	
4.1	Show screening of mechanical equipment	x	
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas	x	
5.2	Setback dimensions of all paved areas to property lines	x	
5.3	Dimension of typical parking space and drive aisles	x	
5.4	Location and layout of handicapped parking spaces & access aisles	x	
5.5	Detail of vertical signage for handicapped parking and access aisles	x	
5.6	Indicate minimum parking requirement & number of spaces provided	x	
5.7	Proposed signage for directing and guiding traffic	x	
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)	To be forwarded	
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**	x	
III Utilities and Drainage			
1.0	**Engineers Report**		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	x	
1.2	Proposed water service sizing calculations	x	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows)	x	
1.4	Proposed storm drainage facility calculations (see information included with this application)	x	
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated	x	
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities	x	
3.2	Location of existing and proposed fire hydrant location(s)	x	
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems	x	
3.4	Existing and proposed meter/RPZ size and location	x	
3.5	Applicable construction details	x	
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	x	
4.2	Applicable construction details	x	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)	n/a	
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	x	

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
5.2	Connection of roof drains to proposed drainage system	x	
5.3	Applicable construction details	x	
5.4	Existing and proposed swales and ditches	x	
5.5	Detention area cross-section and high-level elevations	n/a	
5.6	County and State approval for tie-in to existing sewers	n/a	
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable. See attached checklist.**	x	
7.0	**Natural Gas Service**	n/a	
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**	n/a	
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**	n/a	
1.1	Detail of all light standards, including dimension of height from finished grade	x	
1.2	Detail of all exterior lighting fixtures	x	
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**	x	
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**	x	
3.0	**Indicate location, size, number and type of proposed landscape materials**	x	
4.0	**Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained**	x	
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**	x	
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**	x	
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**	n/a	
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**	n/a	
5.0	**<u>Completed and signed</u> Environmental Assessment Form**	x	
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)	x	
5.2	Traffic Impact Study (if applicable)	n/a	
5.3	Archaeological survey (if applicable	x	
5.4	Wetland Delineation report (if applicable)	n/a	

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.		Submitted	Official use
VI Other Required Information/General Requirements (cont'd)			
6.0	Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan	x	
7.0	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status	n/a	
8.0	Location of Floodway and floodplain (if applicable)	n/a	
9.0	Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)	x	
10.0	Documentation related to any required variances granted by the ZBA	n/a	
11.0	For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.	n/a	
12.0	8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)	x	
13.0	A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)	x	

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Redevelopment of a single home to a mixed use building		
Project Location (describe, and attach a general location map): 2021 Sweet Home Road - Amherst, NY 14228		
Brief Description of Proposed Action (include purpose or need): Proposed development includes the construction of a 3-story mixed-use building, which will consist of apartment units as well as retail space on the first floor. The proposed development will include public utilities (i.e. water, sanitary sewer) and private utilities (i.e. phone, cable, electric, etc) as well as an asphalt surface parking.		
Name of Applicant/Sponsor: Wyse Properties LLC	Telephone: 716-688-2526 E-Mail: kjwyse58@aol.com	
Address: 2217 Sweet Home Road		
City/PO: Amherst	State: NY	Zip Code: 14228
Project Contact (if not same as sponsor; give name and title/role): Metzger Civil Engineering PLLC	Telephone: 716-633-2601 E-Mail: meteng@roadrunner.com	
Address: 8245 Sheridan Drive		
City/PO: Williamsville	State: NY	Zip Code: 14221
Property Owner (if not same as sponsor): Kevin Wyse	Telephone: 716-688-2526 E-Mail: kjwyse58@aol.com	
Address: 60 Smith Road		
City/PO: Amherst	State: NY	Zip Code: 14228

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board Rezoning	10/01/20
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Major Site plan	01/22/21
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	ECHealth - Water and sewer ECWA - Water service	01/22/21
f. Regional agencies ☐Yes ☑No	ECDEP - Sanitary lateral	01/22/21
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑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?) ☑Yes ☐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? ☐Yes ☑No

If Yes, identify the plan(s):

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

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?
NCD-ND

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? Sweet Home Central School District

b. What police or other public protection forces serve the project site?
Amherst Police Department

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

d. What parks serve the project site?
Letchworth Woods Park; Walton Woods Park; and Willow Ridge 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)? Mixed-use (commercial/residential)

b. a. Total acreage of the site of the proposed action? 0.68 acres
b. Total acreage to be physically disturbed? 0.68 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.68 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: 8 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				9

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 35 height; 51 width; and 79 length
iii. Approximate extent of building space to be heated or cooled: 12,000 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:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
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: 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):

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):

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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: 2280 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: 2,400 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: Amherst Waste Water Treatment plant
- Name of district: Amherst consolidated sewer 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

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- 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):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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)?

- 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_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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: _____

Typical demand for small office/ retail / apartments

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 grid

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: 0700-1900
- Saturday: 0700-1900
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: Continuous
- Saturday: Continuous
- Sunday: Continuous
- Holidays: Continuous

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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:

General construction noise from equipment during construction activities (i.e. 0700-1900)

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 proposed mounted on the building for resident building access.

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 month (unit of time)

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

- Construction: Recycling will take place during construction in designated dumpsters typical of construction practices
- Operation: Recycling will be the responsibility of the tenants and will be collected by the refuse service providers

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

- Construction: Commercial hauler to the designated landfill
- Operation: Commercial hauler to the designated landfill

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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): Student Housing & Institutional

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.07	.42	.35
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn and/or landscaping	.61	.26	-.35

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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:

_____
_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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):

_____
_____

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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 seasonl 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: _____

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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):

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:
Spiny Softshell

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:

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:

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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 fives 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 Date 01/18/2021

Signature _____ Title Engineering Consultant

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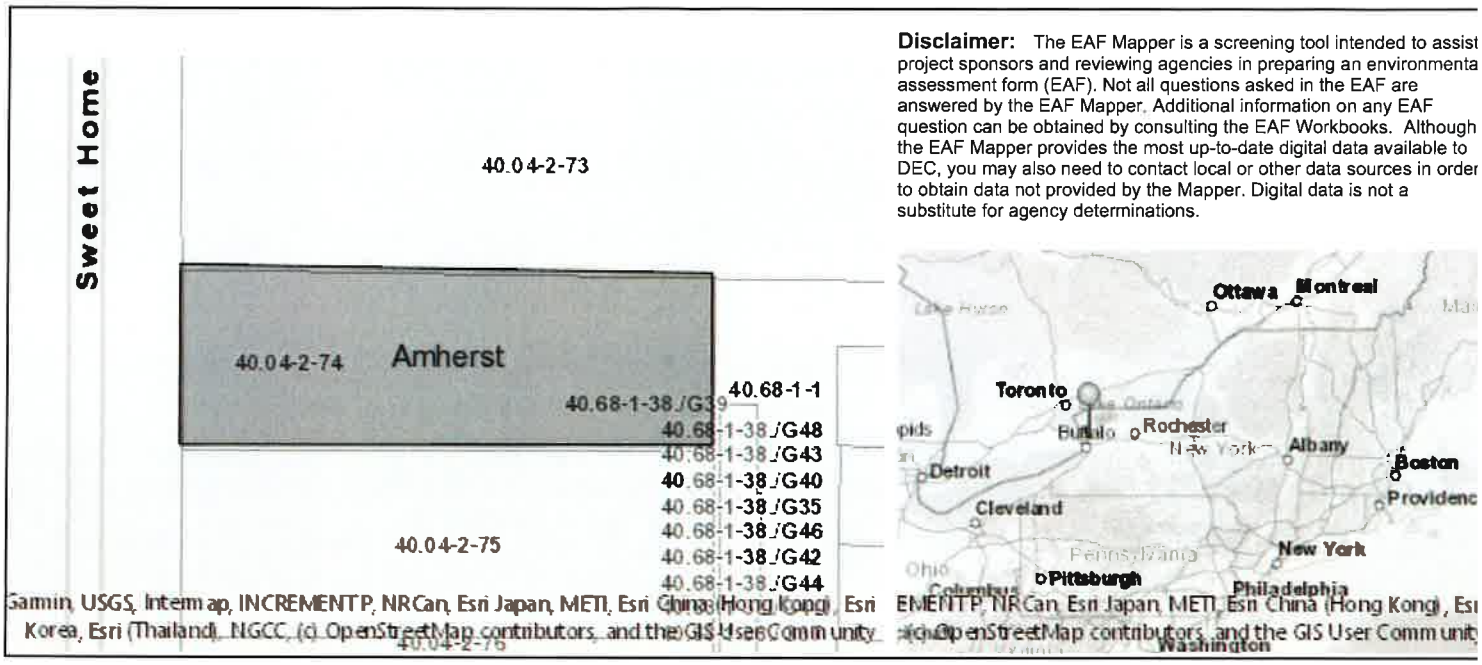
PRINT FORM

EAF Mapper Summary Report

Thursday, January 14, 2021 4:07 P.M.



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	No
E.2.h.iii [Surface Water Features]	No
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]	No
E.2.p. [Rare Plants or Animals]	Yes

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

E.3.a. [Agricultural District]	No
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

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Odessa silt Loam (OdA)	Severe	Severe	Severe	Severe	Moderate

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

X Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☒ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☒ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☒ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
661 Skinnersville,2071 Sweet Home,Hollys vineyard-695 Skinnersville,Alexander Estates-2217 Sweet Home

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☒ Yes ☐ No
Similar developments proposed at 2071 Sweet Home and 661 Skinnersville by the same owner
Describe

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 43
Source: US Department of Transportation - Federal Highway Administration Development and Application of Trip Generation Rates

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

2,400 average flow 10,487 peak flow.

(Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Patrick G. Lucey	Town of Amherst	Highway Superintendent	Remote	

V. MINUTES APPROVAL

1. Monday, November 09, 2020

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Jacqualine Berger, Deputy Supervisor
AYES:	Kulpa, Berger, Bucki, Lavin, Szukala

VI. PROCLAMATIONS AND ANNOUNCEMENTS

In accordance with the Governor's Executive Order 202.1 and for public health and safety concerns related to COVID-19, the Town Board meeting on November 30, 2020, will not be meeting in-person and will be held via the Zoom video conference application. The public will have an opportunity to view and participate in the meeting live. At a later date, a meeting transcript will be available. The Public may view and participate via video or audio call in - Join the Zoom Meeting at 7:00PM.

Zoom Meeting Login: Visual/Display Online
https://us02web.zoom.us/j/87685345564?pwd=RnlZdi9vdmlyWUFhYk1pV2VmR29lZz09

Audio/Call-In Instructions: Note to callers your phone number will display to the public, to conceal your number enter *67 before you enter the phone number below. To comment during the public hearing call-in participants must dial *9 to "raise your hand" to be recognized for speaking.

Town Board Meeting Information:

Phone: 1-929-205-6099
Meeting ID: 876 8534 5564
Passcode: 199557

VII. PUBLIC HEARINGS

Speakers will be limited to 3 minutes.

1. **Resolution 2020-701**

2021 Sweet Home Road Rezoning

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Adoption of Local Law
to Amend the Audubon Development Pan and Zoning Map
[2021 Sweet Home Road (NCD); Z-2020-02]

RESOLVED, that pursuant to 6NYCRR Part 617 (SEQR) and Town Code Section 104, as amended, that the requirements of SEQR have been completed and the Town Board issues the attached Negative Declaration, and be it further

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolution of April 23, 2020 that the proposed New Community District - Neighborhood use classification at 2021 Sweet Home Road is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that to the extent the proposed Audubon Development Plan Amendment is not consistent with the adopted Comprehensive Plan, the plan is hereby amended to be consistent with the proposed zoning at this location, and be it further

RESOLVED, that in accordance with Section 203-8-3 & Section 203-8-15 of the Town Code (Zoning), the Town Board adopts Local Law (#___) to amend the Audubon Development Plan and Town Zoning Map subject to the following condition as recommended by the Planning Board:

1. That a maximum of nine (9) residential units be permitted on the subject 0.73± acre parcel of land.

And the following conditions offered by the petitioner:

2. There shall not be any parking spaces located in the area between the front setback of the mixed-use building and the Sweet Home Road Right-of-Way.

3. **The front yard setback of the mixed-use building as measured from the Sweet Home Road right-of-way shall be a minimum of twenty-six feet (26').**

4. **The Landscape Plan to be included with the future submission of a Site Plan application for the mixed-use project shall include shade trees within the greenspace located between the front of the mixed-use building and the Sweet Home Road right-of-way.**

5. The following uses shall be prohibited on the subject parcel:

   A. Drive though facilities;

   B. Storage yards for house trailers, boats and similar equipment and for open space maintenance equipment; and

   C. All Motor Service type uses including but not limited to new and used vehicle and etc.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Supervisor Kulpa received a request from the petitioner to adjourn the public hearing to a later date. A motion to adjourn until Oct. 6th was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0.

10/06/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Lavin and unanimously approved 4-0. The public hearing was opened at 7:20 PM.

10/19/2020
Due to a request from Attorney Sean Hopkins to adjourn the public hearing to October 26th, Supervisor Kulpa motioned to adjourn, seconded by Councilmember Bucki and unanimously approved 5-0.

10/26/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0. The public hearing was opened at 7:19 PM.

Sean W. Hopkins, Esq., gave an updated presentation.

There were no speakers from the public. Supervisor Kulpa moved to adjourn the public hearing to November 9th, seconded by Deputy Supervisor Berger and unanimously approved 5-0. The public hearing was adjourned at 7:35 PM.

11/09/2020
A motion to adjourn until November 30th was made by Supervisor Kulpa, seconded by Councilmember Lavin and unanimously approved 5-0.

11/30/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Lavin and unanimously approved 5-0. The public hearing was opened at 7:03 PM.

Sean W. Hopkins, Esq., presented and answered questions.

The following speaker addressed the Board:
Colin Tondreau - questioned what business will be located in building

There were no further speakers from the public, therefore Supervisor Kulpa moved to close the public hearing, seconded by Councilmember Lavin and unanimously approved 5-0. The public hearing was closed at 7:11 PM.

A motion to approve the Negative Declaration was made by Supervisor Kulpa, seconded by Councilmember Lavin and approved 4-1 (nay, Bucki).

A motion to approve was made by Supervisor Kulpa and seconded by Deputy Supervisor Berger. A motion was then made by Supervisor Kulpa to amend with the 5 Conditions listed above in the resolution, seconded by Deputy Supervisor Berger and approved 4-1 (nay, Bucki).

A motion to approve as amended was made by Supervisor Kulpa, seconded by Deputy

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Supervisor Berger and approved 4-1 (nay, Bucki).

RESULT:	**ADOPTED AS AMENDED [4 TO 1]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Jacqualine Berger, Deputy Supervisor
AYES:	Kulpa, Berger, Lavin, Szukala
NAYS:	Bucki

2. Resolution 2020-912

Relief of Rezoning Conditions and Request to Rezone 21 Klein Road (835 Hopkins Road) From R-3 to OB

DRAFT RESOLUTION
(11/30/20)

Denial of Request for Relief of Rezoning Conditions and
Request to Amend the Zoning Map
[21 Klein Road (835 Hopkins Road); Z-1985-26 & Z-2020-04]

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolutions of June 18 & 25, 2020 that the requested relief of rezoning conditions and Office Building (OB) rezoning at 21 Klein Road (835 Hopkins Road) are not consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that in accordance with Section 203-8-3 of the Town Code (Zoning), the Town Board denies the request to amend the Town Zoning map for the following reason as recommended by the Planning Board:

1. The proposal is not consistent with the single-family residential character of the surrounding neighborhood along Klein Road to the east.

11/30/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0. The public hearing was opened at 7:15 PM.

Jason Burford, GPI, presented and answered questions. Chris Newcomer, business owner, also answered questions.

The following speaker addressed the Board:
Christina Palmerton, 31 Klein Road - Voiced her concerns, prefers the house zoning remain residential, traffic on Klein

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

ENGINEER'S REPORT

Mixed Use Building
2021 Sweet Home Road
Amherst, New York

December 4, 2020

Prepared for:
Kevin Wyse
Wyse Properties LLC
2217 Sweet Home Road
Amherst, NY 14228

Project M-1924

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 633-2601
Fax: 633-2704
meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Project Description:

Currently, the subject property addressed at 2021 Sweet Home Road contains a single family home and garage which will be demolished. The proposed development will consist of a mixed use 3-story building with retail on the first floor and apartments above.

The scope of the development includes the construction of a 3 story mixed used building consisting of approximately 4,029 ft^2 of floor area. The site will contain a paved parking lot, concrete sidewalks and stormwater management system with on site detention draining to the existing municpal storm system on Sweethome Road. The proposed building will be serviced by an 2" water service, which is connected to the existing municipal water main in front of the site on Sweethome Road. In addition, a sanitary sewer lateral will be connected to the existing municipal sanitary sewer line in front of the site on Sweethome Road. Additional development is also planned including private utilities (i.e. electric, gas and telecommunication lines).

The area of disturbance needed for the construction of the building, related parking and stormwater management system will be under 1.0 acre and therefore will not require coverage under the NYSDEC General SPDES GP-0-20-002. However, an Erosion and Sediment Control plan has been prepared to meet the Town of Amherst stormwater regulations and is included within the site design plans.

Water Supply System:

The potable water needs for the proposed building shall be met by a new 2" water lateral off of the existing water main on Sweethome Road directly in front of the site. The line will be split before it enters the building to allow for a 2" service to the sprinkler system during an emergency. A reduced pressure zone (RPZ) device will be installed on the domestic water line in the new building to prevent cross contamination with the municipal main. A double check valve assembly (DCVA) will be installed on the dedicated sprinkler line. The RPZ and DCVA will be designed, installed and tested in accordance with the Erie County Water Authority and the Department of Health standards.

The ECWA has provided hydrant flow test data in the vicinity of the property. The hydrant flow test indicates that there is sufficient pressure and flow to serve the project. A pressure / water demand analysis for the project was performed and is included in Appendix A of this report.

Construction, inspection and testing of the new water service will be in conformance with all applicable Town, ECWA, AWWA, New York State Health Department, and the "Ten State" standards.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Sanitary Sewer:

The site will be serviced by a 6" diameter SDR-35 PVC lateral at a slope of 2.0%, which will connect to the existing municipal PVC sanitary sewer located in front of the project site. The hydraulic loading calculations are included in Appendix B of this report.

Construction, inspection and testing will be in conformance with all Town, Erie County Health Department, and "Ten State" standards.

Storm Drainage System:

Drainage of surface water runoff from the proposed development will be accomplished via a proposed network consisting of roof gutters, downspouts and a storm drainage system utilizing catch basins and storm water piping into the dry detention areas.

In accordance with Town of Amherst stormwater requirements, stormwater generated on the site will be collected in the dry detention area, which will detain the flows from a 25-year post development storm and release the stormwater at a rate less than a 10-year pre development storm level.

The TR-55 analysis and hydrograph (attached) for the site shows that a pre development 10-year storm will produce a peak flow of 1.65 cfs while a post development 25-year storm will produce a flow of 2.90 cfs. Calculations based on these flows show the difference in stormwater volume between the post development 25-year storm and a pre development 10-year storm was approximately 680 cubic feet.

Detention will be accomplished by directing the on site flows to a dry detention area. The outlet for this detention areas will be a 8" diameter pipe. This pipe will be capped with a 3" orifice hole drilled in the cap. The cap will be removable for periodic maintenance of the pipe as needed. The orifice has been sized using Torricelli's equation at 3" per the design calculations included as Appendix D of this report.

A complete set of stormwater calculations via the TR-55 method along with a hydrograph of storm events has been included with this report in Appendix C.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

APPENDIX A

Water Demand Calculations

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

METZGER CIVIL ENGINEERING

Water Demand & Pressure Analysis
2021 Sweet Home Road
Town of Amherst, NY
M-1924
12/4/2020

7 Apartments @ 2 persons each	14	People
2 Apartments @ 3 persons each	6	People
Retail 3,600 sqft x 0.1 = 360 gpd	4	People
Equivalent Design Population	24	People
Water use per person per day	95	gallons
Average Daily Flow	2280	gpd
Average Daily Flow	0.0023	MGD
Maximum Daily peaking factor	2.00	per ECWA design manual 3.10
Maximum Daily Flow	4560	gpd - Average Daily Flow x peaking factor
Maximum Daily Flow	0.0046	MGD - Average Daily Flow x peaking factor
Maximum Daily Flow	3.2	gpm
Peak Hourly peaking factor	3.00	per ECWA design manual 3.10
Peak Hourly Flow	0.0068	MGD - Average Daily Flow x peaking factor
Peak Hourly Flow	4.8	gpm - Average Daily Flow x peaking factor
Required Fire flow (sprinklers)	300.0	gpm
Total Peak Flow	350.0	gpm

Flow Test Data		
Date of Hydrant test	11.04.08	
Location of Hydrant	1st hyd east of Sweet Home	
Hydrant A - static pressure before test	104	psi
Hydrant A - residual pressure during test	93	psi
Hydrant B - Flow during test (Qf)	1404	gpm
Desired residual pressure	20	psi
Static pressure - desired pressure (Hr)	84	psi
Pressure drop during test (Hf)	11	psi
Calculate flow at 20 psi		
Qr = Qf x Hr^0.54 / Hf^0/54	4208	gpm
Peak flow needed at 20 psi	350.0	gpm
Calculate residual pressure at peak flow		
Static -(Peak flow x (Hf^0.54)^1.8518519 / Qf	103.2	psi

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

METZGER CIVIL ENGINEERING

Water Demand & Pressure Analysis
2021 Sweet Home Road
Town of Amherst, NY
M-1924
12/4/2020

Static Pressure at Main during fire flow	103.2	psi
Existing Flow of Main at 20 psi	4208	gpm
Peak Flow needed at 20 psi	350	gpm
Elevation difference connection to design pt	4	feet
Length of Pipe in Feet	23	
Number of Fittings in line 45 deg or less	0	
Number of Tees in Line - In line flow	0	
Number of Tees in Line - 90 deg bend	2	
Number of Valves in Line	1	
"D" Diameter of Waterline in inches	2	
Type of Pipe	Copper	
Standard Diameter Ratio	NA	
AWWA Specification	C900	
"C" Hazen Williams Coefficient	100	
Equivalent Length of Each 45 deg	1.7	feet
Equivalent Length of Each Tee - in line	1.8	feet
Equivalent Length of Each Tee - 90 deg bend	6.6	feet
Equivalent Length of Each Valve in feet	2.6	feet
"L" Design Length of Pipe in feet	38.8	feet
Friction Loss "hf" of Pipe in feet		
$\text{"hf"} = \frac{(10.44 \times \text{"L"}) \times (\text{"gpm"}^{\wedge} 1.85)}{(\text{"C"}^{\wedge} 1.85) \times (\text{"D"}^{\wedge} 4.8655)}$	-141.06	feet
"hf" in psi (2.3 feet = 1 psi)	-61.3	psi
Head due to elevation in psi	-1.7	psi
Loss through rpz and meter	-5.0	psi
Total difference in psi	-68.1	psi
Pressure Available in psi (existing - loss)	35.1	psi
Pressure Required in psi	20	psi

Calculations By:	ARH
Checked By:	JCM

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601, Fax: 716-633-2704

Project:	2021 Sweet Home Road	By:	ARH	Date:	12/3/2020
Location:	Town of Amherst, New York	Checked:	JCM	Date:	

Sanitary Sewer Flow Calculations

Retail Space:
Design flow = 3,600 sqft x 0.1 gpd/sqft = 360.0 gpd (equal to 4 population)

Apartments:
No of apartments = 7 x 2 people per apartment (equal to 14 population)
No of apartments = 2 x 3 people per apartment (equal to 6 population)

Equivalent Design Population, p = 24

		Design Average Flow		
100 gpcd x design population =	2400 gpd	=	**0.00**	**mgd**
Hydraulic Loading = [(18+((p/1000)^0.5)) / (4+((p/1000)^0.5))] =	4.37			
Peaking Factor, PF =				
	10487 gpd	=	**0.01**	**mgd**

Maximum Design Flow = Design Average Flow x Peaking Factor =

NOTE: Per "The 100 gpcd figure shall be used in conjunction with a peaking factor from Figure 1(as calculated above), is intended to cover normal infiltration for systems built with modern construction techniques."

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

APPENDIX C-1

Stormwater Calculations
Predevelopment Calculations

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

WinTR-55 Current Data Description

--- Identification Data ---

User: Al Hopkins
Project:
SubTitle: Pre Dev
State: New York
County: Erie
Filename: \\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2021 Sweet Home Road\DOCS\Pre dev.w55

Date: 12/18/2020
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Pre		Outlet	0.68	82	0.1

Total area: .68 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)
SUBAREAS	
Pre	1.65
REACHES	
OUTLET	1.65

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)
SUBAREAS	
Pre	1.65 11.94
REACHES	
OUTLET	1.65

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Pre	.68	0.100	82	Outlet	

Total Area: .68 (ac)

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Pre							
SHEET	30	0.0100	0.150				0.099
						Time of Concentration	0.1

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Pre	Open space; grass cover > 75% (good)	D	.61	80
	Paved parking lots, roofs, driveways	D	.07	98
	Total Area / Weighted Curve Number		.68	82

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

APPENDIX C-2

Stormwater Calculations
Post development Calculations

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

WinTR-55 Current Data Description

--- Identification Data ---

User: Al Hopkins
Project:
SubTitle: Post Dev
State: New York
County: Erie
Filename: \\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2021 Sweet Home Road\DOCS\Post dev.w5

Date: 12/18/2020
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Post		Outlet	0.68	91	0.1

Total area: .68 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)
SUBAREAS	
Post	2.90
REACHES	
OUTLET	2.90

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)
SUBAREAS	
Post	2.90 11.93
REACHES	
OUTLET	2.90

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Post	.68	0.100	91	Outlet	

Total Area: .68 (ac)

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Post							
SHALLOW	42	0.0020	0.025				0.013
CHANNEL	231	0.0200	0.012	0.79	3.14	7.130	0.009
						Time of Concentration	0.1

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Post	Open space; grass cover > 75% (good)	D	.26	80
	Paved parking lots, roofs, driveways	D	.42	98
	Total Area / Weighted Curve Number		.68	91

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

APPENDIX C-3

Stormwater Calculations
10/25 Hydrograph

ENGINEER'S REPORT

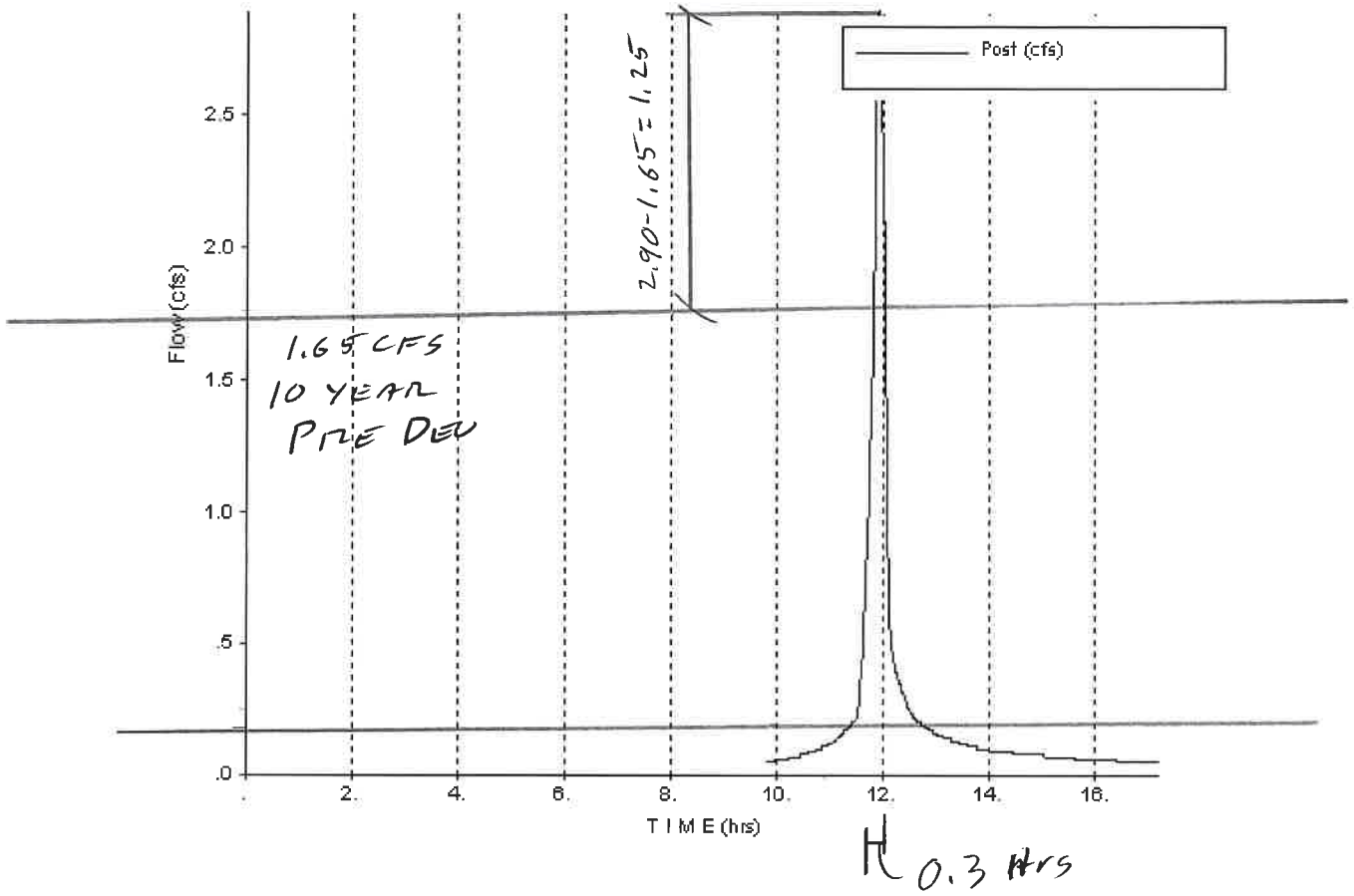
2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

WinTR-55 Output Hydrograph **Project:** 12/18/2020

Subarea: (Post) Storm: 25-Yr

\\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2021 Sweet Home Road\DOCS\Post dev.w55



1/2 (0.3 x 3600) 1.26 cfs = 680 CUBIC FEET

DETENTION NEEDED

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

APPENDIX D

Outlet control Orifice sizing

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601

Project:	2021 Sweet Home Road	By: ARH
Location:	Amherst	12.03.20

Outlet Control Structure Design - Basin A

	Elev (ft)	Head (h) (ft)	Pre Development Discharge Rate (cfs) (from TR-55)	Post Development Discharge Rate (cfs) (from TR-55)	Actual Discharge from Orifice (cfs)
Cl of orifice	575.32				
Normal Water Level	574.82				
10 year storm event	575.75		1.65		
25 year storm event	576.75	1.43		2.90	0.29

Oriface Diameter	3	inch
Oriface Diameter	0.25	ft
Area of Pipe (A)	0.049	sq ft
Orifice coefficient (C)	0.61	
Acceleration (g)	32.2	ft/sec2

Torricelli Equation - Orifice Calculations

Q=CA(2gh)^.5

Total Flow

10 year pre	1.65	cfs
25 year post	0.29	cfs

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APPENDIX E

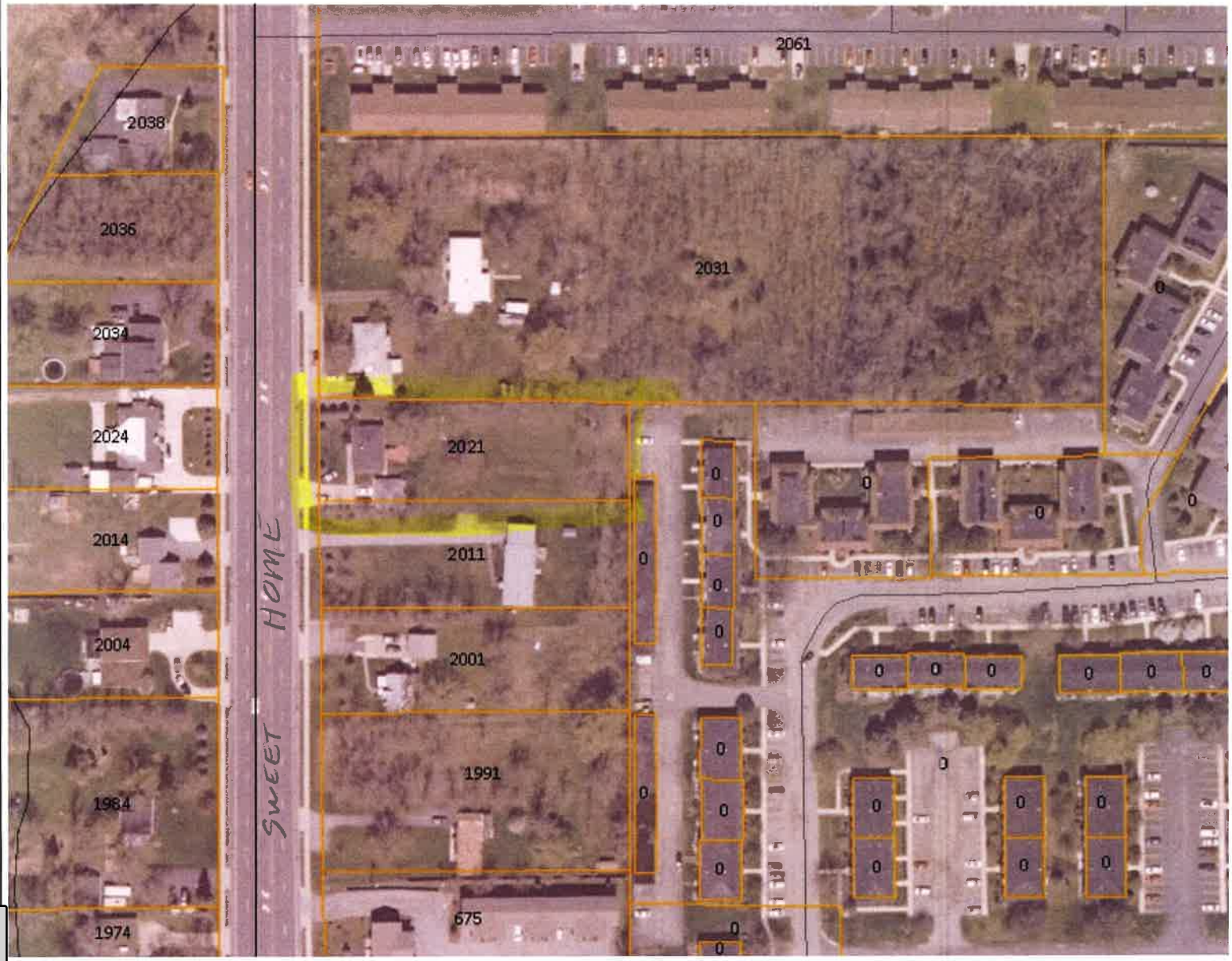
Soils Survey Map

ENGINEER'S REPORT

2021 Sweethome Road
Amherst, New York

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Erie County On-Line Mapping Application





Legend

- Parcels
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local Road
- Detailed Soils

100%
OdA - Oneida
Silt Loam
Hsg - "D"
0.5 Gw

0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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1: 2,257

STORMWATER POLLUTION PREVENTION PLAN

Mixed Use Building
2021 Sweethome Road
Amherst, NY

December 4, 2020

Prepared for:
Kevin Wyse
Wyse Properties LLC
2217 Sweet Home Road
Amherst, NY 14228

Project M-1924

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 633-2601
Fax: 633-2704
Email: meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

TABLE OF CONTENTS*

Introduction

Part I Erosion and Sediment Control Component
- A. Background Information
- B. Site Map
- C. Soil Description
- D. Construction Phasing
- E. Pollution Prevention Measures
- F. Soil Stabilization and Restoration
- G. Erosion & Sediment Control Plan
- H. Dimensions, Material Specifications, and Installation Details
- I. Erosion & Sediment Control Inspection Schedule
- J. Pollution Prevention Measures to Control Construction and Waste Materials
- K. Stormwater Discharges From Sources Other Than Construction
- L. Identification of Elements of the Design Not In Conformance with the "Technical Standards"

Part 2 Post Construction Stormwater Management Practice Component
- A. Permanent Stormwater Management Practices
- B. Site Plan
- C. Stormwater Analysis
- D. Soil Test Analysis
- E. Infiltration Test Results
- F. Post Construction O&M plan

Part 3 Enhanced Phosphorus Removal Standards
- A. Enhanced Phosphorus Removal Standards

APPENDICES
A. Soil Survey Map

* Developed from the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Introduction

The property limits and disturbance needed for the construction of the building and related amenities for this site is less than the 1.0 acre threshold that would require a SPDES permit coverage. Therefore, in accordance with Part 1 of the NYSDEC General Permit GP-20-001 "Permit Coverage and Limitations" the proposed action does not need SPDES permit coverage. As such, this SWPPP has been prepared to meet the Town of Amherst stormwater regulations.

For "consistency" this SWPPP was prepared and numbered in general conformance with the guidelines set forth in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities – Permit No. GP-0-20-001.

Part 1: Erosion and Sediment Control Component

A. Background Information

Currently, the subject property addressed at 2021 Sweethome Road contains a single family home and garage which are to be demolished. The proposed development will consist of a mixed use building to be utilized for retail and apartments.

The scope of the development includes the construction of a mixed use building, paved parking lot, concrete sidewalks and stormwater sewer system draining to a dry detention area.

B. Site Map

A site map has been included on the cover sheet of the plan set which is part of this SWPPP.

C. Soil Description

According to the USDA Soil Survey, 100% of the soils on the site are Odessa silt loam soils (OdA). This soil type is classified as belonging to the hydrologic soil group (HSG) "D".

D. Construction Phasing

1. Installation of silt sock outlining the limits of disturbance.
2. Demolition of existing structures
3. Installation of the stabilized construction entrance per the design standards.
4. Clearing and grubbing.
5. Removal and stockpiling of topsoil.
6. Construction of the stormwater detention area.
7. Infrastructure construction (storm sewer piping and DI's, water, sanitary sewer, etc).
8. Install temporary Drop Inlet protection per the design plans.
9. Earthwork (construction of the driveways, building pad, etc)*.
10. Building construction
11. Seeding and landscaping
12. Removal of the control measures upon establishment of grass as outlined herein.

*Temporary stabilization may be necessary if areas are left dormant for a maximum of 14 days.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

E. Pollution Prevention Measures

The site is to be serviced by various pollution prevention measures including: silt socks to prevent siltation during construction; inlet protection will be placed around all storm inlets; a concrete washout will contain runoff from concrete operations; and a stabilized construction entrance to prevent sediments from leaving the site and tracking onto public roadways.

A stabilized construction entrance will be maintained until a permanent entrance has been constructed as outlined by "New York State Guidelines for Erosion and Sediment Control section 5A.75". This entrance must be kept clean to ensure no mud is allowed to enter the public roadway. Dust must be controlled by sweeping and or washing. Truck wash water must be properly contained on site.

The "General Contractor" will ultimately be responsible for all subcontracted work, and therefore, the installation, maintenance and removal of SWPPP devices.

F. Soil Stabilization and Restoration

Seeding and mulching the area may achieve temporary stabilization of any idle areas. Planting and establishing grass as soon as possible upon fine grading of any particular area will accomplish final stabilization of the site. Use a suitable grass seed mix containing 60% Kentucky bluegrass, 20% perennial ryegrass and 20% fine fescue or other grass seed mixture approved by the town. The seed must be sown using application rates as directed by the seed supplier and covered with small grain straw mulch. All sediment controls are to remain in place until turf has been established as determined by the Qualified Professional. All temporary erosion and sediment controls are to remain in place until turf has been established.

G. Erosion and Sediment Control Plan:

An Erosion and Sediment Control Plan along with applicable details have been prepared as part of the construction plan set to show the size and location of stormwater pollution prevention devices to be employed during this project.

H. Dimensions, Material Specifications and Installation Details

The size, material specifications and installation requirements of stormwater pollution prevention devices are given on the detail sheets for this project.

I. Erosion & Sediment Control Inspection Schedule

A "trained contractor" must be on site daily when soil disturbance activities are being performed and must inspect, clean and repair as required all stormwater pollution prevention devices on site.

All devices must be in place prior to work in any upstream area and maintained at all times during construction.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

J. Pollution Prevention Measures to Control Construction and Waste Materials

The site is to be kept free of litter by providing on site waste receptacles. Contractors are to be instructed not to place litter in open excavations or the rear of open bed trucks.

Contractors are to ensure that construction chemicals are handled in strict compliance with OSHA standards. This includes proper storage containers and labeling of chemicals. On site storage of chemicals should be avoided whenever possible. Chemicals are to be protected from rain and wind. Chemical spills are to be reported immediately to NYSDEC spill response.

Long-term on-site storage of construction debris should be avoided whenever possible. On-site construction debris is to be kept in a fashion to prevent the pollution via wind or Stormwater runoff.

K. Stormwater Discharges From Sources Other Than Construction

The site has no stormwater discharges from sources other than construction.

L. Identification of Elements of the Design Not In Conformance with the "Technical Standards"

The Erosion and Sediment Control elements for this site have been designed to be in general compliance with the New York State Standards and Specifications for Erosion and Sediment Control.

Part 2 Post Construction Stormwater Management Practice Component

A. Permanent Stormwater Management Practices

Drainage of surface water runoff will be accomplished via a proposed network consisting of roof gutters, downspouts and a storm drainage system utilizing catch basins and piping that discharge to a stormwater detention basin before ultimately flowing into the municipal storm sewer system.

The detention basin will receive and detain flows until the storm subsides and allows the detention basin to drain through an outlet control orifice. The detention basin and outlet control structure has been designed, in accordance with the Town of Amherst Stormwater Management practices, to allow for sufficient storage to attenuate and release of stormwater from the developed site at discharge rates not exceeding the pre-developed rates.

Complete stormwater calculations and orifice sizing can be reviewed in the Engineer's Report prepared by MCE dated December 4, 2020 in Appendix C & D.

B. Site map

A Grading and Drainage Plan has been prepared as part of the fully engineered Site Plans, which depict the specific location and size of each stormwater management practice.

C. Stormwater analysis

A complete stormwater analysis and calculations are provided in Appendix C of the Engineer's Report prepared by MCE dated December 4, 2020.

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D. Soil Test Analysis

The United States Department of Agriculture, Soil Conservation Service and Cornell University tested this site in 1978 as part of a joint project. The results of their soil survey revealed that the soil found on this site have the profile listed below.

Odessa silt loam (ODA)

0-9"	SILT loam (ML)
9-22"	Silty Clay loam (CL)
22-60"	Silty Clay (CL)

According to the Erie County Soil Survey, perched groundwater may be encountered between 0.5-1.5' below the existing ground surface while bedrock is generally encountered at a depth below 60". It should be noted these soil characteristics are based on a generalized survey conducted by the USDA-SCRS and the University of Cornell. Site-specific soil characteristics including the presence of fill, groundwater depth, soil stratigraphy, etc. may differ from the generalized survey.

E. Infiltration Test Results

According to the Erie County Soil Survey, the infiltration rates over the Odessa soil stratigraphy varies from approximately 0.2 to 0.6 inches per hour. It should be noted that site-specific infiltration tests should be performed to obtain actual infiltration rates and the Erie County Soil Survey should be used as a generalized survey.

F. Post Construction Operation and Maintenance Plan

Practice	Frequency
Removal of Trash and Debris from the storm water piping	Continuous
Maintaining the detention area vegetation	Weekly
Inspection and cleaning of catch basins and /or detention basin	Annually
Removal of accumulated silt from detention basin	10-20 years

Part 3 Enhanced Phosphorus Removal Standards

A. Enhanced Phosphorus Removal Standards

This site does not lie in any watershed identified in New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities - Permit No. GP-0-20-001 and is therefore not subject to enhanced phosphorus removal standards.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

STORMWATER POLLUTION PREVENTION PLAN

Mixed Use Building
2021 Sweet Home Road
Amherst, NY

APPENDIX A

Soil Survey Map

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Erie County On-Line Mapping Application





Legend

- Parcels
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100%
OdA - Odessa
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HSG - "D"
0.5 GW

0 0.04 0.1 Miles

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1: 2,257

WMA ENGINEERING DPC|DBA
EMPIRE GEO TECHNICAL
ENGINEERING SERVICES

April 23, 2020
Project No.: WB-20-045-A
Ref. SJB Project No.: BE-20-045-A

Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, New York 14221

Attention: Jake Metzger, P.E.

Re: Subsurface Exploration and
Geotechnical Evaluation
2021 Sweet Home Road
Amherst, New York

Dear Mr. Metzger:

This report summarizes the geotechnical evaluation completed by Empire Geotechnical Engineering Services (Empire) with regard to the proposed mixed use building planned at 2021 Sweet Home Road in Amherst, New York. One (1) hard copy of this report has been mailed to you. We have also e-mailed you an electronic copy (pdf file format) of this report for your use, and for distribution, as appropriate.

It is our understanding that the proposed mixed use building will consist of a three-story, wood framed structure covering approximately 4,029 square feet (79'x51'). The proposed building will include a basement structure. It is anticipated that the site grades are within 1 to 2 feet of the proposed final site grades.

This letter summarizes the subsurface conditions encountered, along with our findings and recommendations for the foundation design associated with the proposed building construction. The geotechnical engineering evaluation work was completed at the request of and as authorized by SJB Services, Inc. (SJB), our affiliated drilling and testing company, who was retained by Metzger Civil Engineering, PLLC (Metzger) to complete this work.

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Henrietta, NY 14467
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Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

SUBSURFACE EXPLORATION PROGRAM

The subsurface exploration consisted of one (1) conventional test boring and one (1) tripod boring completed by SJB on April 11th and 14th, 2020. The test boring is designated B-1, while the tripod boring is designated TP-1 and their approximate locations are shown on Figure 1.

Metzger provided SJB with a site plan illustrating the location of the proposed building. SJB then staked the borings in the field referencing existing site features, and then determined the GPS coordinates of the borings using a handheld GPS device. Empire plotted their locations using the coordinates along with a Google Earth™ aerial photograph of the site. Figures 1 illustrates the existing site conditions, approximate exploration locations and presents the GPS coordinates.

Laser survey level measurements were utilized to determine the relative ground surface elevations at boring locations using the finish floor of the existing garage as a benchmark. The benchmark was assigned an arbitrary elevation datum of 100.0 feet by SJB. The approximate location of the benchmark is shown on Figure 1.

The test boring was drilled using a Central Mine Equipment model 550X all-terrain tire mounted drill rig, using hollow stem auger and split spoon sampling techniques until a depth of 36.0 feet where auger refusal was met. Split spoon samples and Standard Penetration Tests (SPT) were taken continuously from the ground surface until a depth of 12 feet and then in intervals of five feet until sample spoon refusal was met a depth of 35.6 feet. The tripod boring was advanced using a portable tripod drill apparatus with continuous split spoon sampling from the ground surface until a depth of 12 feet, where the boring was then terminated.

The split spoon sampling and SPTs were completed in general accordance with *ASTM D1586 – "Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils"*. We note the blow counts obtained using the tripod apparatus may not accurately represent the soil formation consistency/density due to methods used to advance this type of boring, which can cause friction between the soils and the drive rods.

SJB's geologist prepared the boring logs based on visual observation of the recovered soil samples and review of the driller's field notes. The soil samples were described based on visual/manual estimation of the grain size distribution,

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along with characteristics such as color, relative density, consistency, moisture, etc. The boring logs are presented in Appendix A, along with general information and a key of terms and symbols used to prepare the logs.

SUBSURFACE CONDITIONS

The general soil stratigraphy encountered by the borings consisted of surface topsoil underlain by silty clay fill soils, extending to a depth of about 4 feet followed by indigenous silty clay and gravel soil deposits overlying possible bedrock.

It is expected the fill or reworked/disturbed soils will vary between and away from the boring locations. The existing fill soils are also expected to be encountered near the existing building structures and will extend at least to the bottom of previous excavations for the existing foundations and utilities.

The indigenous soils are classified as CL and GC-GM group soils using the Unified Soil Classification System - USCS (ASTM D2488). The Standard Penetration Test (SPT) "N" values obtained in the indigenous soils indicate the cohesive clay soils vary from a soft to hard consistency, while the gravel soils are very compact.

The boring was terminated with auger refusal at a depth of 36.0 feet. The refusal conditions suggest encountering the possible top of bedrock. Rock coring, however, was not performed at the test boring location, therefore, the exact nature of the refusal material encountered was not definitively confirmed (i.e. bedrock or possibly a cobble/boulder obstruction).

No freestanding water was encountered in either test hole immediately following the completion of overburden drilling and/or sampling. Groundwater may not have had sufficient time to accumulate or stabilize in the test holes within the time that had elapsed from the completion of drilling operations and the time of measurement. It appears groundwater may be present at a depth of about 10 to 12 feet based on the moist-wet soil samples as well as the softer consistency clay soils recovered at and below these depths.

The soil stratigraphy encountered, and the groundwater conditions observed are described in more detail on the boring logs in Appendix A.

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GEOTECHNICAL EVALUATION

Foundation Design

The subsurface conditions encountered in the borings are considered to be generally suitable to support the proposed relatively lightly loaded wood framed structure using a conventional spread foundation system. The indigenous, stiff to very stiff silty soils encountered beneath the fill at and below a depth of about 4 feet at the boring locations will provide a suitable bearing stratum to support the proposed foundations. Therefore, it is recommended the foundations bear on the indigenous, stiff to very stiff silty clay soils following removal of the topsoil, any organics, all fill, and any soft, loose, wet or otherwise unsuitable indigenous soil conditions.

Foundations, however, should not bear any deeper than 6 feet below the existing ground surface due to the influence of the soft clay soils with regard to settlement. Accordingly, a basement structure may not be feasible. Alternatively, the mixed use building could be supported on a deep foundation system end bearing on the anticipated bedrock surface encountered at a depth of about 36 feet based on auger refusal conditions.

Subsurface conditions are expected to vary away from the boring locations and most likely will require adjustments in the suitable subgrade elevation, based on the actual conditions encountered at the time of construction. Accordingly, close inspection of the foundation bearing grades is recommended at the time of construction to ensure the foundations are seated on suitable undisturbed, indigenous soil subgrades.

If necessary, the foundations could be constructed on an Engineered Fill layer (i.e. Structural Fill or flowable backfill) which is properly placed over suitable indigenous soil subgrades.

If Structural Fill is placed beneath the foundations, it should extend out horizontally beyond the foundation limits, a distance equal to at least 0.5 times the thickness of the Structural Fill layer beneath the foundation. This will need to be considered when sizing the foundation excavations and in preparing the foundation bearing grades. Recommendations for Structural Fill material along with its placement and compaction are presented below.

As an alternative to Structural Fill, a non-swelling, cement / fine aggregate flowable backfill material having a minimum 28-day compressive strength (f'c) of

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

250 pounds per square inch (psi) could be considered. The flowable backfill should extend at least 12 inches horizontally beyond the foundation limits for its entire depth.

Based on our evaluation, spread foundations constructed on suitable indigenous soil bearing grades or on properly constructed Engineered Fill materials placed over the suitable bearing grades can be sized based on a maximum net allowable bearing pressure of 1,500 pounds per square foot (psf).

Continuous wall footings should be at least 2.0 feet in width and column/individual footings should be at least 3.0 feet in width in order to limit bearing shearing failure or to develop adequate bearing capacity. The actual foundation widths, however, will need to be sized based on the actual wall and column loads anticipated. Foundation widths, however, should not exceed a maximum of 6.0 feet for isolated column foundations and 3 feet for continuous wall foundations, in order to limit settlement to a tolerable range (i.e. about 1 ¼-inch or less). Accordingly, the use of spread foundations would be acceptable for column loads up to about 54 kips and wall loads up to 4.5 kips per linear foot. In addition, as noted above, foundations should not bear any deeper than 6 feet below existing site grades.

Construction of spread foundations on undisturbed and properly prepared indigenous soil bearing grades or engineered fill material properly placed over suitable indigenous soil bearing grades should undergo normal consolidation settlement of about 1-inch to 1 ¼-inch.

A minimum of 4.0 feet of embedment below the finished exterior grades is required for frost protection. All foundations, however, must bear at or below the suitable bearing grades in accordance with the recommendations above.

Seismic Design Criteria

Based on the subsurface conditions encountered in the test boring, the project site can be classified as Seismic Site Class "D" in accordance with ASCE 7, Table 20.3-1, as referenced in the Building Code of New York State (IBC 2015). Therefore, seismic design can be based on this seismic site classification.

The spectral response accelerations at the project site were obtained by Empire using the SEAOC / OSHPD web site application https://seismicmaps.org/. The accelerations are based on the 2008 USGS Seismic Hazard Data - Risk Targeted

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Maximum Considered Earthquake Ground Motion Response Acceleration Maps, as presented in the Building Code of New York State (IBC 2015).

Using the site location, the calculated spectral response accelerations for Site Class "B" soils are 0.212g for the short period (0.2 second) response (S_S) and 0.061g for the one second response (S_1). For design purposes, these spectral response accelerations must be adjusted for the Seismic Site Class "D" soil profile determined for the project site.

Accordingly, the adjusted spectral response accelerations for Site Class "D" are as follows:

- Short Period Response (S_{MS}) 0.340g
- 1 Second Period Response (S_{M1}) - 0.145g

The corresponding five percent damped design spectral response accelerations (S_{DS} and S_{D1}) are as follows:

- S_{DS} - 0.226g
- S_{D1} - 0.097g

Construction Considerations

Prior to any fill placement within the area of the foundation or slab on grade, any existing topsoil, vegetation and any other deleterious materials should be removed. The site grade fill material should be placed and compacted in accordance with our recommendations provided below.

Excavation to the proposed bearing grades for foundation construction should be performed using a method, which reduces disturbance to the bearing grade soils, such as a backhoe equipped with a smooth blade bucket. Any ridges or loose soil left by machine excavation should be manually trimmed and removed prior to constructing the foundations.

All bearing grades for foundation construction should be protected from precipitation and surface water. No water should be allowed to accumulate on the foundation bearing grades. The bearing grades should not be allowed to freeze, either prior to or after construction of foundations. If the bearing grades are not protected and degrade, they must be undercut/removed accordingly.

Foundation excavations should be backfilled as soon as possible prior to construction of the superstructure, however, earth retaining foundation walls

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

should not be backfilled until the ground level floor framing diaphragm is in place. Earth retaining foundation walls should be backfilled with a suitable low to non-plastic soil material, such as a Suitable Granular Fill or crusher run stone Structural Fill as described below. Non-earth retaining foundations (i.e. garage, porch, etc.) in non–loaded landscape areas can be backfilled with the on-site or imported clayey fill soils, provided they are free of organics or other unsuitable material, and can be properly compacted. We recommend, however, that foundation excavations, within slab on grade or pavement areas be backfilled with Structural Fill or Suitable Granular fill. The backfill should be placed in lifts and properly compacted. Care must be exercised when placing and compacting the fill against the foundation walls so as not to induce additional lateral loads on the walls.

Structural Fill Material

Structural Fill, placed beneath foundations and slab-on-grade or used as foundation backfill, should consist of crusher run stone, which should be free of clay, organics and friable or deleterious particles. As a minimum, the crusher stone should meet the requirements of New York State Department of Transportation, Standard Specifications, Item 304.12 – Type 2 Subbase, with the following gradation requirements.

Sieve Size Distribution	Percent Finer by Weight
2 inch	100
¼ inch	25-60
No. 40	5-40
No. 200	0-10

The crusher run stone Structural Fill should be compacted to dense stable matrix, where its total thickness over the indigenous soil subgrades is less than 1 foot, and to a minimum of 95 percent of the maximum dry density as measured by the modified Proctor test (ASTM D1557), where its total thickness will exceed 1 foot. Placement of the fill should not exceed a maximum loose lift thickness of 8 to 10 inches. It may be necessary to reduce the loose lift thickness depending on the type of compaction equipment used so that the required density is attained. The crusher run stone should have a moisture content within two percent of the optimum moisture content prior to compaction.

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Suitable Granular Fill Material

Suitable soil material, which is well graded from coarse to fine, and classified as GW, GP, GM, SW, SP and SM soils using the Unified Soil Classification System (ASTM D-2487) and having no more than 85- percent by weight material passing the No. 4 sieve, no more than 20- percent by weight material passing the No. 200 sieve and which is generally free of particles greater than 6 inches, will be acceptable as Suitable Granular Fill. It should also be free of topsoil, asphalt, concrete rubble, wood, debris, clay and other deleterious materials.

Suitable Granular Fill can be used as foundation backfill and as subgrade fill to raise site grades beneath slab-on-grade construction. Material meeting the requirements of New York State Department of Transportation, Standard Specifications, Item 203.07 – Select Granular Fill is acceptable for use as Suitable Granular Fill.

The Suitable Granular Fill should be placed and compacted in accordance with the requirements for the Structural Fill as stated above.

CLOSING

This report was prepared to assist in the design and construction of the proposed mixed use building planned at 2021 Sweet Home Road in Amherst, New York. The report has been prepared for the exclusive use of Metzger Civil Engineering, PLLC and other members of the project design team, for specific application to this site and this project only.

The project information and recommendations presented in this report were prepared based on Empire's understanding of the proposed project and the subsurface exploration work completed by SJB Services, Inc. as described herein, and through the application of generally accepted soils and foundation engineering practices. No warranties, expressed or inferred, are made by the conclusions, opinions, recommendations or services provided.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Additional information regarding the use and interpretation of this report is presented in Appendix B.

Respectfully Submitted:

EMPIRE GEOTECHNICAL ENGINEERING SERVICES

Wanda M. Allen, P.E.
Senior Geotechnical Engineer



Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

FIGURES

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

BORING	LATITUDE	LONGITUDE
B-1	43° 0' 52.8"	-78° 47' 55.4"
TP-1	43° 0' 52.7"	-78° 47' 54.1"



NOTE:
FIGURE DEVELOPED FROM GOOGLE EART

LEGEND:

-1 INDICATES APPROXIMATE LOCATION AND DESIGNATION OF TEST BORING.

P-1 INDICATES APPROXIMATE LOCATION AND DESIGNATION OF TRIPOD BORING.

M BENCHMARK: FINISH FLOOR OF GARAGE. ASSIGNED ARBITRARY ELEVATION DATUM

N

WMA ENGINEERING DPC|DBA
EMPIRE GEOTECHNICAL ENGINEERING SERVICES

PROPOSED MIXED USE BUILDING
2021 SWEET HOME ROAD
AMHERST, NEW YORK

SUBSURFACE EXPLORATION PLAN

DR BY: WMA | SCALE: NTS | PROJECT NO.: WB-20-045A

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

APPENDIX A

SUBSURFACE EXPLORATION LOG

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

DATE:
START 4/14/2020
FINISH 4/14/2020
SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. B-1
SURF. ELEV 101.0'
G.W. DEPTH See Notes

PROJECT: PROPOSED MIXED USE BUILDING
PROJ. NO.: BE-20-045
LOCATION: 2021 SWEETHOME RD.
AMHERST, NY

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	SOIL OR ROCK CLASSIFICATION	NOTES
	1	1	2			TOPSOIL	Driller noted topsoil at the surface
		4	6		6	Brown Silty CLAY, little fine Gravel, little f-m Sand, tr.organics (moist, FILL)	
	2	4	3				
		3	3		6	Contains some fine Gravel, tr.concrete, tr.brick	
5	3	4	6			Brown Silty CLAY, tr.sand, Silt partings (moist, stiff, CL)	
		7	11		13		
	4	8	10			Becomes Brown-Gray (v.stiff)	
		13	15		23		
	5	5	7			Becomes Brown (stiff)	
10		7	7		14		
	6	4	4			Contains no Silt partings (moist-wet, medium)	
		4	4		8		
15							
	7	1	1			(soft)	
		1	2		2		
20							
	8	WOH	1				WOH = Weight of Hammer and Rods
		2	1		3		
25							
	9	1	3			Contains some f-c Sand, tr.gravel (medium)	
		4	7		7		
30							
	10	30	19			Contains tr.sand (moist, hard)	
		18	19		37		
35						Brown fine GRAVEL, some f-c Sand, little Silty Clay (moist, v.compact, GC-GM)	REF = Sample Spoon Refusal
	11	30	50/0.1		REF		
						Boring Complete with Auger Refusal at 36.0'	No Free Standing Water encountered at boring completion
40							

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW

CLASSIFIED BY: Geologist

DRILLER: S. WOLKIEWICZ, JR.

DRILL RIG TYPE : CME-550X

METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

DATE:
START 4/11/2020
FINISH 4/11/2020
SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. TP-1
SURF. ELEV 99.5'
G.W. DEPTH See Notes

PROJECT: PROPOSED MIXED USE BUILDING
PROJ. NO.: BE-20-045
LOCATION: 2021 SWEETHOME RD.
AMHERST, NY

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	SOIL OR ROCK CLASSIFICATION	NOTES
	1	1	1			TOPSOIL	Driller noted topsoil at the surface
		2	2		3	Brown Silty CLAY, little f-m Sand, tr.organics (moist, FILL)	
	2	2	3				
		3	3		6		
5	3	5	5			Brown Silty CLAY, tr.sand (moist, stiff, CL)	
		8	9		13		
	4	7	10			(v.stiff)	
		12	11		22		
	5	8	8				
10		9	10		17		
	6	5	6			(moist-wet, stiff)	
		5	6		11		
						Boring Complete at 12.0'	No Free Standing Water encountered at boring completion
15							
20							
25							
30							
35							
40							

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW

CLASSIFIED BY: Geologist

DRILLER: S. WOLKIEWICZ, JR.

DRILL RIG TYPE : CME-550X

METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

DATE

STARTED _____

FINISHED _____

SHEET _____ OF _____

SJB SERVICES, INC.
SUBSURFACE LOG

PROJ. No. _____

HOLE No. _____

SURF. ELEV. _____

G.W. DEPTH _____

PROJECT _____ LOCATION _____

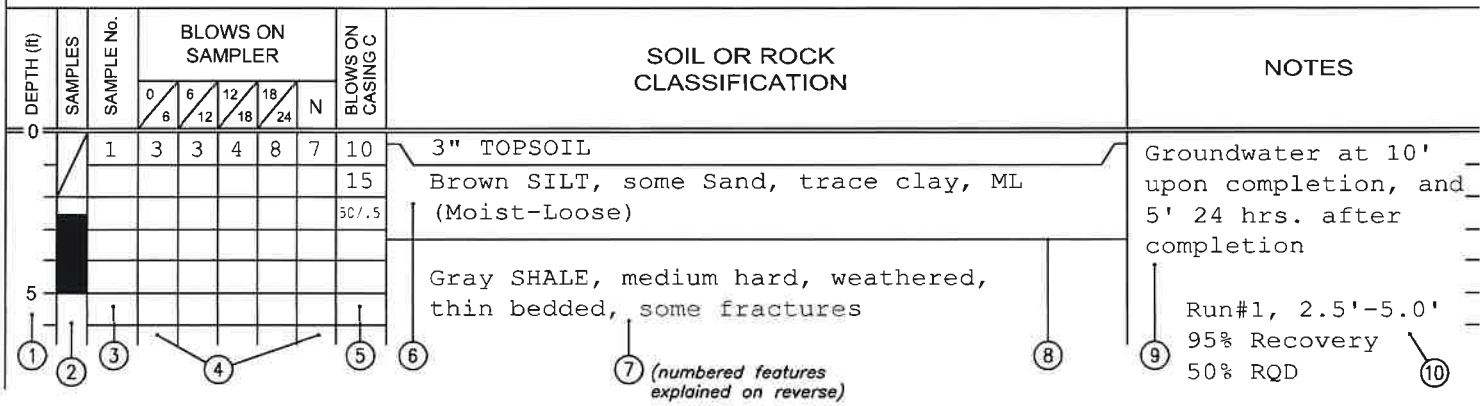


TABLE I

- Split Spoon Sample
- Shelby Tube Sample
- Geoprobe Macro-Core
- Auger or Test Pit Sample
- Rock Core

TABLE II

Identification of soil type is made on basis of an estimate of particle sizes, and in the case of fine grained soils also on basis of plasticity.

Soil Type	Soil Particle Size	
Boulder	>12"	Coarse Grained (Granular)
Cobble	3" - 12"	
Gravel - Coarse	3" - 3/4"	
- Fine	3/4" - #4	
Sand - Coarse	#4 - #10	
- Medium	#10 - #40	
- Fine	#40 - #200	
Silt - Non Plastic (Granular) Clay - Plastic (Cohesive)	<#200	Fine Grained

TABLE III

The following terms are used in classifying soils consisting of mixtures of two or more soil types. The estimate is based on weight of total sample.

Term	Percent of Total Sample
"and"	35 - 50
"some"	20 - 35
"little"	10 - 20
"trace"	less than 10

(When sampling gravelly soils with a standard split spoon, the true percentage of gravel is often not recovered due to the relatively small sampler diameter.)

TABLE IV

The relative compactness or consistency is described in accordance with the following terms:

Granular Soils		Cohesive Soils	
Term	**Blows per Foot, N**	**Term**	**Blows per Foot, N**
Very Loose	0 - 4	Very Soft	0 - 2
Loose	4 - 10	Soft	2 - 4
Firm	10 - 30	Medium	4 - 8
Compact	30 - 50	Stiff	8 - 15
Very Compact	>50	Very Stiff	15 - 30
		Hard	>30

(Large particles in the soils will often significantly influence the blows per foot recorded during the penetration test)

TABLE V

Varved	Horizontal uniform layers or seams of soil(s).
Layer	Soil deposit more than 6" thick.
Seam	Soil deposit less than 6" thick.
Parting	Soil deposit less than 1/8" thick.
Laminated	Irregular, horizontal and angled seams and partings of soil(s).

TABLE VI

Rock Classification Term		Meaning
Hardness	- Soft	Scratched by fingernail
	- Medium Hard	Scratched easily by penknife
	- Hard	Scratched with difficulty by penknife
	- Very Hard	Cannot be scratched by penknife
Weathering	- Very Weathered	Judged from the relative amounts of disintegration, iron staining, core recovery, clay seams, etc.
	- Weathered	
	- Sound	

Rock Classification Term		Meaning	
Bedding	- Laminated	(<1")	Natural breaks in Rock Layers
	- Thin Bedded	(1" - 4")	
	- Bedded	(4" - 12")	
	- Thick Bedded	(12" - 36")	
	- Massive	(>36")	

(Fracturing refers to natural breaks in the rock oriented at some angle to the rock layers)

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

GENERAL INFORMATION & KEY TO SUBSURFACE LOGS

The Subsurface Logs attached to this report present the observations and mechanical data collected by the driller at the site, supplemented by classification of the material removed from the borings as determined through visual identification by technicians in the laboratory. It is cautioned that the materials removed from the borings represent only a fraction of the total volume of the deposits at the site and may not necessarily be representative of the subsurface condition between adjacent borings or between the sampled intervals. The data presented of the Subsurface Logs together with the recovered samples provide a basis for evaluating the character of the subsurface conditions relative to the project. The evaluation must consider all the recorded details and their procedures to more accurately evaluate the subsurface conditions. Any evaluation of the contents of this report and recovered samples must be performed by qualified professionals. The following information defines some of the procedures and terms used of the Subsurface Logs to describe the conditions encountered, consistent with the numbered identifiers shown on the Key opposite this page.

1. The figures in the Depth column define the scale of the Subsurface Log.
2. The Samples column shows, graphically, the depth range from which a sample was recovered. See Table I for descriptions of the symbols used to represent the various types of samples.
3. The Sample No. is used for identification on sample containers and/or Laboratory Test Reports.
4. Blows on Sampler – shows the results of the "Penetration Test", recording the number of blows required to drive a split spoon sampler into the soil. The number of blows required for each six inches is recorded. The first 6 inches of penetration is considered a seating drive. The number of blows required for the second and third 6 inches of penetration is termed the penetration resistance, N
5. Blows on Casing – Shows the number of blows required to advance the casing a distance of 12 inches. The casing size, hammer weight, and length of drop are noted at the bottom of the Subsurface Log. If the casing is advanced by means other than driving, the method of advancement will be indicated in the Notes column or under the Method of Investigation at the bottom of the Subsurface Log. Alternatively, sample recovery may be shown in this column or other data consistent with the column heading.
6. All recovered soil samples are reviewed in the laboratory by an engineering technician, geologist, or geotechnical engineer, unless noted otherwise. Visual descriptions are made on the basis of a combination of the driller's field descriptions and noted observation together with the sample as received in the laboratory. The method of visual classification is based primarily on the Unified Soil Classification System (ASTM D 2487) with regard to the particle size and plasticity (See Table No. II), and the Unified Soil Classification System group symbols for the soil types are sometimes included with the soil classification. Additionally, the relative portion, by weight, of two or more soil types is described for granular soils in accordance with "Suggested Methods of Test for Identification of Soils" by D.M. Burmister, ASTM Special Technical Publication 479, June 1970. (See Table No. III). Description of the relative soil density or consistency is based upon the penetration records as defined in Table No. IV. The description of the soil moisture is based upon the relative wetness of the soil as recovered and is described as dry, moist, wet, and saturated. Water introduced into the boring either naturally or during drilling may have affected the moisture condition of the recovered sample. Special terms are used as required to describe soil deposition in greater detail; several such terms are listed in Table V. When sampling gravelly soils with a standard two inch diameter split spoon, the true percentage of gravel is often not recovered due to the relatively small sampler diameter. The presence of boulders and large gravel is sometimes, but not necessarily, detected by an evaluation of the casing and sampler blows or through the "action" of the drill rig as reported by the driller.
7. Rock description is based on review of the recovered rock core and the driller's notes. Frequently used rock classification terms are included in Table VI.
8. The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Solid stratification lines delineate apparent changes in soil type, based upon review of recovered soil samples and the driller's notes. Dashed lines convey a lesser degree of certainty with respect to either a change in soil type or where such change may occur.
9. Miscellaneous observations and procedures noted by the driller are shown in this column, including water level observations. It is important to realize the reliability of the water level observations depends upon the soil type (water does not readily stabilize in a hole through fine grained soils), and that any drill water used to advance the boring may have influenced the observations. The ground water level will fluctuate seasonally, typically. One or more perched or trapped water levels may exist in the ground seasonally. All the available readings should be evaluated. If definite conclusions cannot be made, it is often prudent to examine the conditions more thoroughly through test pit excavations or groundwater observation wells.
10. The length of core run is defined as the length of penetration of the core barrel. Core recovery is the length of core recovered divided by the core run. The RQD (Rock Quality Designation) is the total length of pieces of NX core exceeding 4 inches divided by the core run. The size core barrel used is also noted in the Method of Investigation at the bottom of the Subsurface Log.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

APPENDIX B

GEOTECHNICAL REPORT LIMITATIONS

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

GEOTECHNICAL REPORT LIMITATIONS

WMA Engineering DPC / DBA Empire Geotechnical Engineering Services (Empire) has endeavored to meet the generally accepted standard of care for the services completed, and in doing so is obliged to advise the geotechnical report user of our report limitations. Empire believes that providing information about the report preparation and limitations is essential to help the user reduce geotechnical-related delays, cost over-runs, and other problems that can develop during the design and construction process. Empire would be pleased to answer any questions regarding the following limitations and use of our report to assist the user in assessing risks and planning for site development and construction.

PROJECT SPECIFIC FACTORS: The conclusions and recommendations provided in our geotechnical report were prepared based on project specific factors described in the report, such as size, loading, and intended use of structures; general configuration of structures, roadways, and parking lots; existing and proposed site grading; and any other pertinent project information. Changes to the project details may alter the factors considered in development of the report conclusions and recommendations. *Accordingly, Empire cannot accept responsibility for problems which may develop if we are not consulted regarding any changes to the project specific factors that were assumed during the report preparation.*

SUBSURFACE CONDITIONS: The site exploration investigated subsurface conditions only at discrete test locations. Empire has used judgement to infer subsurface conditions between the discrete test locations, and on this basis the conclusions and recommendations in our geotechnical report were developed. It should be understood that the overall subsurface conditions inferred by Empire may vary from those revealed during construction, and these variations may impact on the assumptions made in developing the report conclusions and recommendations. *For this reason, Empire should be retained during construction to confirm that conditions are as expected, and to refine our conclusions and recommendations in the event that conditions are encountered that were not disclosed during the site exploration program.*

USE OF GEOTECHNICAL REPORT: Unless indicated otherwise, our geotechnical report has been prepared for the use of our client for specific application to the site and project conditions described in the report. *Without consulting with Empire, our geotechnical report should not be applied by any party to other sites or for any uses other than those originally intended.*

CHANGES IN SITE CONDITIONS: Surface and subsurface conditions are subject to change at a project site subsequent to preparation of the geotechnical report. Changes may include, but are not limited to, floods, earthquakes, groundwater fluctuations, and construction activities at the site and/or adjoining properties. *Empire should be informed of any such changes to determine if additional investigative and/or evaluation work is warranted.*

MISINTERPRETATION OF REPORT: The conclusions and recommendations contained in our geotechnical report are subject to misinterpretation. *To limit this possibility, Empire should review project plans and specifications relative to geotechnical issues to confirm that the recommendations contained in our report have been properly interpreted and applied.*

Subsurface exploration logs and other report data are also subject to misinterpretation by others if they are separated from the geotechnical report. This often occurs when copies of logs are given to contractors during the bid preparation process. *To minimize the potential for misinterpretation, the subsurface logs should not be separated from our geotechnical report and the use of excerpted or incomplete portions of the report should be avoided.*

OTHER LIMITATIONS: Geotechnical engineering is less exact than other design disciplines, as it is based partly on judgement and opinion. For this reason, our geotechnical report may include clauses that identify the limits of Empire's responsibility, or that may describe other limitations specific to a project. These clauses are intended to help all parties recognize their responsibilities and to assist them in assessing risks and decision making. Empire would be pleased to discuss these clauses and to answer any questions that may arise.

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)



② South (Driveway)
1/8" = 1'-0"

③ West (Street Scene)
1/8" = 1'-0"



① North
1/8" = 1'-0"



④ East (Rear)
1/8" = 1'-0"

Wyse Properties

WARNING
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION OF THE NEW YORK STATE EDUCATION LAW

ENGINEER:
DAVID A. CARR P.E.
305 RANDWOOD DRIVE
WILLIAMSVILLE, NY 14221

Revisions / Issues

No.	Description	Date

Client Name
Wyse Property

Project Name
Apartment Building with Retail 2021 Sweet Home Rd. Amherst NY

Sheet Name
Elevations

Project number	N/A
Date	03/14/2020
Designed by	KW/TZ
Drawn by	TZ
Checked by	KW

A101

Scale 1/8" =

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

NEW YORK STATE OF OPPORTUNITY | **Parks, Recreation, and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

February 07, 2020

Michael Metzger
PE
Metzger Civil Engineering PLLC
8245 Sheridan Drive
Williamsville, NY 14221

Re: SEQRA
Mixed Use Development - 2021 Sweet Home Road Demolition Project
2021 Sweet Home Rd, Buffalo, Erie County, NY
20PR00744

Dear Michael Metzger:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

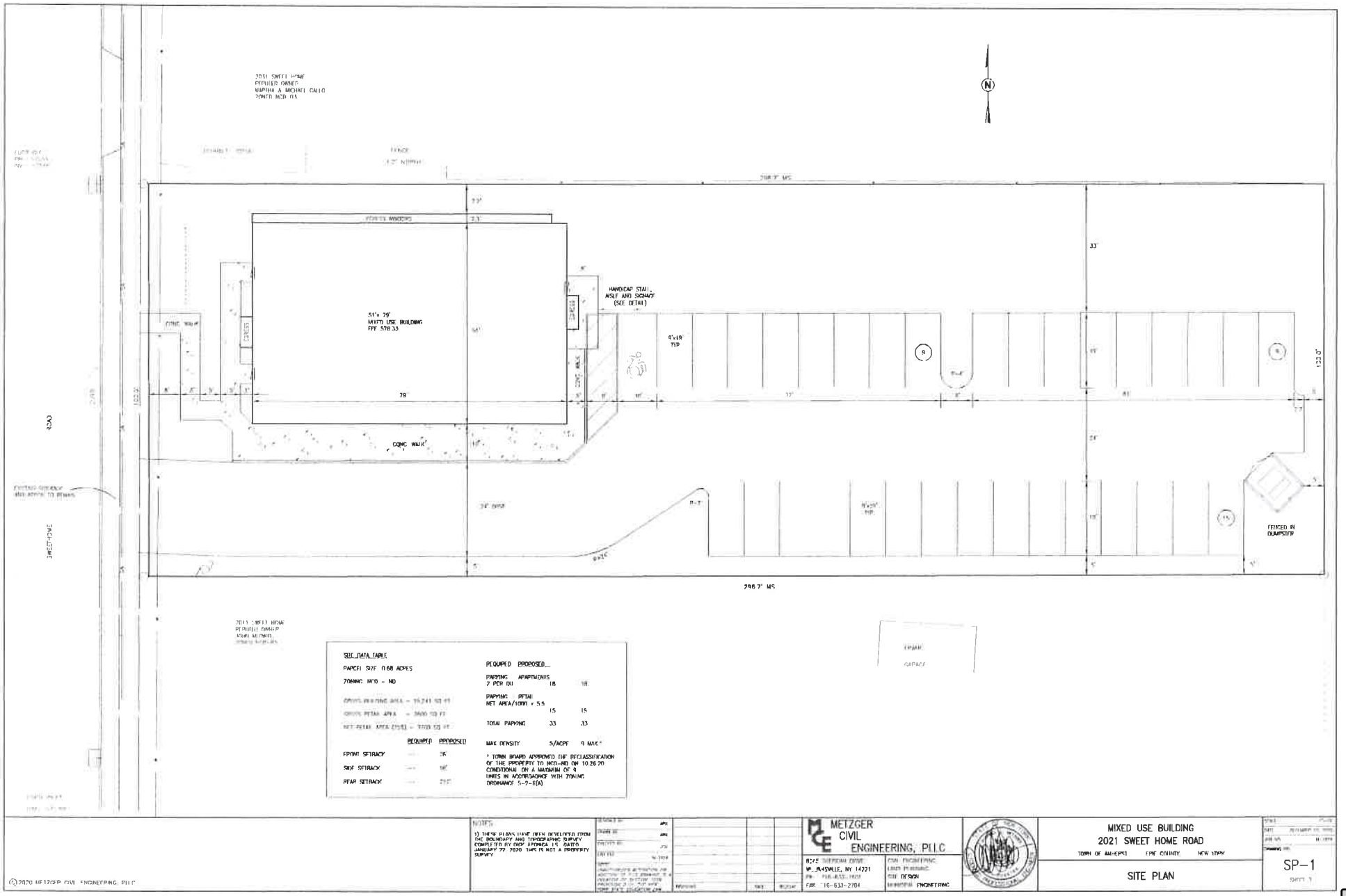
If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)



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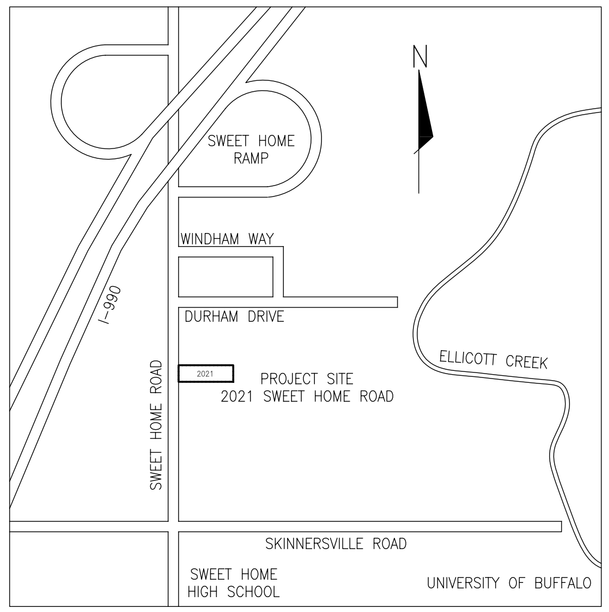
Attachment: SP-2021-01_application_041521 (22844 : Sp-2021-01)

Attachment: SP-2021-01_drawings_041521 (22844 : Sp-2021-01)

MIXED USE BUILDING
2021 SWEET HOME ROAD

TOWN OF AMHERST, ERIE COUNTY, NEW YORK



LOCATION MAP
N.T.S.

OWNER:
WYSE PROPERTIES
2217 SWEET HOME ROAD
AMHERST, NY 14228

CIVIL ENGINEER:
METZGER CIVIL ENGINEERING, PLLC.
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221
PHONE: (716) 633-2601
FAX: (716) 633-2704
EMAIL: meteng@roadrunner.com

PROJECT LEGEND

EXISTING FEATURES*		PROPOSED FEATURES	
	PROJECT BOUNDARY LINE		STORM CATCH BASIN
	CENTERLINE	WV	WATER VALVE
MB	MAIL BOX	SA SA	SANITARY SEWER LATERAL
	SIGN	ST ST	STORM SEWER LINE
ELEC. M.H. E	ELECTRIC MANHOLE	W W	WATERLINE
TELE. M.H. T	TELEPHONE MANHOLE		SIGN
SA SA	SANITARY MANHOLE & LINE	× 575.75	SPOT ELEVATION
W	WATER LINE		FLOW DIRECTION
	UTILITY POLE		INLET PROTECTION
WV	WATER VALVE		SILT SOCK
	HYDRANT		STABILIZED CONSTRUCTION ENTRANCE
G	GAS LINE		
OH	OVERHEAD WIRES		

* WHERE APPLICABLE

SCHEDULE OF DRAWINGS:

SHEET NO	DRAWING	DESCRIPTION
1	CS	COVER SHEET
2	--	BOUNDARY & TOPOGRAPHIC SURVEY
3	SP-1	SITE PLAN
4	GD-1	GRADING & DRAINAGE PLAN
5	UP-1	UTILITY PLAN
6	ESC-1	EROSION AND SEDIMENT CONTROL PLAN
7	LP-1	LANDSCAPE PLAN
8	DT-1	MISCELLANEOUS DETAILS -1
9	DT-2	MISCELLANEOUS DETAILS -2
10	DT-3	MISCELLANEOUS DETAILS -3

METZGER CIVIL ENGINEERING, PLLC

TOWN OF AMHERST NOTES:
1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS.

REV: 03.01.21

SCALE:	NTS
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	CS
	SHEET 1

© 2020 METZGER CIVIL ENGINEERING, PLLC

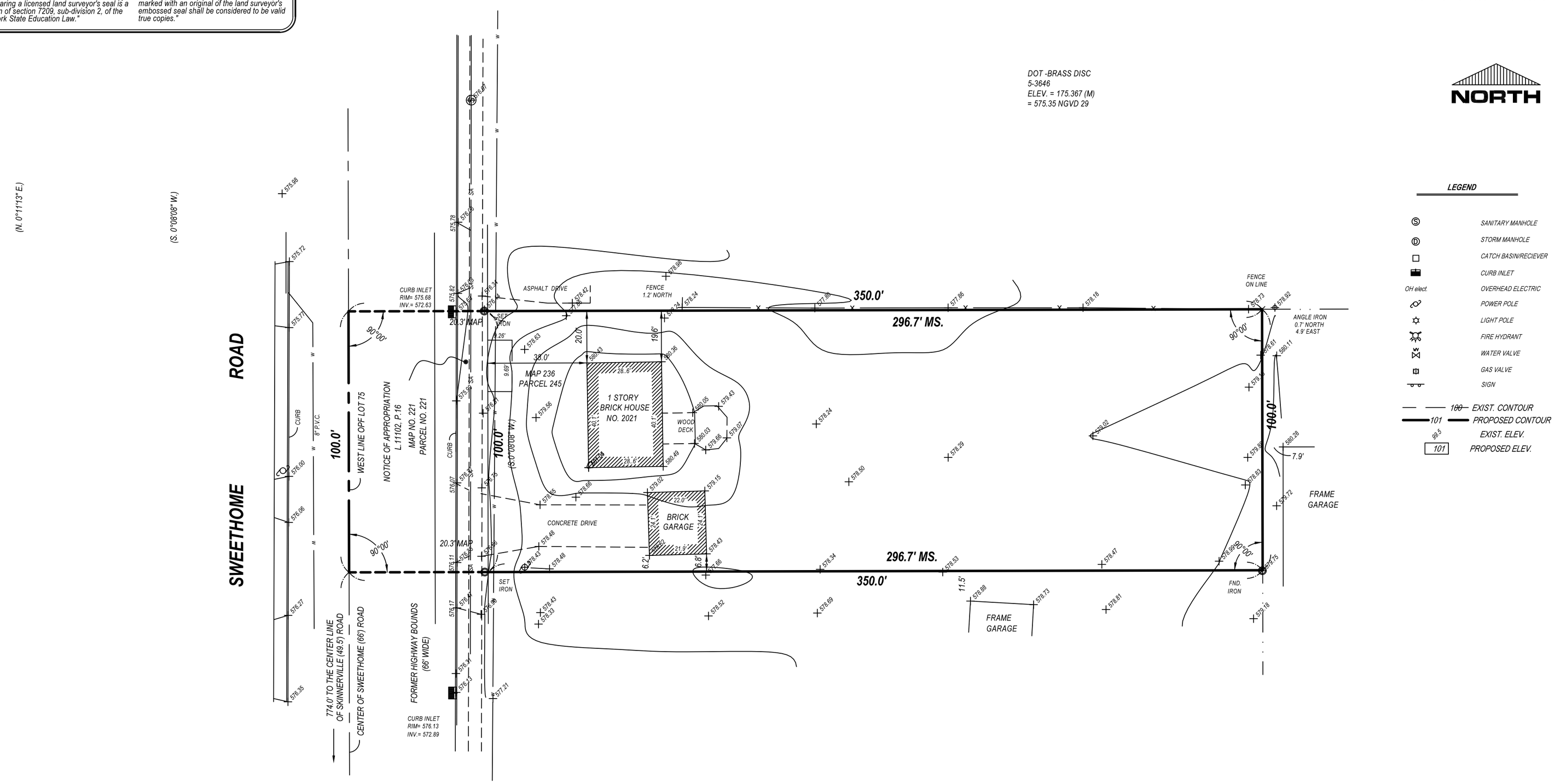
F:\MCE\M1924 Sweet Home-Skinnersville\2021 Sweet Home Road\DWGS\Site 1.dwg, 2/26/2021 4:51:29 PM

Attachment: SP-2021-01_drawings_041521 (2284 : Sp-2021-01)

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

JOB NO. 2020003-2021sweethome



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

1.) This survey was prepared without the benefit of an up to date abstract of title and is subject to any state of facts that may be revealed by an examination of such.

2.) All features indicating easements, agreements, reservations & rights, in premises are not shown on this map & is subject to the following deeds of record:

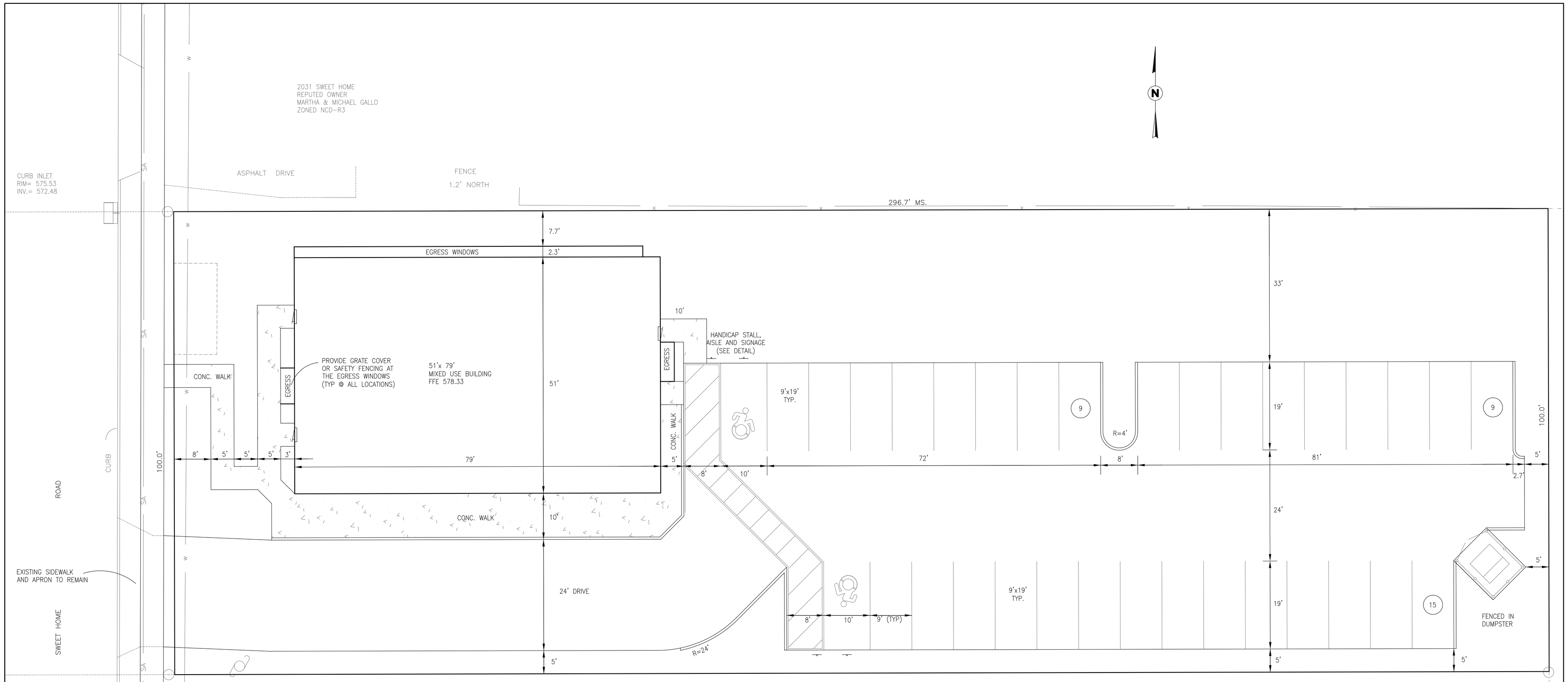
SURVEY OF:

PART OF LOT 75, TOWNSHIP 12 - RANGE 7, H.L.C.S.
VILLAGE OF DEPEW, TOWN OF CHEEKTOWAGA, ERIE CO., N.Y.

SCALE: 1"=30' DATE: FEBRUARY 5, 2020

RICHARD J. ARONICA
LAND SURVEYOR NYS 49799
10569 ROCKY MOUNTAIN ROAD
P.O. BOX 339
NORTH COLLINS, NEW YORK 14111
PHONE: 716-337-3420

Attachment: SP-2021-01_drawings_041521 (22844 : SP-2021-01)



SITE DATA TABLE

PARCEL SIZE: 0.68 ACRES

ZONING: NCD – ND

GROSS BUILDING AREA = 15,243 SQ FT

GROSS RETAIL AREA = 3600 SQ FT

NET RETAIL AREA (75%) = 2700 SQ FT

	REQUIRED	PROPOSED
FRONT SETBACK	--	26'
SIDE SETBACK	--	10'
REAR SETBACK	--	212'
GREEN SPACE	--	35%
INT. GREEN SPACE	--	1%

	REQUIRED	PROPOSED
PARKING – APARTMENTS 2 PER DU	18	18
PARKING – RETAIL NET AREA/1000 x 5.5	15	15
TOTAL PARKING	33	33
MAX DENSITY	5/ACRE	9 MAX.*

* TOWN BOARD APPROVED THE RECLASSIFICATION OF THE PROPERTY TO NCD-ND ON 10.26.20 CONDITIONAL ON A MAXIMUM OF 9 UNITS IN ACCORDANCE WITH ZONING ORDINANCE 5-2-6(A)

NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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TOWN COMMENTS	03.01.21	ARH/JCM
REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
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LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK
MICHAEL J. METZGER
086786
LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	SP-1
	SHEET 3

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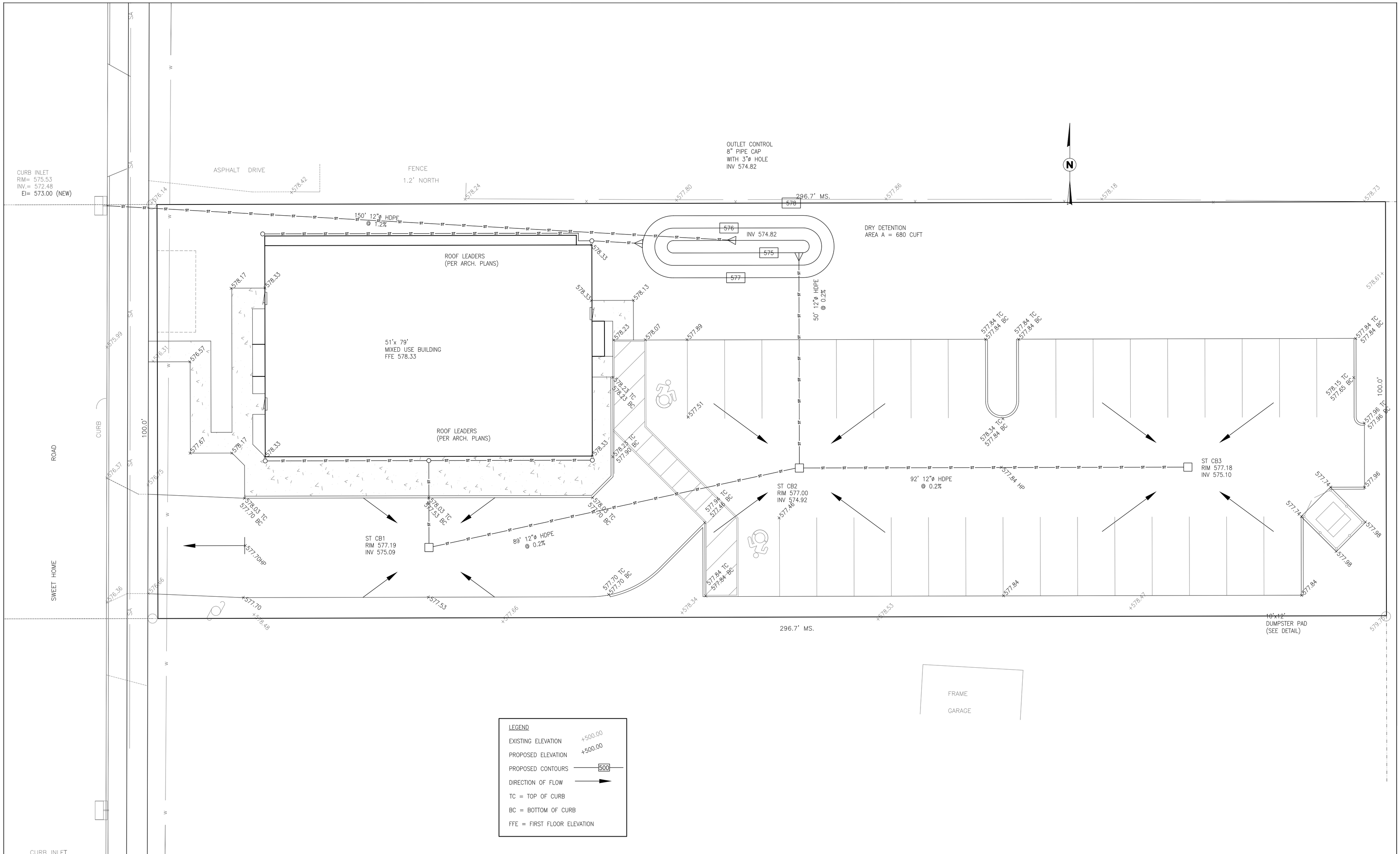
Attachment: SP-2021-01_drawings_041521 (22844 : SP-2021-01)



LEGEND

EXISTING ELEVATION	+500.00
PROPOSED ELEVATION	+500.00
PROPOSED CONTOURS	500
DIRECTION OF FLOW	
TC = TOP OF CURB	
BC = BOTTOM OF CURB	
FFE = FIRST FLOOR ELEVATION	

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STATE OF NEW YORK
JAMES C. METZGER
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LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GRADING & DRAINAGE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	GD-1
	SHEET 4

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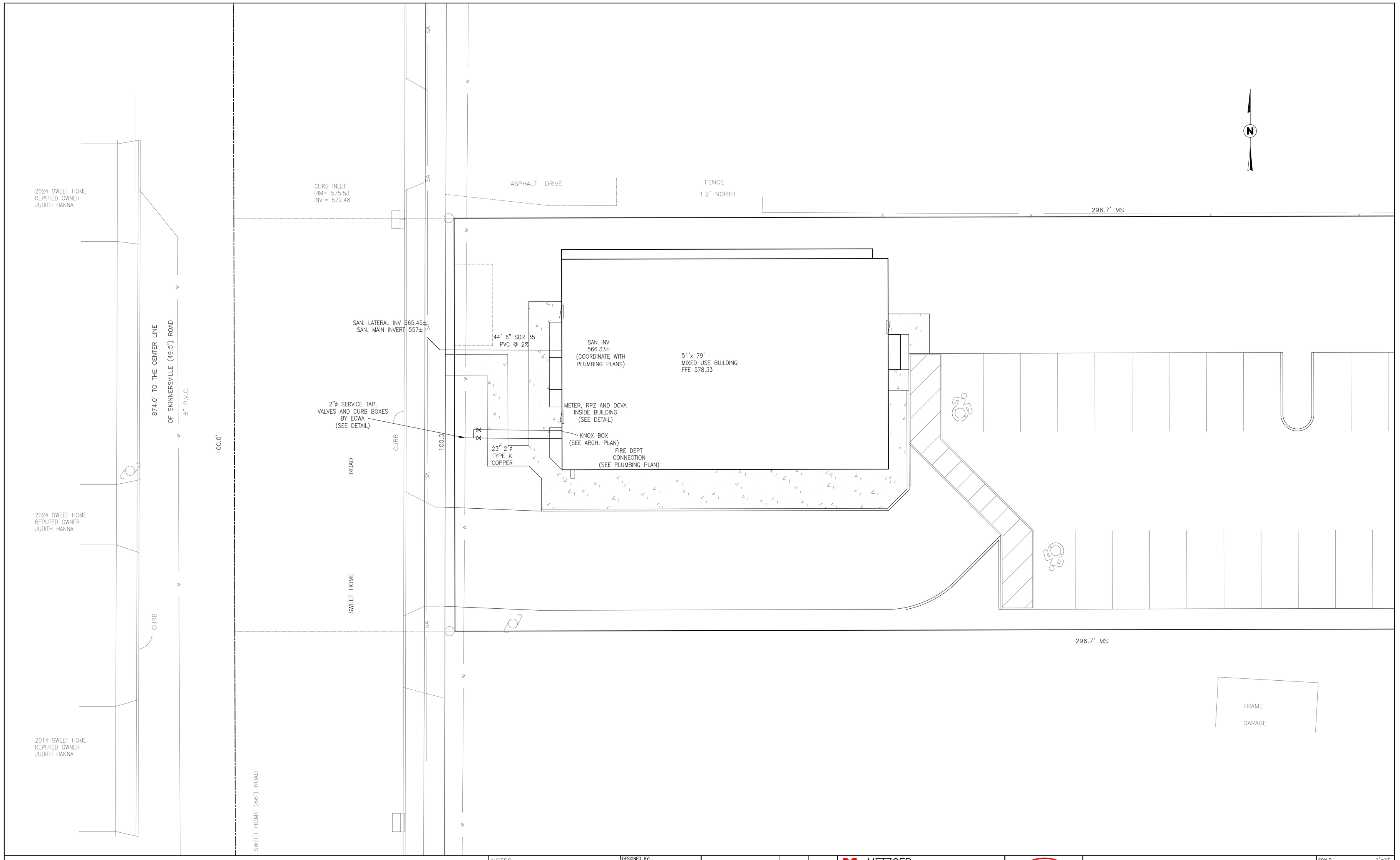

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LAND PLANNING
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MUNICIPAL ENGINEERING

STATE OF NEW YORK
MICHAEL J. METZGER
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0066786

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

UTILITY PLAN

SCALE:	1"=10'
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	UP-1
SHEET 5	

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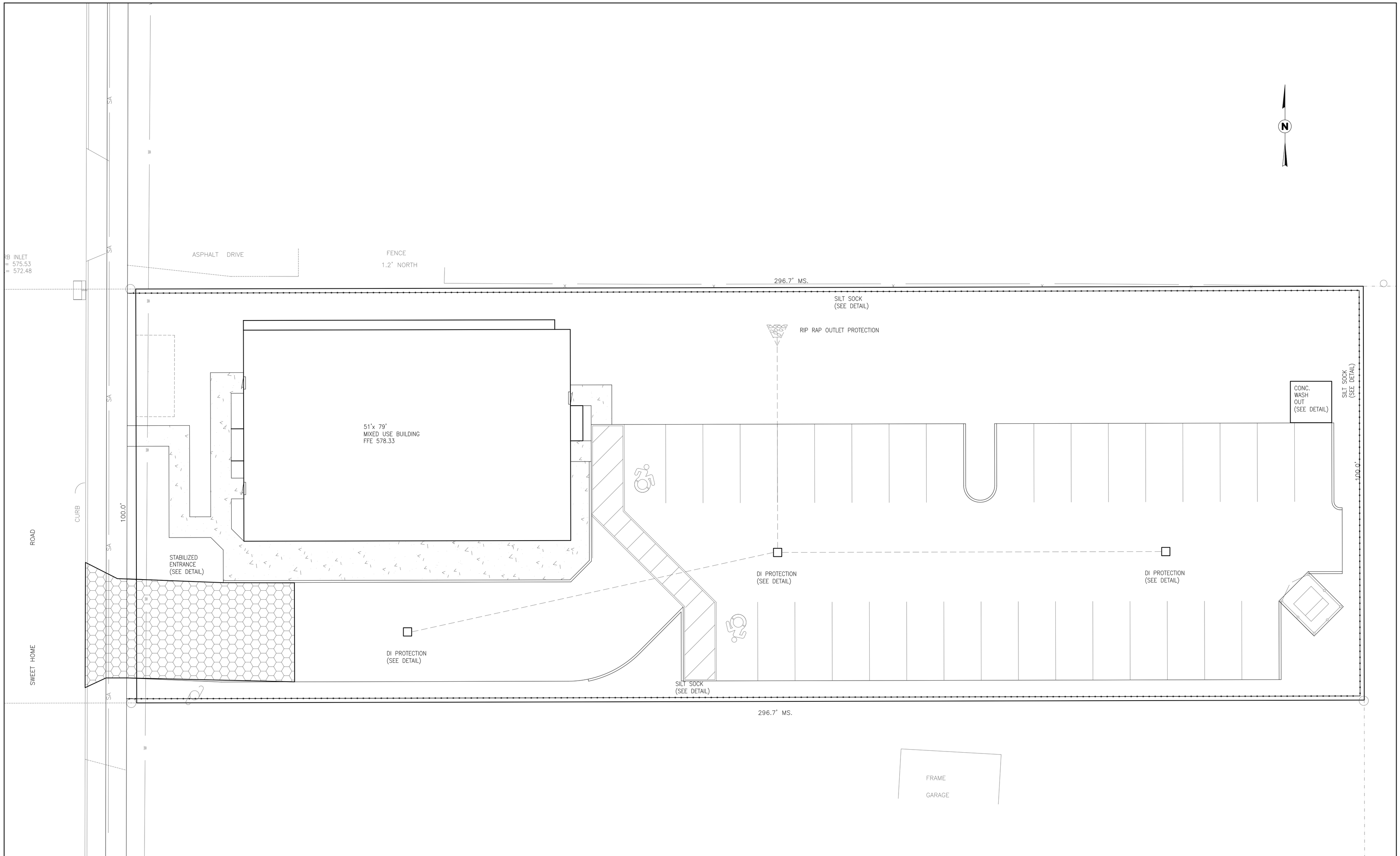

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SITE DESIGN
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STATE OF NEW YORK · MICHAEL J. METZGER · 0066786 · LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

SCALE:	1"=10'
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	ESC-1
SHEET 6	

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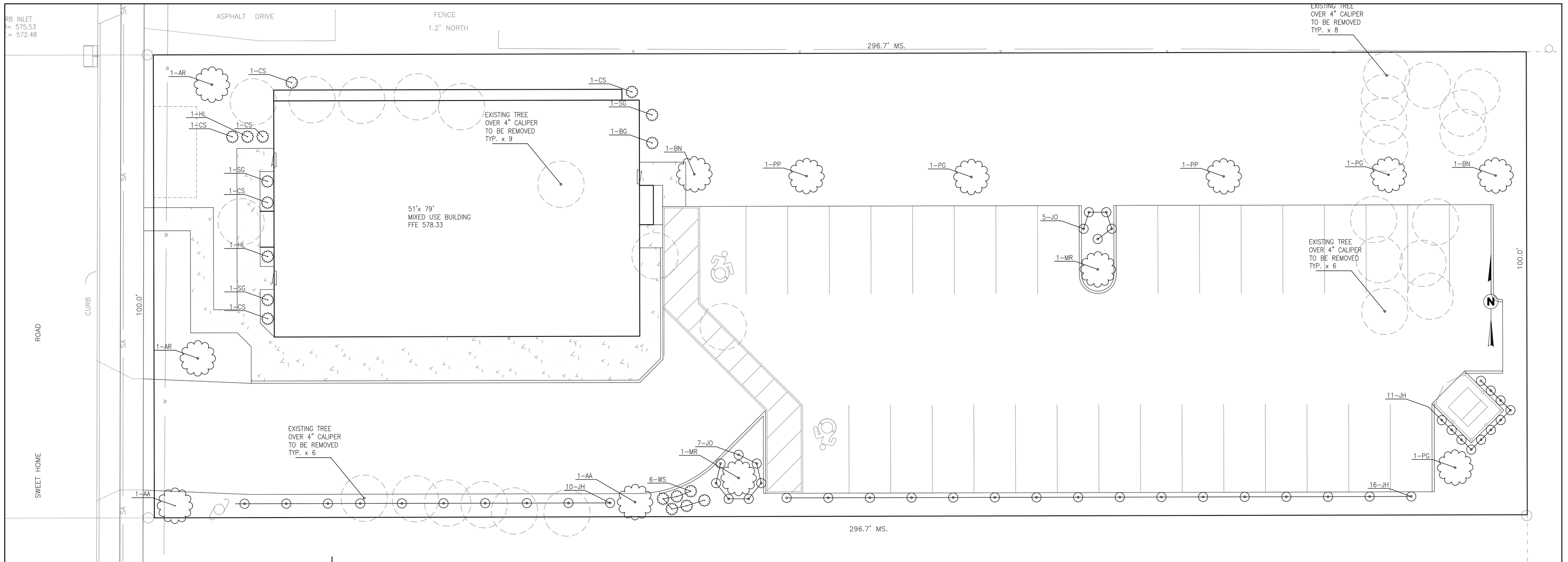

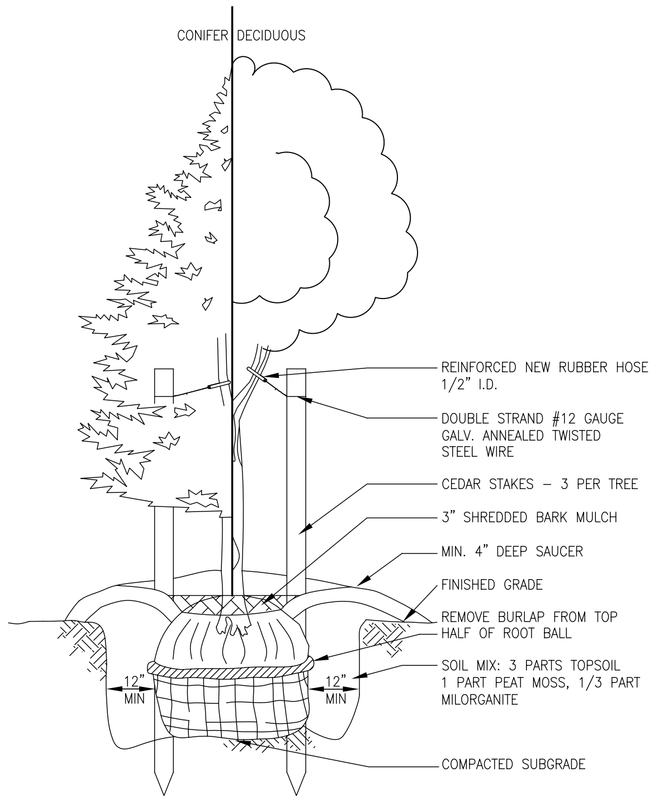

TREE PLANTING DETAIL
NOT TO SCALE

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AA	2	AMELANCHIER GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	1.75" CAL.
AR	2	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	2.5" CAL.
BG	1	BUXUS "GREEN VELVET"	GREEN VELVET BOXWOOD	24"
BN	2	BETULA NIGRA "CULLY"	HERITAGE RIVER BIRCH	8'
CS	6	CORNUS STOLONIFERA FARROW	ARCTIC FIRE RED TWIG DOGWOOD	24"
HL	2	HYDRANGEA PANICULATA	LITTLE QUICK FIRE HYDRANGEA	24"
JH	37	JUNIPERUS CHINENSIS COLUMNARIS	"HETZII"STAKED JUNIPER	4'
JO	12	JUNIPERUS CHINENSIS	OLD GOLD JUNIPER	24"
MR	2	MALUS "ROYAL RAINDROPS"	ROYAL RAINDROPS CRABAPPLE	1.75"
PG	3	PICEA GLAUCA	WHITE SPRUCE	5'
PP	2	PICEA PUNGENS	COLORADO SPRUCE	5'
SG	3	SPIRAEA BUMALDA "GOLD FLAME"	GOLD FLAME SPIRAEA	24"
WS	6	WEIGELA FLORIDA "BOCRAPIWI"	SPILLED WINE WEIGELA	24"

*WATER WEEKLY FOR FIRST YEAR AFTER PLANTING; TOLERANT OF DRY SOILS ONCE ESTABLISHED.

ALL PLANTING BEDS AND TREE PITS SHALL RECEIVE A MINIMUM 3 INCH DEPTH OF DARK SHREDDED HARDWOOD MULCH, EXCEPT WHERE OTHERWISE NOTED.

LAWN NOTES
FURNISH TOPSOIL FROM THE SITE. IF INSUFFICIENT QUANTITY IS AVAILABLE, CONTRACTOR TO SUPPLY TOPSOIL FROM OFF SITE AT CONTRACTORS EXPENSE.
TOPSOIL SHALL BE NATURAL, FRIABLE GRANULAR SOIL, UNIFORM IN COMPOSITION AND TEXTURE. CLEAN FROM SUBSOIL, CLAY LUMPS, STONES, WEEDS, STUMPS, ROOTS, TOXIC SUBSTANCES AND DEBRIS 1" OR MORE IS SIZE.

TOPSOIL SHALL HAVE LESS THAN 10% CLAY WITH A pH BETWEEN 5.0–7.0 WITH 5%–20% ORGANIC MATTER.

THE SEED MUST BE SOWN AND FERTILIZED USING APPLICATION RATES AS DIRECTED BY THE SEED SUPPLIER AND COVERED WITH SMALL GRAIN STRAW MULCH WITHIN 7 DAYS AFTER THE END OF DISTURBANCE AND WATERED AS REQUIRED.

LAWN GRASS MIX
45% KENTUCKY BLUEGRASS
36% CREEPING RED FESCUE
19% PERENNIAL RYEGRASS

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DRAWN BY:	ARH
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REVISIONS	DATE	BY/CHK
TOWN COMMENTS	03.01.21	ARH/JCM

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SITE DESIGN
MUNICIPAL ENGINEERING

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

LANDSCAPE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	LP-1
	SHEET 7

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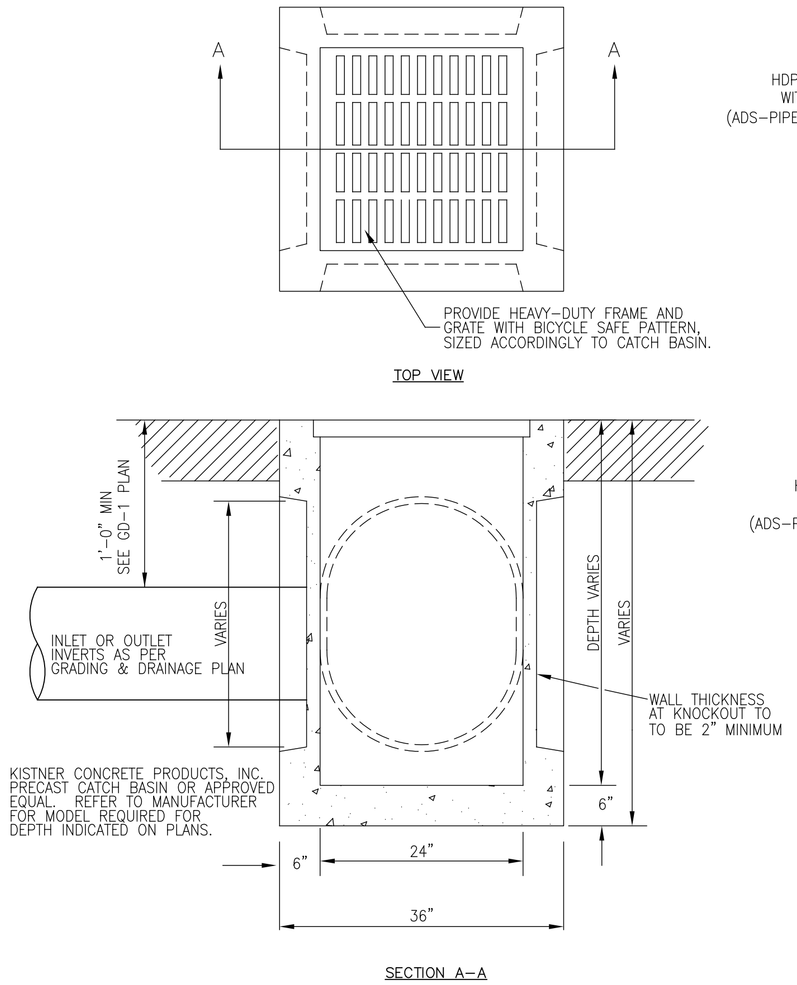
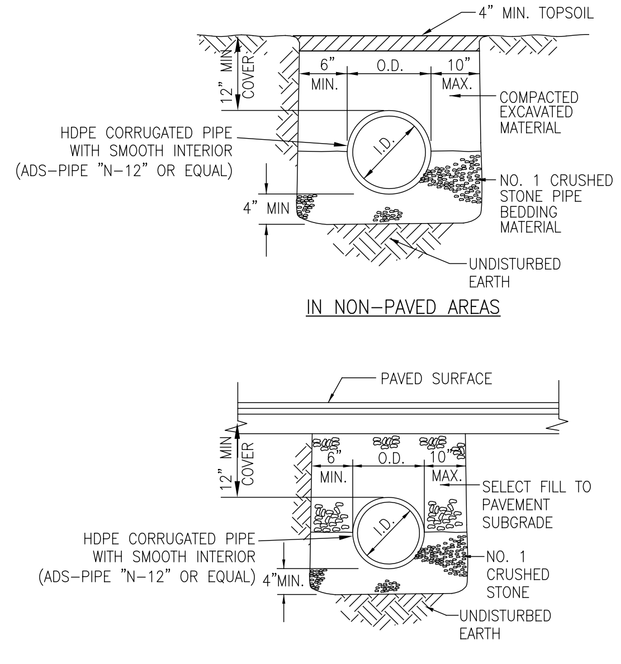


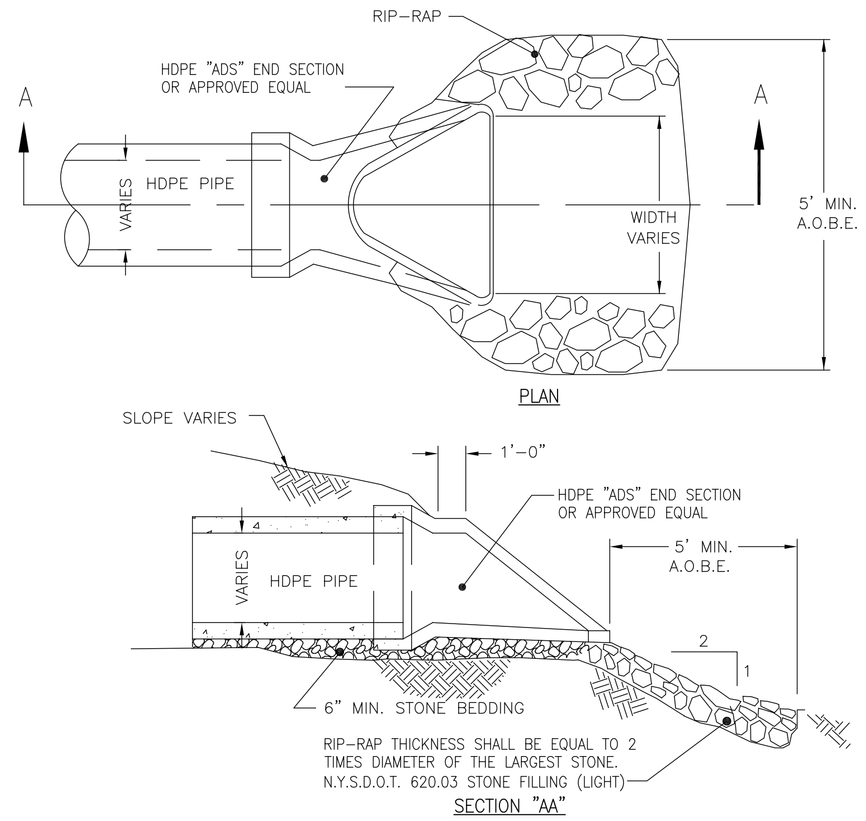
CATCH BASIN DETAIL

N.T.S.



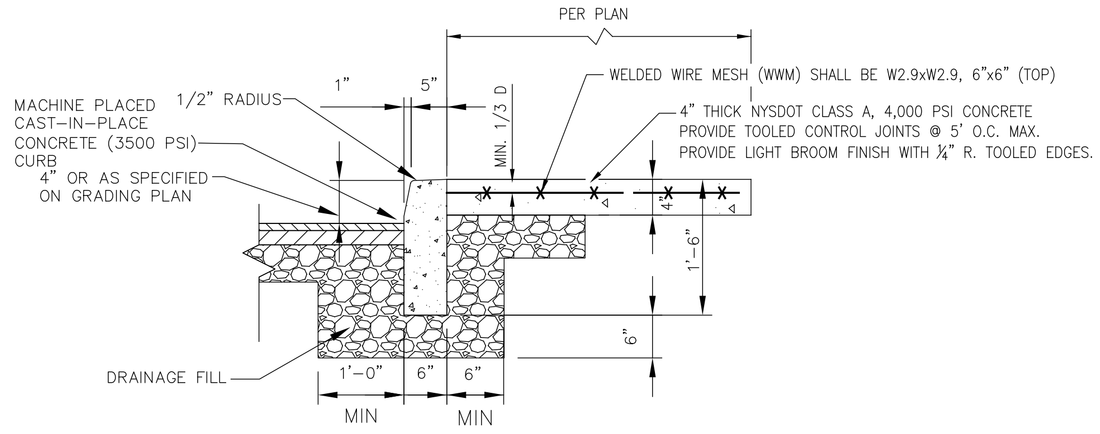
STORM SEWER TRENCH DETAILS

N.T.S.



END SECTION WITH RIP-RAP DETAIL

N.T.S.

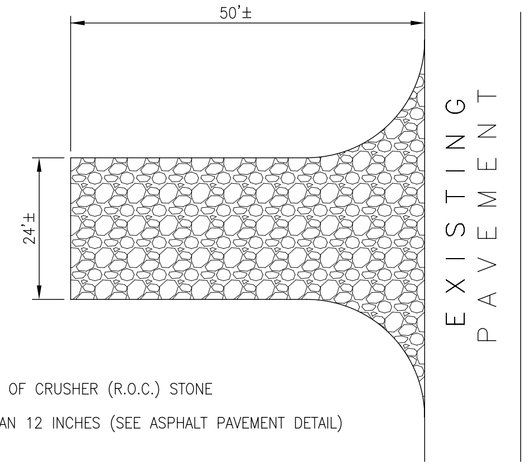


NOTES:

1. PROVIDE 2" DEEP SAW CUT CONTROL JOINT AT 10'-0" O.C. (WITHIN 24 HOURS OF PLACEMENT).
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINTS AT A MAXIMUM 30'-0" O.C.
3. PROVIDE FINE BROOM FINISH TO EXPOSED PORTION OF CONCRETE CURB.
4. SLOPE TOP OF CURB DOWN TO MEET PAVEMENT ELEVATION WITHIN 4'-0" WHERE CURB ENDS AT LAWN TERMINATIONS.
5. DEPTH OF DRAINAGE FILL TO BE 6" IF NO UNDERDRAIN IS CALLED FOR.

CONCRETE SIDEWALK AND 4" UPRIGHT CURB

N.T.S.

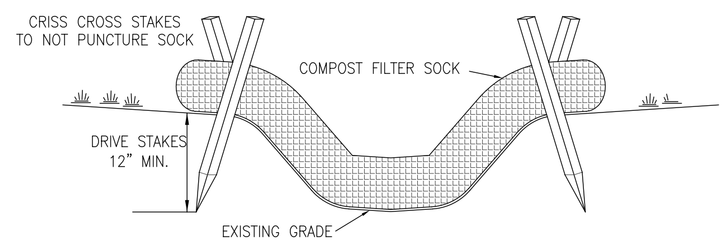


NOTES:

1. STONE SIZE – USE 2" RUN OF CRUSHER (R.O.C.) STONE
3. THICKNESS – NOT LESS THAN 12 INCHES (SEE ASPHALT PAVEMENT DETAIL)
4. WIDTH – 24' WIDE
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE ROADWAY PAVEMENT DETAIL).
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

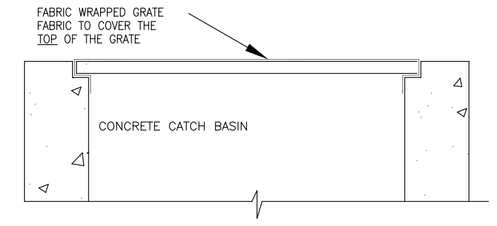


NOTES:

1. COMPOST FILTER SOCK MUST CONFORM TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (FILTREXX SILTSOXX OR APPROVED EQUAL).
2. INSTALL 3' LONG 2"x2" HARDWOOD STAKES AT 10' INTERVALS OR AS SPECIFIED BY THE SOCK MANUFACTURER.
3. WOODEN STAKES TO BE INSTALLED IN A CRISS CROSS PATTERN SO AS NOT TO PUNCTURE THE SOCK.
4. WOODEN STAKES TO BE DRIVEN AT LEAST 12" INTO GROUND.
5. ABUTTING ENDS MUST BE OVERLAPPED TO PROVIDE CONTINUOUS PROTECTION.
6. ALL SOCK SHALL BE 12".

COMPOST FILTER SOCK

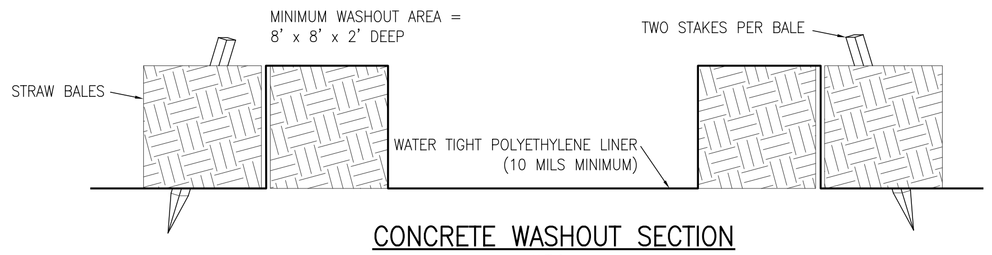
N.T.S.



1) LIFT METAL GRATE
2) WRAP GRATE IN FILTER FABRIC (MIRAFI HP 270 OR EQ.)
3) PLACE WRAPPED FRAME BACK INTO MANHOLE
4) WEIGHT OF GRATE TO HOLD FABRIC IN PLACE ON ALL FOUR SIDES
5) REPLACE FABRIC AS REQUIRED
6) FABRIC MAY BE WRAPPED UNDER THE BOTTOM OF THE GRATE DURING THE WINTER MONTHS TO PROTECT AGAINST SNOW PLOWS
7) REMOVE FABRIC AFTER ALL UPSTREAM GRASS HAS BEEN ESTABLISHED AND THE THREAT OF SILTATION FROM CONSTRUCTION VEHICLES NO LONGER EXISTS.

DROP INLET PROTECTION DETAIL

N.T.S.

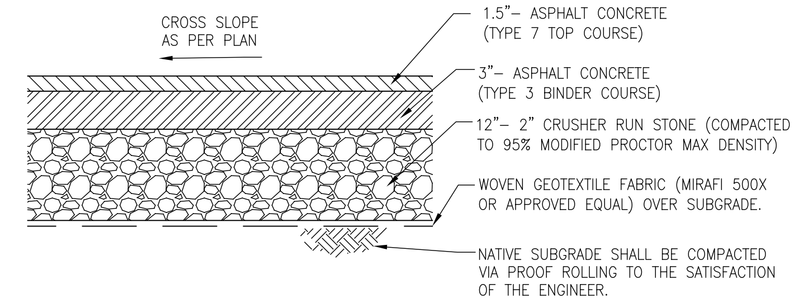


CONCRETE WASHOUT SECTION

N.T.S.

NOTES:

1.CONCRETE WASHOUT BASIN TO CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DESIGN CRITERIA.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY IS FILLED.
3. INSPECT WASHOUT FACILITY DAILY AND REPAIR LEAKING LINER AS NECESSARY.



ASPHALT PAVING SECTION

N.T.S.

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CHECKED BY:	JCM		
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STATE OF NEW YORK MICHAEL R. METZGER 066186 LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS -1

SCALE:	NTS
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	DT-1
	SHEET 8

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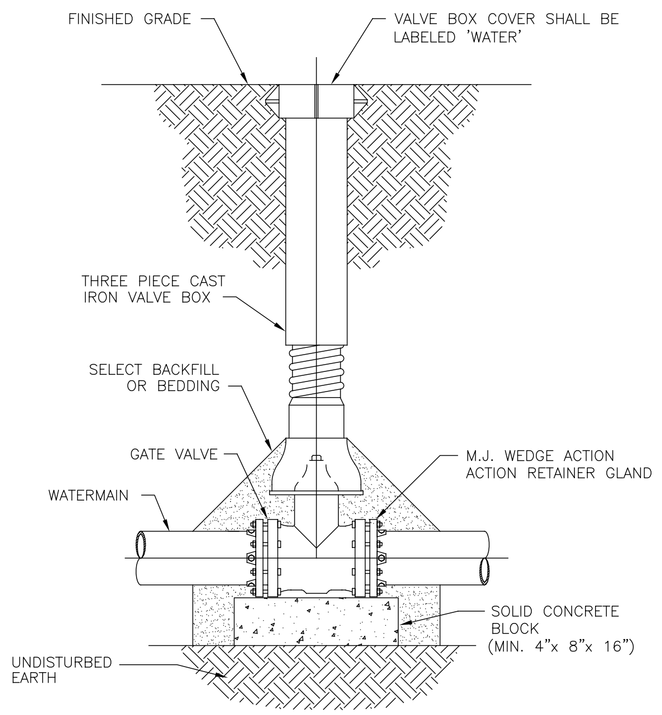


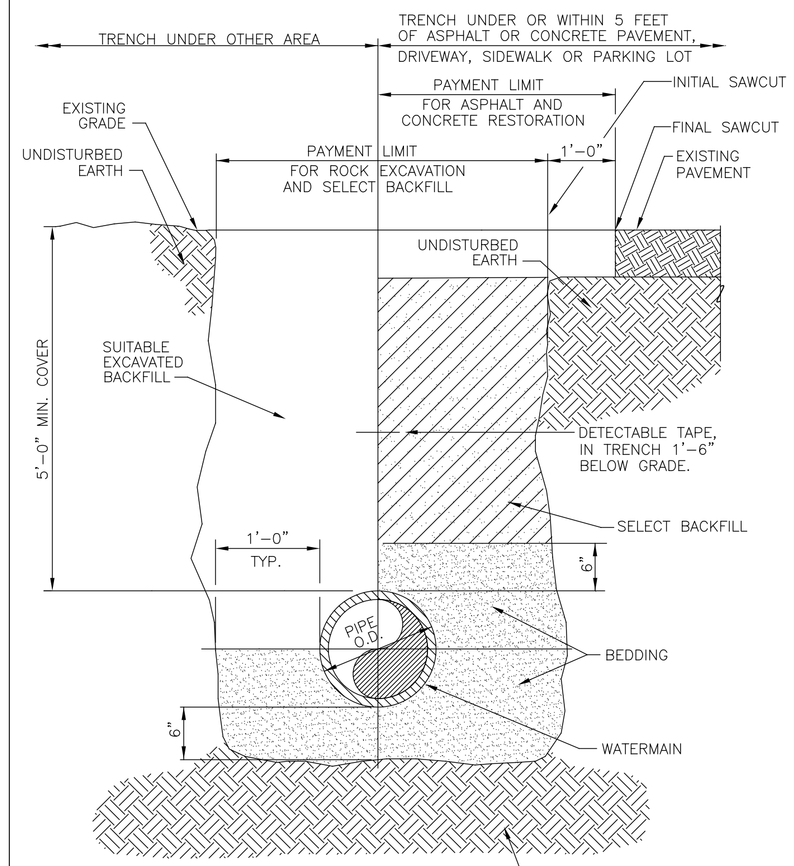
NOTES:

1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPENING NUT CENTERED IN BOX.

SECTION

N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD11_GATE_VALVE_SET



DETAIL

N.T.S.

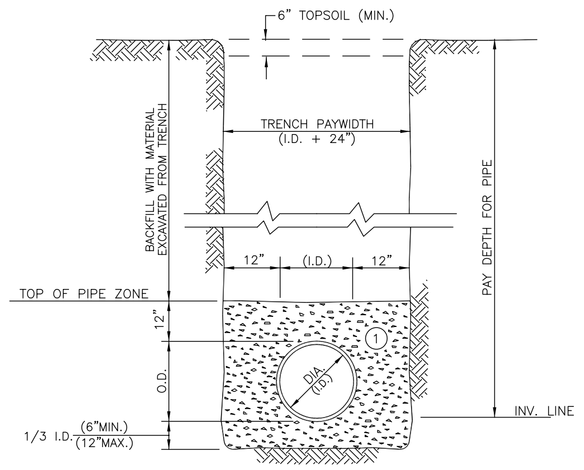
I:\PUBLIC\ENGINEERING\2005_DETAILS\SD1_TRENCH

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11	
		DATE 4/28/92	REVISED 02/17

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 12-INCH DIAMETER WATERMAIN	DWG. NO. SD1	
		DATE 4/28/92	REVISED 10/05

UNSHEETED TRENCH DETAIL

(JANUARY 2012)



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

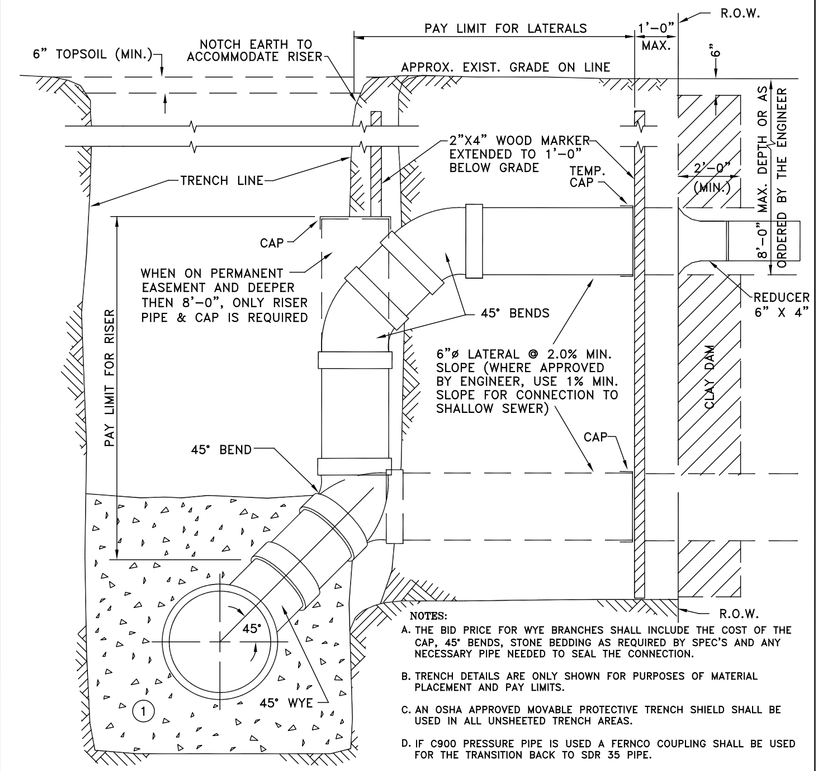
(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (1)

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 5/20/93	NOTE 2: PIPE INSTALLATION	STD.DETAIL 1
	Rev. 2 2/7/94	ADDED NOTE C & D	
	File: d-01	Date: 3/1/91	

RISER DETAIL - SDR35 (MAIN LINE LATERAL CONNECTION)

(JANUARY 2012)



NOTES:

A. THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPEC'S AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION.

B. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS.

C. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

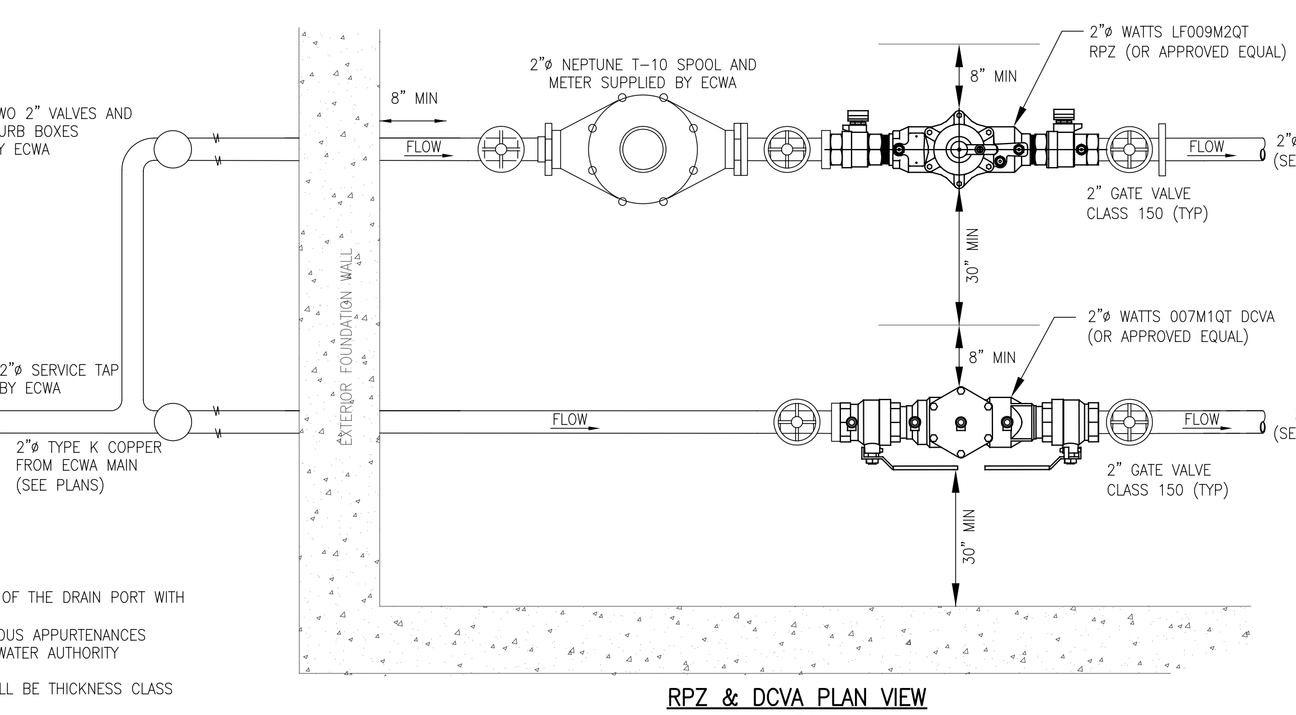
D. IF C900 PRESSURE PIPE IS USED A FERNCO COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER. NO SLAG WILL BE ALLOWED.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 2 1/97	ADDED 1/8 BELL & SPIGOT LONG SWEEP BEND	STD.DETAIL 27
	Rev. 3 12/01	ADDED NOTE D REGARDING LOCATION OF VENTS AND CLEAN OUTS	
	Rev. 4 5/02	CHANGED LONG SWEEP TO NORMAL 45° ADDED CAPS & CORRECTED PAY LIMITS	
	File: d-27	Date: 3/1/91	

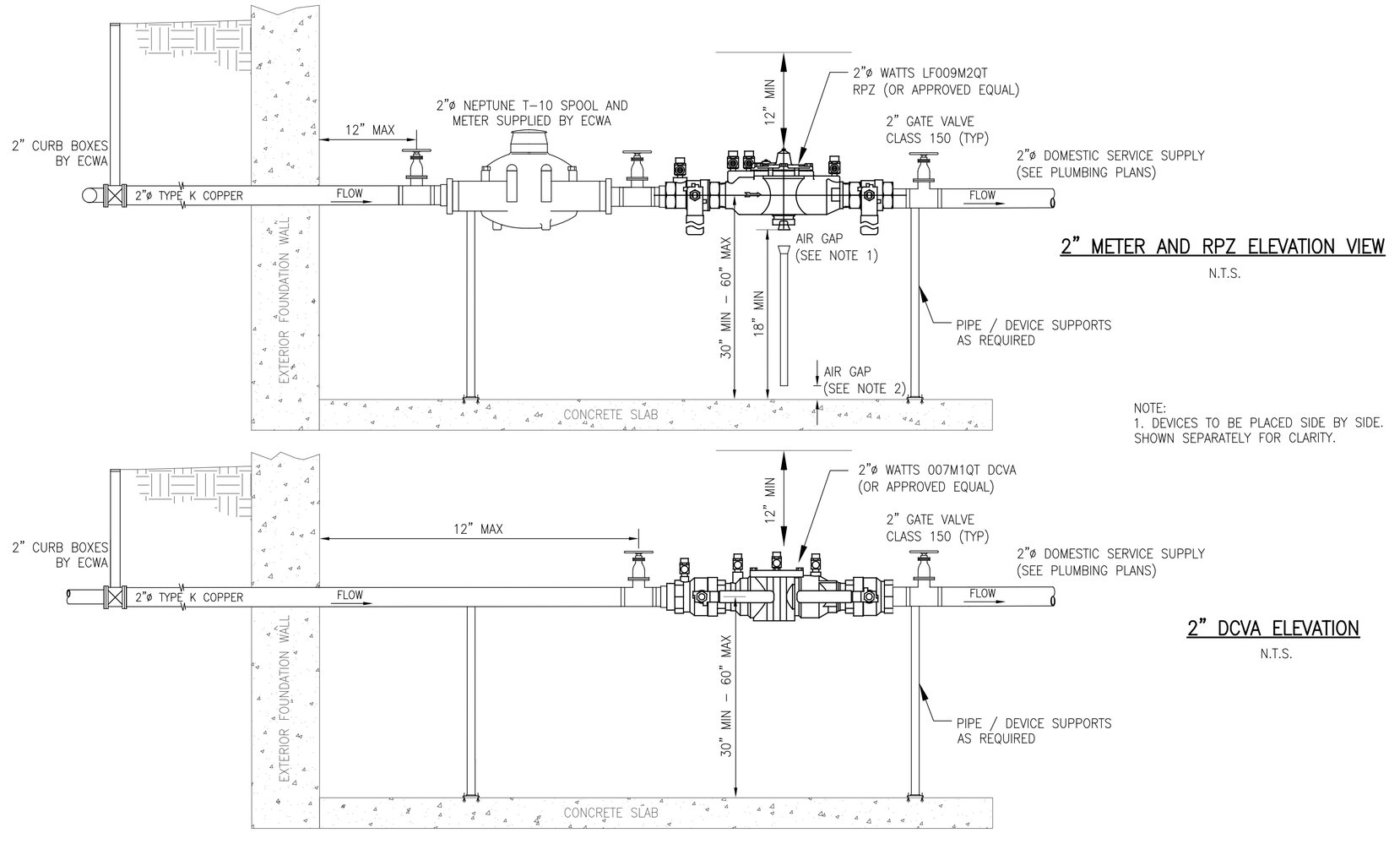


RPZ & DCVA PLAN VIEW

N.T.S.

RPZ MISCELLANEOUS NOTES:

1. AIR GAPS SHALL BE 2 TIMES THE DIAMETER OF THE DRAIN PORT WITH A MINIMUM OF 1".
2. MATERIALS USED, LOCATION AND MISCELLANEOUS APPURTENANCES SHALL BE GOVERNED BY THE ERIE COUNTY WATER AUTHORITY SPECIFICATIONS AND LOCAL ORDINACES.
3. ALL DUCTILE IRON PIPE, IF APPLICABLE, SHALL BE THICKNESS CLASS 52 UNLESS SPECIFIED OTHERWISE.
4. ALL DUCTILE IRON FITTINGS, IF APPLICABLE SHALL BE CLASS 350 ANSI/AWWA C110/A21.01-62 UNLESS SPECIFIED OTHERWISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LOCATIONS, DIMENSIONS AND ELEVATIONS SHOWN.
6. DIMENSIONS SHOWN FOR THE WATER METER ARE STANDARD FOR THE SIZE AND MODEL SHOWN. ADEQUATE CLEARANCES MUST BE MAINTAINED ON ALL SIDES.
7. CLEARANCE DIMENSIONS SHOWN FOR THE DEVICES ARE NYSDOH STANDARDS.
8. DEVICES MUST BE PROPERLY SUPPORTED.
9. CONTACT THE ECWA METER SHOP A MINIMUM OF THREE (3) WORKING DAYS TO SCHEDULE THE INSTALLATION OF THE METER. TELEPHONE NUMBER: 685-8226.
10. DRAIN PORT TO DISCHARGE TO SUMP PUMP. SUMP PUMP MUST HAVE BACK UP POWER AND HIGH WATER ALARM.



2" METER AND RPZ ELEVATION VIEW

N.T.S.

NOTE:
1. DEVICES TO BE PLACED SIDE BY SIDE. SHOWN SEPARATELY FOR CLARITY.

2" DCVA ELEVATION

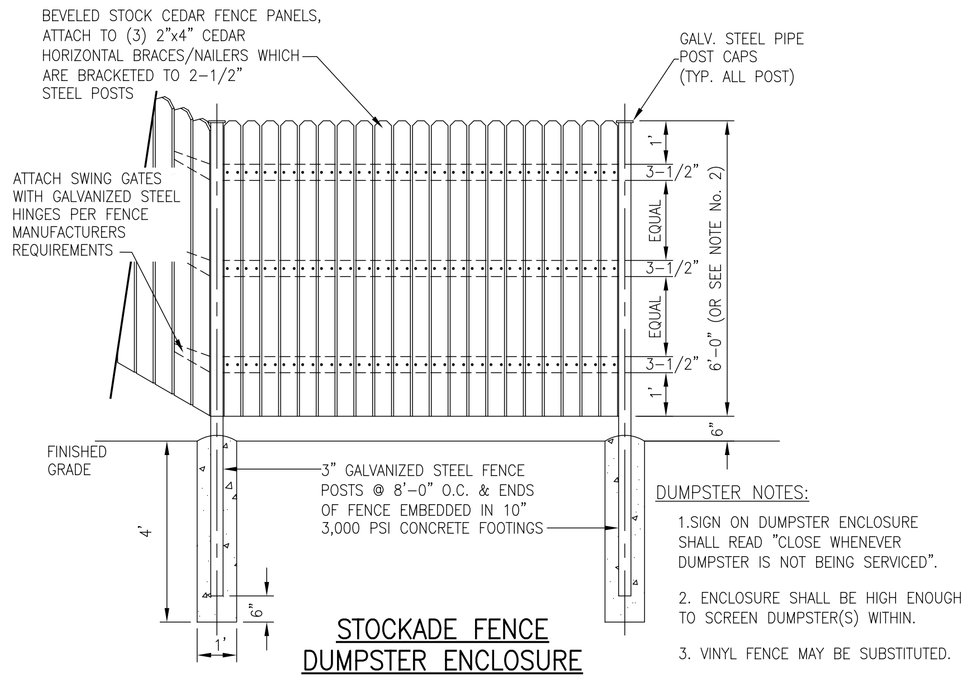
N.T.S.

DESIGNED BY: ARH				METZGER CIVIL ENGINEERING, PLLC		MIXED USE BUILDING 2021 SWEET HOME ROAD TOWN OF AMHERST, ERIE COUNTY, NEW YORK	SCALE: NTS
DRAWN BY: ARH							DATE: DECEMBER 22, 2020
CHECKED BY: JCM							JOB NO: M-1924
CAD FILE: M-1924							DRAWING NO: DT-2
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW	TOWN COMMENTS	03.01.21	ARH/JCM	8245 SHERIDAN DRIVE WILLIAMSVILLE, NY 14221 PH: 716-633-2601 FAX: 716-633-2704	CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING	MISCELLANEOUS DETAILS - 2	SHEET 9
	REVISIONS	DATE	BY/CHK				

© 2020 METZGER CIVIL ENGINEERING, PLLC

F:\JMCE\M1924 Sweet Home-Skinnersville\2021 Sweet Home Road\DWGS\Site 1.dwg, 2/26/2021 4:22:37 PM

Attachment: SP-2021-01_drawings_041521 (22844 : SP-2021-01)



STOCKADE FENCE
DUMPSTER ENCLOSURE

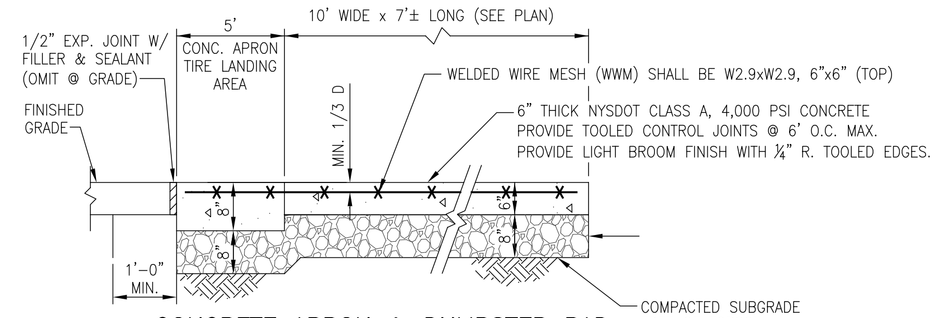
N.T.S.

DUMPSTER NOTES:

1. SIGN ON DUMPSTER ENCLOSURE SHALL READ "CLOSE WHENEVER DUMPSTER IS NOT BEING SERVICED".

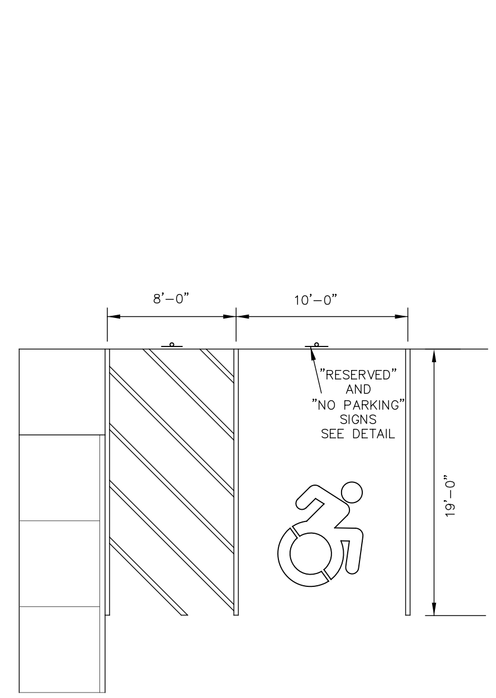
2. ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN DUMPSTER(S) WITHIN.

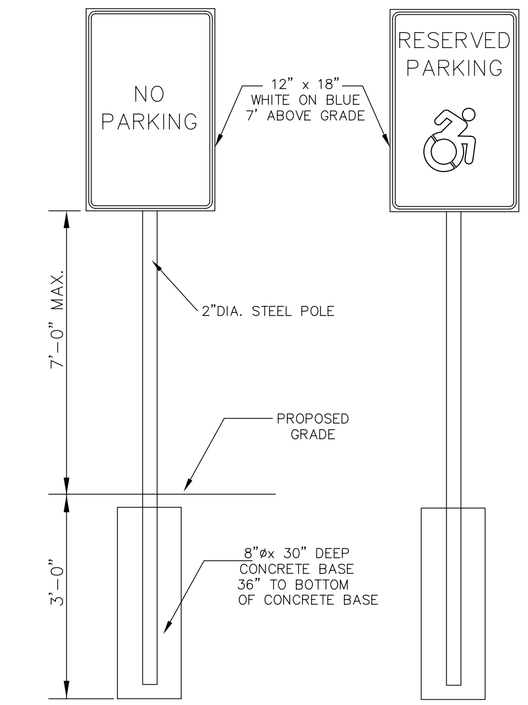
3. VINYL FENCE MAY BE SUBSTITUTED.



CONCRETE APRON & DUMPSTER PAD

N.T.S.





HANDICAP RAMP, PARKING STALL AND SIGNS

N.T.S.

© 2020 METZGER CIVIL ENGINEERING, PLLC

DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

REVISIONS	DATE	BY/CHK
TOWN COMMENTS	03.01.21	ARH/JCM

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK JOSEPH C. METZGER 066786 LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2021 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS

SCALE:	NTS
DATE:	DECEMBER 22, 2020
JOB NO:	M-1924
DRAWING NO:	DT-3
	SHEET 10

F:\JMCE\M1924 Sweet Home-Skinnersville\2021 Sweet Home Road\DWGS\Site 1.dwg, 2/26/2021 4:21:12 PM

DRAFT

(04/15/2021)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Planning Board

Project: SP-2021-01

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date:

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted Action

Description of Action: The proposed project consists of a three-story, 9-unit apartment building with 3,600± sf retail space on the first floor. Apartment units will be located in the basement and upper floors. A paved, 33- space parking lot, concrete sidewalks, and a dry detention stormwater area will be included in the development. A single access driveway off Sweet Home Road is proposed. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 2021 Sweet Home Road (NCD), Amherst, Erie County

Petitioner: Kevin Wyse

Attachment: SP-2021-01_Draft SEQR Neg Declaration_041521 (22844 : Sp-2021-01)

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on **April 6, 2021** reviewed the Grading, Drainage and Utility Plan, Erosion Control Plan, and Engineering Report submitted on January 22, 2021; and the Geotechnical Report prepared by Empire GEO Technical Engineering Services.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on January 22, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department has reviewed the application documents, along with the Geotechnical Report submitted on January 22, 2021, and determined in their review of ~~February 2, 2021~~ **April 6, 2021** that the subject project has or will have met all Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. However, the site has been previously disturbed, therefore, the project will not impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the New Community Development-Neighborhood Development zoning district; neighboring uses are single family and multi-family homes and zoned NCD-ND, NCD-R-3 and NCD-R-5; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include a 3-story, 9-unit apartment building with 3,600 sf of retail space on the first floor which will change the quantity or type of energy. All necessary infrastructure improvements will occur prior to occupancy.

Attachment: SP-2021-01_Draft SEQR Neg Declaration_041521 (22844 : Sp-2021-01)

7. The project will not create any hazard to human health. The Fire Chief's Council on **March 18, 2021, has** reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will cause a change in the intensity of use of land from a single family home to a 3-story mixed use building, however the proposed use will be consistent with the scale of surrounding land uses.

9. The function of the proposed 3-story, 9-unit apartment building and commercial space will increase the number of people using the site over its previous level of use. All necessary improvements to road and utility infrastructure will be able to handle the projected increase.

10. Review by the Town Traffic/Safety Board dated February 1, 2021 and the NYSDOT dated _____ indicate that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on February 18, 2021, Assessor on January 29, 2021, Plumbing Division on **February 2, 2021**, and Right-of-Way Agent on March 23, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: ; Second by: Ayes; Noes Absent

_____ _____
signature & title of preparer Date

_____ _____
Robert J. Gilmour, Planning Board Chair Date

RR/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-01_(2021_Sweet_Home_Rd_NCD)_2021\SP-2021-01_Blurb(NCD)_041521.doc
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDOT (if on state hwy.)

Attachment: SP-2021-01_Draft SEQR Neg Declaration_041521 (22844 : Sp-2021-01)

Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Attachment: SP-2021-01_Draft SEQR Neg Declaration_041521 (22844 : Sp-2021-01)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-01

PETITIONER

Kevin Wyse
2217 Sweet Home Rd.
Amherst, NY 14228

PROPERTY LOCATION

2021 Sweet Home Road (NCD)

WHEREAS the Town of Amherst Planning Board on Thursday, April 15, 2021 held a remote public hearing on a site plan for the proposed commercial and 9-unit apartment building, and

WHEREAS the Planning Board has reviewed the plans and specifications for the proposed project, and

WHEREAS the Site Plan has been referred to the Town's various review agencies and they have made findings on this project, and

WHEREAS the Planning Board finds that:

1. The proposed site plan is consistent with the intent, objectives and specific requirements of the Zoning Ordinance, specifically those of the New Community District, Section 5-2.

2. The proposed site plan is in conformity with the Approved Development Plan for the Audubon New Community.

3. Adequate services and utilities are or will be available prior to occupancy, and

4. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

5. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

6. The Site Plan is consistent with all other applicable laws.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

Attachment: SP-2021-01_Draft Resolution_041521 (22844 : Sp-2021-01)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-01

PETITIONER	PROPERTY LOCATION
Kevin Wyse	2021 Sweet Home Road (NCD)

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-15-9 of the Zoning Ordinance, approves said Site Plan, subject to the following conditions:

1. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and light standards shall not exceed 25 feet in total height from finished grade.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced and enclosure shall be high enough to enclose entire dumpster within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Planning Board Chair Date

RR/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-01_(2021_Sweet_Home_Rd_NCD)_2021\SP-2021-01_Blurb(NCD)_041521.doc
cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety Coordinator
Highway Superintendent
Approved Plan: _____
Received: _____
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Attachment: SP-2021-01_Draft Resolution_041521 (22844 : Sp-2021-01)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor

Daniel C. Howard, A
Planning Directo

Ellen M. Kost, AICP
Assistant Planning Di

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-2021-01
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	April 15, 2021

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

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Location: 2021 Sweet Home Road (NCD), Amherst, Erie County

Petitioner: Kevin Wyse

APR23'21 AM 9:32 RCVD

Attachment: SP-2021-01_SEQR_Neg_Declaration_signed_041521 (22844 : Sp-2021-01)

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

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2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on January 22, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

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4. The project is within an area identified by the State as having potential archaeological or historical significance. However, the site has been previously disturbed, therefore, the project will not impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the New Community Development-Neighborhood Development zoning district; neighboring uses are single family and multi-family homes and zoned NCD-ND, NCD-R-3 and NCD-R-5; therefore, the project is consistent with surrounding land use.

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APR23'21 AM 9:32 RCVD

Attachment: SP-2021-01_SEQR_Neg_Declaration_signed_041521 (22844 : Sp-2021-01)

7. The project will not create any hazard to human health. The Fire Chief's Council on March 18, 2021, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will cause a change in the intensity of use of land from a single family home to a 3-story mixed use building, however the proposed use will be consistent with the scale of surrounding land uses.

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11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on February 18, 2021, Assessor on January 29, 2021, Plumbing Division on February 2, 2021, and Right-of-Way Agent on March 23, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: D Giuliani; Second by: J Raffaele: Ayes; 5 Noes 0; Absent: 2 (Gelber, Gill)

signature & title of preparer — Date: 4/22/21

Robert J. Gilmour, Planning Board Chair — Date: 4-22-21

RR/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-01_(2021_Sweet_Home_Rd_NCD)_2021\SP-2021-01_SEQR Neg Declaration_041521.docx
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDOT (if on state hwy.)
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

APR23'21 AM 9:32 RCVD

Attachment: SP-2021-01_SEQR_Neg_Declaration_signed_041521 (22844 : Sp-2021-01)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-01

PETITIONER

Kevin Wyse
2217 Sweet Home Rd.
Amherst, NY 14228

PROPERTY LOCATION

2021 Sweet Home Road (NCD)

WHEREAS the Town of Amherst Planning Board on Thursday, March 18 and April 15, 2021 held a remote public hearing on a site plan for the proposed commercial and 9-unit apartment building, and

WHEREAS the Planning Board has reviewed the plans and specifications for the proposed project, and

WHEREAS the Site Plan has been referred to the Town's various review agencies and they have made findings on this project, and

WHEREAS the Planning Board finds that:

1. The proposed site plan is consistent with the intent, objectives and specific requirements of the Zoning Ordinance, specifically those of the New Community District, Section 5-2.

2. The proposed site plan is in conformity with the Approved Development Plan for the Audubon New Community.

3. Adequate services and utilities are or will be available prior to occupancy, and

4. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

5. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

6. The Site Plan is consistent with all other applicable laws.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

APR23'21 AM 9:32 RCVD

Attachment: SP-2021-01_Resolution_signed_041521 (22844 : Sp-2021-01)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-01

PETITIONER	PROPERTY LOCATION
Kevin Wyse	2021 Sweet Home Road (NCD)

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-15-9 of the Zoning Ordinance, approves said Site Plan, subject to the following conditions:

1. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and light standards shall not exceed 25 feet in total height from finished grade.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced and enclosure shall be high enough to enclose entire dumpster within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

4. That the address plan be changed to assign letters for apartments and Suite numbers for retail space per the Fire Chief's letter dated April 7, 2021.

5. That the area 10 ft. from the building cannot have a grade more than 18 inches on all sides of the building so that a ground ladder may reach the third floor; and that a knox box is required per the Fire Chief's review dated April 7, 2021.

6. That in the event a restaurant is added to the development, an appropriately sized external grease interceptor is required to be added during the process of obtaining a Town of Amherst plumbing permit per the letter dated April 6, 2021 from the Town Engineering Department.

7. That the site plan be revised to indicate the location of the proposed public water line easement per the letter dated April 6, 2021 from the Town Engineering Department.

8. That discussions continue with the Planning Department and the petitioner regarding an appropriate truck carrier delivery plan to the satisfaction of the Zoning Enforcement Officer.

9. That the Amendment from NCD-R-3 to NCD-ND is finalized (Z-2020-01).

APR23'21 AM 9:32 RCVD

Attachment: SP-2021-01_Resolution_signed_041521 (22844 : Sp-2021-01)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-01

PETITIONER	PROPERTY LOCATION
Kevin Wyse	2021 Sweet Home Road (NCD)

The foregoing resolution was adopted by the Town of Amherst Planning Board, April 15, 2021; moved by – D Giuliani; seconded by – J Raffaele; ayes 5, noes 0; absent – 2 (Gelber, Gill).

Robert J. Gilmour, Planning Board Chair

4-22-21
Date

RR/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-01_(2021_Sweet_Home_Rd_NCD)_2021\SP-2021-01_Resolution_041521.docx

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety Coordinator
Highway Superintendent
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Approved Plan: Metzger Civil Engineering, PLLC
Received: March 30, 2021

APR23'21 AM 9:32 RCVD

Attachment: SP-2021-01_Resolution_signed_041521 (22844 : Sp-2021-01)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 04/15/21 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 22845

PLANNING BOARD ITEM (ID # 22845)

Proposed Commercial and 4 Unit Apartment Building, SP-2021-02

Property located at 2071 Sweet Home Road (NCD)
Kevin Wyse, Petitioner

March 18, 2021

No comments were heard on this proposal. The Petitioner requested an adjournment. Mr. Chmiel moved to adjourn. The motion was seconded by Ms. Gelber and carried. Ayes 7, Noes 0.

April 15, 2021

Proposed mixed-use building on a 0.33± acre site. The project will consist of a small commercial retail space on the ground level, with 4 dwelling units on the second and third floors. The site will be accessed using Sweet Home Road.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Jake Metzger, Metzger Civil Engineering, was also present. In response to the Board's questions, Mr. Hopkins stated that they were considering a roll-out dumpster to better accommodate garbage pickup and would have space designated for commercial deliveries.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Chmiel moved to approve the Negative Declaration. The motion was seconded by Mr. Giuliani and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

Following the approval of the Negative Declaration, Mr. Chmiel moved to approve the request based on the resolution. The motion was seconded by Mr. Giuliani and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

HISTORY:

03/18/21	**Planning Board**	**ADJOURNED**	**Next: 04/15/21**

ATTACHMENTS:

- SP-2021-02_application_030221 (PDF)
- SP-2021-02_drawings_030221 (PDF)
- SP-2021-02_Draft SEQR Neg Declaration_031821 (DOCX)
- SP-2021-02_Draft Resolution__031821 (PDF)
- SP-2021-02_adjournment_031821 (PDF)
- SP-2021-02_application_041521 (PDF)
- SP-2021-02_drawings_041521 (PDF)
- SP-2021-02_Draft SEQR Neg Declaration_041521 (PDF)
- SP-2021-02_Draft Resolution__041521 (PDF)

- SP-2021-02_SEQR_Neg_Declaration_signed_041521 (PDF)
- SP-2021-02_Resolution_signed_041521(PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Chmiel, Board Member
SECONDER:	Dal Giuliani, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Stephanie S. Gelber, Harbinder Gill

METZGER CIVIL ENGINEERING, PLLC

January 22, 2021

Mrs. Ellen Kost - Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: Major Site Plan Application
Mixed Use Development
2071 Sweet Home Road

Dear Mrs. Kost:

On behalf of our client, Wyse Properties, we are pleased to submit the included materials in support of a Major Site Plan Application. The proposed project includes the construction of a mixed use development consisting of first floor retail space with apartment units on the upper floors. Enclosed please find the following materials:

- Fourteen (14) copies of the Major Site Plan Application
- Fourteen (14) copies of the fully engineered Site Plans dated 12.24.20 with the boundary survey
- Fourteen (14) copies of the long Environmental Assessment Form
- Four (4) copies of the Town board rezoning resolution
- Four (4) copies of the Engineer's Report
- Four (4) copies of the Stormwater Pollution Prevention Plan
- Four (4) copies of the Geotechnical Report (prepared by SJB)
- Four (4) copies of the building elevations
- Four (4) copies of the "No Impact" Archaeological Survey letter (issued by SHPO)
- One (1) copy of the 8.5" x 11" Site Plan
- Review fee in the amount of $1,265.00

A .pdf copy of these materials has been emailed to your department for display on the Towns website.

We ask that this project be placed on the March 18, 2021 Planning Board agenda and the enclosed materials be distributed as necessary to receive applicable comments prior to said meeting. Should you have any questions or comment, please don't hesitate to contact the undersigned at your convenience via email at meteng@roadrunner.com or by phone at 716-633-2601.

Yours truly,

Jacob Metzger, P.E.

cc: Kevin Wyse (letter only)

8245 Sheridan Drive - Williamsville, NY 14221 **Phone 716-633-2601/Fax 716-633-2704**

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office

_____ _____
VERIFIED BY DATE

Site Plan Review

		Fill In Applicable Fees
1 acre or less	$1,250.00	1,250.00
Each Additional acre or fraction thereof	$ 650.00/acre	0
Amendments to Site Plans	$1,200.00	
Request for Relief of / or Change to Conditions of Site Plan Approval	$1,200.00	
Request for Extension of Site Plan Approval	$ 450.00	
Stormwater Pollution Prevention Plan		
1-4.99 Acres	$ 500.00	
5-10 Acres	$ 750.00	
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	$ 15.00	15.00
	TOTAL FEE:	$1,265.00

Materials Received by Planning Department

_____ _____
RECEIVED BY DATE

Materials Accepted by Town Clerk & Fee Paid

_____ _____
ACCEPTED BY DATE

To Be Completed By Applicant

Petitioner: Name: Kevin Wyse

Address: 2217 Sweet Home Road

Amherst (city) NY (state) 14228 (zip code)

Phone: 716-688-2526 Fax: _____ E Mail: info@wyseproperties.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

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MAJOR SITE PLAN APPLICATION con't. PAGE 2

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Metzger Civil Engineering PLLC

Address: 8245 Sheridan Drive

Williamsville NY 14221
city state zip code

Phone: 716-633-2601 Fax: 716-633-2704

E Mail: meteng@roadrunner.com

Project Location (must be verified by Town Assessor's Office):

Address: 2071 Sweet Home Road

Amherst, NY 14228

SBL No(s): 40.04-2-72

Project Name: Mixed Use Building - 2071 Sweet Home Road

Project Description: Development includes the construction of a 3 story, mixed use building, paved parking lot, concrete side walks and dry detention stormwater area.

The building will consist of first floor retail space and 4 apartments on the upper floors.

The existing dwelling and garage will be demolished.

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If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

	existing	proposed	total
Gross Floor Area (non-residential):	0	2028+/-	2028
Number of Residential Units:	1	4	4
Number of Parking Spaces:	4	23	23

Acreage of Parcel: 0.33

Frontage on Public Roads: 72' on Sweet Home Road

Existing Zoning District(s) NCD-ND

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application***.

Item No.	Item	Submitted	Official use
I Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**	x	
2.0	**Title of Drawing**	x	
3.0	**Name and address of Applicant**	x	
4.0	**Name of person preparing drawing**	x	
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**	x	
6.0	**Project address**	x	
7.0	**Zoning of subject property and adjacent parcels**	x	
8.0	**North point, scale, date, and revision date(s)**	x	
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**	x	
1.1	Names of all existing and proposed streets	x	
1.2	Width and radii of proposed curb-cuts	x	
1.3	Existing curb-cuts on adjacent and opposite properties	x	
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	x	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	x	
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement	n/a	
1.7	Designation of Fire Lanes (if applicable)	x	
1.8	Fire apparatus access roads	n/a	
1.9	Label any proposed roads as public or private	n/a	
1.10	Location and dimensions of sidewalks	x	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	x	
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures	x	
2.2	Setback dimensions of structure(s) to all property lines	x	
2.3	Proposed use of structures	x	
2.4	Gross square feet area of each structure	x	
2.5	Location of all building entrances	x	
2.6	Indicate type of roof construction/materials	x	
2.7	Location, height, and design detail of existing and proposed fences and walls	x	
2.8	Location of light standards and building mounted lights	x	
2.9	Location of dumpster and detail of dumpster enclosure with gate	x	
2.10	Layout and dimensions of the lot(s) proposed for development	x	

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)	x	
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)	x	
4.1	Show screening of mechanical equipment	x	
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas	x	
5.2	Setback dimensions of all paved areas to property lines	x	
5.3	Dimension of typical parking space and drive aisles	x	
5.4	Location and layout of handicapped parking spaces & access aisles	x	
5.5	Detail of vertical signage for handicapped parking and access aisles	x	
5.6	Indicate minimum parking requirement & number of spaces provided	x	
5.7	Proposed signage for directing and guiding traffic	x	
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)	To be forwarded	
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**	x	
III Utilities and Drainage			
1.0	**Engineers Report**		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	x	
1.2	Proposed water service sizing calculations	x	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows)	x	
1.4	Proposed storm drainage facility calculations (see information included with this application)	x	
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated	x	
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities	x	
3.2	Location of existing and proposed fire hydrant location(s)	x	
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems	x	
3.4	Existing and proposed meter/RPZ size and location	x	
3.5	Applicable construction details	x	
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	x	
4.2	Applicable construction details	x	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)	n/a	
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	x	

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Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
5.2	Connection of roof drains to proposed drainage system	x	
5.3	Applicable construction details	x	
5.4	Existing and proposed swales and ditches	x	
5.5	Detention area cross-section and high-level elevations	n/a	
5.6	County and State approval for tie-in to existing sewers	n/a	
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable. See attached checklist.**	x	
7.0	**Natural Gas Service**	n/a	
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**	n/a	
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**	n/a	
1.1	Detail of all light standards, including dimension of height from finished grade	x	
1.2	Detail of all exterior lighting fixtures	x	
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**	x	
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**	x	
3.0	**Indicate location, size, number and type of proposed landscape materials**	x	
4.0	**Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained**	x	
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**	x	
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**	x	
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**	n/a	
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**	n/a	
5.0	**<u>Completed and signed</u> Environmental Assessment Form**	x	
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)	x	
5.2	Traffic Impact Study (if applicable)	n/a	
5.3	Archaeological survey (if applicable	x	
5.4	Wetland Delineation report (if applicable)	n/a	

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Item No.		Submitted	Official use
VI Other Required Information/General Requirements (cont'd)			
6.0	Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan	x	
7.0	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status	n/a	
8.0	Location of Floodway and floodplain (if applicable)	n/a	
9.0	Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)	x	
10.0	Documentation related to any required variances granted by the ZBA	n/a	
11.0	For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.	n/a	
12.0	8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)	x	
13.0	A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)	x	

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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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Redevelopment of a single home to a mixed use building		
Project Location (describe, and attach a general location map): 2071 Sweet Home Road Amherst, NY 14228		
Brief Description of Proposed Action (include purpose or need): Proposed development includes the construction of a 3-story mixed-use building, which will consist of apartment units as well as retail space on the first floor. The proposed development will include public utilities (i.e. water, sanitary sewer) and private utilities (i.e. phone, cable, electric, etc) as well as an asphalt surface parking.		
Name of Applicant/Sponsor: Wyse Properties LLC	Telephone: 716-688-2526 E-Mail: kjwyse58@aol.com	
Address: 2217 Sweet Home Road		
City/PO: Amherst	State: NY	Zip Code: 14228
Project Contact (if not same as sponsor; give name and title/role): Metzger Civil Engineering PLLC	Telephone: 716-633-2601 E-Mail: meteng@roadrunner.com	
Address: 8245 Sheridan Drive		
City/PO: Williamsville	State: NY	Zip Code: 14221
Property Owner (if not same as sponsor): Kevin Wyse	Telephone: 716-688-2526 E-Mail: kjwyse58@aol.com	
Address: 60 Smith Road		
City/PO: Amherst	State: NY	Zip Code: 14228

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board Rezoning	10/01/20
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Major Site plan	01/22/21
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	ECHealth - Water and sewer ECWA - Water service	01/22/21
f. Regional agencies ☐Yes ☑No	ECDEP - Sanitary lateral	01/22/21
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑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?) ☑Yes ☐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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
NCD - ND

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? Sweet Home Central School District

b. What police or other public protection forces serve the project site?
Amherst Police Department

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

d. What parks serve the project site?
Letchworth Woods Park; Walton Woods Park; and Willow Ridge 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)? Mixed-use (commercial/residential)

b. a. Total acreage of the site of the proposed action? 0.33 acres
b. Total acreage to be physically disturbed? 0.33 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.33 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: 8 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				4

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 35 height; 39 width; and 52 length
iii. Approximate extent of building space to be heated or cooled: 12000 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:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
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: 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):

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):

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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: 1045 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: 1,100 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: Town of Amherst Waste Water Treatment Plant
- Name of district: Amherst Consolidated 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

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- 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):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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)?

- 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_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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: _____

Typical usage for small retail / office/ apartment use

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 grid

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: 0700-1900
- Saturday: 0700-1900
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: Continuous
- Saturday: Continuous
- Sunday: Continuous
- Holidays: Continuous

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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:

General construction noise from equipment during construction activities (i.e. 0700-1900)

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 proposed mounted on the building for resident building access.

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 month (unit of time)

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

- Construction: Recycling will take place during construction in designated dumpsters typical of construction practices
- Operation: Recycling will be the responsibility of the tenants and will be collected by the refuse service providers

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

- Construction: Commercial hauler to the designated landfill
- Operation: Commercial hauler to the designated landfill

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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): Student Housing & Institutional

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.06	.21	.15
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn and/or landscaping	.27	.12	-.15

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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:
Sweet Home High School

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:

iii. Describe any development constraints due to the prior solid waste activities: _____

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):

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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 seasonl 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: _____

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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):

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:
Spiny Softshell

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:

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:

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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 fives 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 Date 01/18/2021

Signature _____ Title Engineering Consultant

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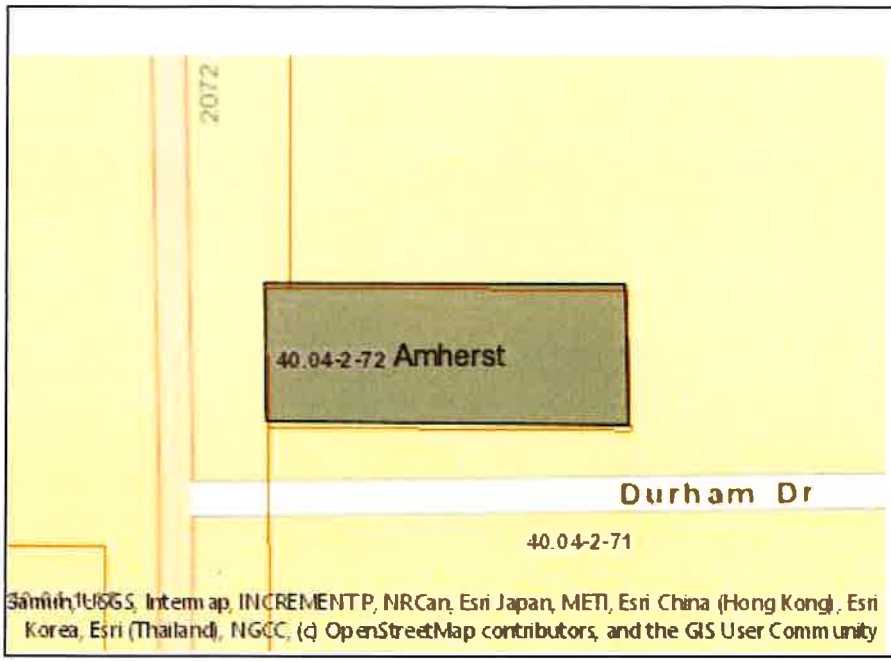
PRINT FORM

EAF Mapper Summary Report

Friday, January 15, 2021 11:07 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.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]	No
E.2.h.iii [Surface Water Features]	No
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]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	Yes

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E.3.a. [Agricultural District]	No
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

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Odessa silt Loam (OdA)	Severe	Severe	Severe	Severe	Moderate

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   x Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☒ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☒ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☒ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   661 Skinnersville,2021 Sweet Home,Hollys vineyard-695 Skinnersville,Alexander Estates-2217 Sweet Home

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☒ Yes ☐ No
   Describe Similar development proposed at 2021 Sweet Home and 661 Skinnersville by the same owner.

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 22
   Source: US Department of Transportation - Federal Highway Administration Development and Application of Trip Generation Rates

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

    1,100 average flow 4,852 peak flow.

    (Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

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RESOLUTION 2020-700
ADOPTED DOC ID: 22148

2071 Sweet Home Road Rezoning

Adoption of Local Law
to Amend the Audubon Development Plan and the Zoning Map
[2071 Sweet Home Road (NCD); Z-2020-01]

RESOLVED, that pursuant to 6NYCRR Part 617 (SEQR) and Town Code Section 104, as amended, that the requirements of SEQR have been completed and the Town Board issues the attached Negative Declaration, and be it further

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolution of April 23, 2020 that the proposed New Community District - Neighborhood use classification at 2071 Sweet Home Road is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that to the extent the proposed Audubon Development Plan Amendment is not consistent with the adopted Comprehensive Plan, the plan is hereby amended to be consistent with the proposed zoning at this location, and be it further

RESOLVED, that in accordance with Section 203-8-3 & Section 203-8-15 of the Town Code (Zoning), the Town Board adopts Local Law (#___) to amend the Audubon Development Plan and Town Zoning Map subject to the following condition as recommended by the Planning Board:

1. That the residential density of the subject 0.33 ± acre site be limited to 12 units per acre.

And the following conditions offered by the petitioner:

2. There shall not be any parking spaces located in the area between the front setback of the mixed-use building and the Sweet Home Road Right-of-Way.

3. The following uses shall be prohibited on the subject parcel:

   A. Drive though facilities;

   B. Storage yards for house trailers, boats and similar equipment and for open space maintenance equipment; and

   C. All Motor Service type uses including but not limited to new and used vehicle and equipment sales, car wash facilities, vehicle repair facilities, oil change facilities, etc.

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9/08/2020
Supervisor Kulpa received a request from the petitioner to adjourn the public hearing to a later date. A motion to adjourn until Oct. 6th was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0.

10/06/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 4-0. The public hearing was opened at 7:04 PM.

Sean W. Hopkins, Esq., presented and answered questions.

The following speaker addressed the Town Board:
Katie Weissman, 140 Troy Del Way - Questioned high end apartments for students

There were no further speakers from the public, therefore Supervisor Kulpa moved to adjourn the public hearing and set a Decision Date for October 19th. The motion was seconded by Councilmember Bucki and unanimously approved 4-0. The public hearing was adjourned at 7:20 PM.

10/19/2020
Due to a request from Attorney Sean Hopkins to adjourn the public hearing to October 26th, Supervisor Kulpa motioned to adjourn, seconded by Councilmember Bucki and unanimously approved 5-0.

10/26/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0. The public hearing was opened at 7:04 PM.

Sean W. Hopkins, Esq., gave an updated presentation.

The following speaker addressed the Board:
Don Smith, N. Long St.

There were no further speakers from the public, therefore Supervisor Kulpa moved to close the public hearing, seconded by Councilmember Szukala and unanimously approved 5-0. The public hearing was closed at 7:15 PM.

A motion to approve the Negative Declaration was made by Supervisor Kulpa, seconded by Councilmember Lavin and approved 4-1 (nay, Bucki).

A motion to approve the resolution was made by Supervisor Kulpa and seconded by Deputy Supervisor Berger. A motion to amend was then made by Supervisor Kulpa, seconded by Councilmember Lavin and approved via Roll Call Vote 4-1 (nay, Bucki). Amendment adds additional conditions.

Supervisor Kulpa then motioned to approve as amended, seconded by Deputy Supervisor Berger and approved via Roll Call Vote 4-1 (nay, Bucki).

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

RESULT:	**ADOPTED AS AMENDED [4 TO 1]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Jacqualine Berger, Deputy Supervisor
AYES:	Brian J. Kulpa, Jacqualine Berger, Shawn Lavin, Michael Szukala
NAYS:	Deborah Bruch Bucki

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

ENGINEER'S REPORT

Mixed Use Building
2071 Sweet Home Road
Amherst, New York

December 4, 2020

Prepared for:
Kevin Wyse
Wyse Properties LLC
2217 Sweet Home Road
Amherst, NY 14228

Project M-1924

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 633-2601
Fax: 633-2704
meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Project Description:

Currently, the subject property addressed at 2071 Sweet Home Road contains a single family home and garage which will be demolished. The proposed development will consist of a mixed use 3-story building with retail on the first floor and apartments above.

The scope of the development includes the construction of a 3 story mixed used building consisting of approximately 4,056 ft^2 of floor area. The site will contain a paved parking lot, concrete sidewalks and stormwater management system with on site detention draining to the existing municpal storm system on Sweethome Road. The proposed building will be serviced by an 2" water service, which is connected to the existing municipal water main in front of the site on Sweethome Road. In addition, a sanitary sewer lateral will be connected to the existing municipal sanitary sewer line in front of the site on Sweethome Road. Additional development is also planned including private utilities (i.e. electric, gas and telecommunication lines).

The area of disturbance needed for the construction of the building, related parking and stormwater management system will be under 1.0 acre and therefore will not require coverage under the NYSDEC General SPDES GP-0-20-002. However, an Erosion and Sediment Control plan has been prepared to meet the Town of Amherst stormwater regulations and is included within the site design plans.

Water Supply System:

The potable water needs for the proposed building shall be met by a new 2" water lateral off of the existing 36" DIP water main on Sweethome Road directly in front of the site. The line will be split before it enters the building to allow for a 2" service to the sprinkler system during an emergency. A reduced pressure zone (RPZ) device will be installed on the domestic water line in the new building to prevent cross contamination with the municipal main. A double check valve assembly (DCVA) will be installed on the dedicated sprinkler line. The RPZ and DCVA will be designed, installed and tested in accordance with the Erie County Water Authority and the Department of Health standards.

The ECWA has provided hydrant flow test data in the vicinity of the property. The hydrant flow test indicates that there is sufficient pressure and flow to serve the project. A pressure / water demand analysis for the project was performed and is included in Appendix A of this report.

Construction, inspection and testing of the new water service will be in conformance with all applicable Town, ECWA, AWWA, New York State Health Department, and the "Ten State" standards.

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Sanitary Sewer:

The site will be serviced by a 6" diameter SDR-35 PVC lateral at a slope of 2.0%, which will connect to the existing municipal PVC sanitary sewer located in front of the project site. The hydraulic loading calculations are included in Appendix B of this report.

Construction, inspection and testing will be in conformance with all Town, Erie County Health Department, and "Ten State" standards.

Storm Drainage System:

Drainage of surface water runoff from the proposed development will be accomplished via a proposed network consisting of roof gutters, downspouts and a storm drainage system utilizing catch basins and storm water piping into the dry detention areas.

In accordance with Town of Amherst stormwater requirements, stormwater generated on the site will be collected in the dry detention area, which will detain the flows from a 25-year post development storm and release the stormwater at a rate less than a 10-year pre development storm level.

The TR-55 analysis and hydrograph (attached) for the site shows that a pre development 10-year storm will produce a peak flow of 0.68 cfs while a post development 25-year storm will produce a flow of 1.42 cfs. Calculations based on these flows show the difference in stormwater volume between the post development 25-year storm and a pre development 10-year storm was approximately 532 cubic feet.

Detention will be accomplished by directing the on site flows to a dry detention area. The outlet for this detention areas will be a 8" diameter pipe. This pipe will be capped with a 3" orifice hole drilled in the cap. The cap will be removable for periodic maintenance of the pipe as needed. The orifice has been sized using Torricelli's equation at 3" per the design calculations included as Appendix D of this report.

A complete set of stormwater calculations via the TR-55 method along with a hydrograph of storm events has been included with this report in Appendix C.

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

APPENDIX A

Water Demand Calculations

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

METZGER CIVIL ENGINEERING

Water Demand & Pressure Analysis
2071 Sweet Home Road
Town of Amherst, NY
M-1924
12/4/2020

4 Apartments @ 2 persons each	8	People
Retail 2,028 sqft x 0.1 = 202.8 gpd	3	People
Equivalent Design Population	11	
Water use per person per day	95	gallons
Average Daily Flow	1045	gpd
Average Daily Flow	0.0010	MGD
Maximum Daily peaking factor	2.00	per ECWA design manual 3.10
Maximum Daily Flow	2090	gpd - Average Daily Flow x peaking factor
Maximum Daily Flow	0.0021	MGD - Average Daily Flow x peaking factor
Maximum Daily Flow	1.5	gpm
Peak Hourly peaking factor	3.00	per ECWA design manual 3.10
Peak Hourly Flow	0.0031	MGD - Average Daily Flow x peaking factor
Peak Hourly Flow	2.2	gpm - Average Daily Flow x peaking factor
Required Fire flow (sprinklers)	300.0	gpm
Total Peak Flow	350.0	gpm

Flow Test Data		
Date of Hydrant test	11.04.08	
Location of Hydrant	1st hyd east of Sweet Home	
Hydrant A - static pressure before test	104	psi
Hydrant A - residual pressure during test	93	psi
Hydrant B - Flow during test (Qf)	1404	gpm
Desired residual pressure	20	psi
Static pressure - desired pressure (Hr)	84	psi
Pressure drop during test (Hf)	11	psi
Calculate flow at 20 psi		
Qr = Qf x Hr^0.54 / Hf^0/54	4208	gpm
Peak flow needed at 20 psi	350.0	gpm
Calculate residual pressure at peak flow		
Static -(Peak flow x (Hf^0.54)^1.8518519 / Qf	103.2	psi

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

METZGER CIVIL ENGINEERING

Water Demand & Pressure Analysis
2071 Sweet Home Road
Town of Amherst, NY
M-1924
12/4/2020

Static Pressure at Main during fire flow	103.2	psi
Existing Flow of Main at 20 psi	4208	gpm
Peak Flow needed at 20 psi	350	gpm
Elevation difference connection to design pt	3	feet
Length of Pipe in Feet	3	
Number of Fittings in line 45 deg or less	0	
Number of Tees in Line - In line flow	0	
Number of Tees in Line - 90 deg bend	2	
Number of Valves in Line	1	
"D" Diameter of Waterline in inches	2	
Type of Pipe	Copper	
Standard Diameter Ratio	NA	
AWWA Specification	C900	
"C" Hazen Williams Coefficient	100	
Equivalent Length of Each 45 deg	1.7	feet
Equivalent Length of Each Tee - in line	1.8	feet
Equivalent Length of Each Tee - 90 deg bend	6.6	feet
Equivalent Length of Each Valve in feet	2.6	feet
"L" Design Length of Pipe in feet	18.8	feet
Friction Loss "hf" of Pipe in feet		
$\text{"hf"} = \frac{(10.44 \times \text{"L"}) \times (\text{"gpm"}^{1.85})}{(\text{"C"}^{1.85}) \times (\text{"D"}^{4.8655})}$	-68.35	feet
"hf" in psi (2.3 feet = 1 psi)	-29.7	psi
Head due to elevation in psi	-1.3	psi
Loss through rpz and meter	-5.0	psi
Total difference in psi	-36.0	psi
Pressure Available in psi (existing - loss)	67.1	psi
Pressure Required in psi	20	psi

Calculations By:	ARH
Checked By:	JCM

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

APPENDIX B

Sanitary Sewer Flow Calculations

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601, Fax: 716-633-2704

Project:	2071 Sweet Home Road	By:	ARH	Date:	12/3/2020
Location:	Town of Amherst, New York	Checked:	JCM	Date:	

Sanitary Sewer Flow Calculations

Retail Space:
Design flow = 2,028 sqft x 0.1 gpd/sqft = 202.8 gpd (equal to 3 population)

Apartments:
No of apartments = 4 x 2 people per apartment (equal to 8 population)

Equivalent Design Population, p = 11

		Design Average Flow		
100 gpcd x design population =	1100 gpd	=	**0.00**	**mgd**
Hydraulic Loading = [(18+((p/1000)^0.5)) / (4+((p/1000)^0.5))] =	4.41			
Peaking Factor, PF =				
	4852 gpd	=	**0.00**	**mgd**

Maximum Design Flow = Design Average Flow x Peaking Factor =

NOTE: Per "The 100 gpcd figure shall be used in conjunction with a peaking factor from Figure 1(as calculated above), is intended to cover normal infiltration for systems built with modern construction techniques."

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

APPENDIX C-1

Stormwater Calculations
Predevelopment Calculations

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

WinTR-55 Current Data Description

--- Identification Data ---

User: Al Hopkins
Project:
SubTitle: Pre Dev
State: New York
County: Erie
Filename: \\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2071 Sweet Home Road\DOCS\Pre dev.w55

Date: 1/7/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Pre		Outlet	0.33	83	.248

Total area: .33 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)
SUBAREAS	
Pre	0.68
REACHES	
OUTLET	0.68

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)
SUBAREAS	
Pre	0.68 12.05
REACHES	
OUTLET	0.68

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Pre	.33	0.248	83	Outlet	

Total Area: .33 (ac)

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Pre							
SHEET	100	0.0120	0.150				0.242
SHALLOW	40	0.0120	0.050				0.006
						Time of Concentration	.248

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Pre	Open space; grass cover > 75% (good)	D	.27	80
	Paved parking lots, roofs, driveways	D	.06	98
	Total Area / Weighted Curve Number		.33	83

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

APPENDIX C-2

Stormwater Calculations
Post development Calculations

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

WinTR-55 Current Data Description

--- Identification Data ---

User: Al Hopkins
Project:
SubTitle: Post Dev
State: New York
County: Erie
Filename: \\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2071 Sweet Home Road\DOCS\Post dev.w5

Date: 1/15/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Post		Outlet	0.33	91	0.1

Total area: .33 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)
SUBAREAS	
Post	1.42
REACHES	
OUTLET	1.42

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)
SUBAREAS	
Post	1.42 11.93
REACHES	
OUTLET	1.42

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Post	.33	0.100	91	Outlet	

Total Area: .33 (ac)

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Post							
SHEET	6	0.0100	0.150				0.027
SHALLOW	46	0.0200	0.025				0.004
CHANNEL	98	0.0020	0.012	0.79	3.14	2.269	0.012
					Time of Concentration		0.1

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Post	Open space; grass cover > 75% (good)	D	.12	80
	Paved parking lots, roofs, driveways	D	.21	98
	Total Area / Weighted Curve Number		.33	91

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

APPENDIX C-3

Stormwater Calculations
10/25 Hydrograph

ENGINEER'S REPORT

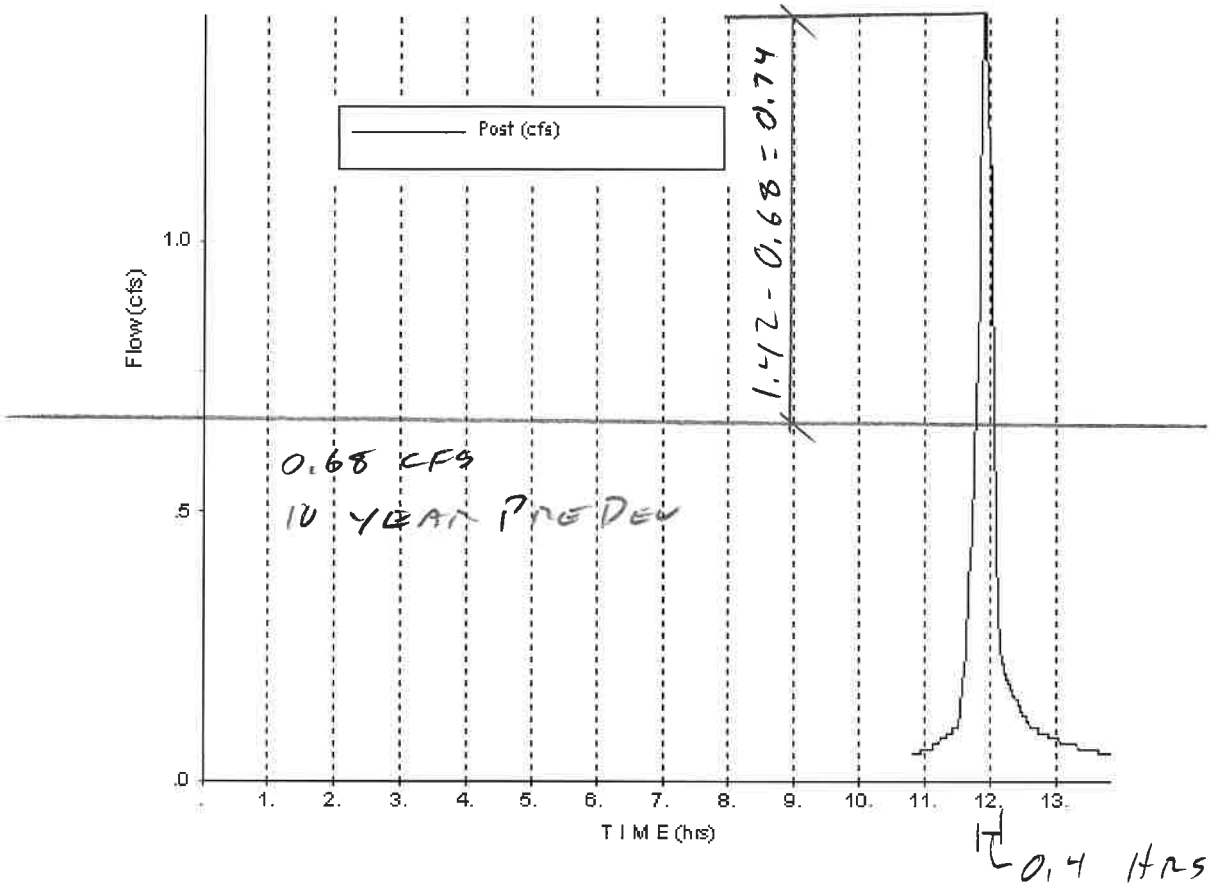
2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

WinTR-55 Output Hydrograph **Project:** 1/15/2021

Subarea: (Post) Storm: 25-Yr

\\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2071 Sweet Home Road\DOCS\Post dev.w55



$\frac{1}{2}(0.4 \times 3600)\,0.74 = 532$ cu ft

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

APPENDIX D

Outlet control Orifice sizing

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601

Project:	2071 Sweet Home Road	By: ARH
Location:	Amherst	12.03.20

Outlet Control Structure Design - Basin A

	Elev (ft)	Head (h) (ft)	Pre Development Discharge Rate (cfs) (from TR-55)	Post Development Discharge Rate (cfs) (from TR-55)	Actual Discharge from Orifice (cfs)
CI of orifice	572.90				
Normal Water Level	572.77				
10 year storm event	573.75		0.68		
25 year storm event	574.75	1.85		2.90	0.33

Oriface Diameter	3	inch
Oriface Diameter	0.25	ft
Area of Pipe (A)	0.049	sq ft
Orifice coefficient (C)	0.61	
Acceleration (g)	32.2	ft/sec2

Torricelli Equation - Orifice Calculations

Q=CA(2gh)^.5		
Total Flow		
10 year pre	0.68	cfs
25 year post	0.33	cfs

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

APPENDIX E

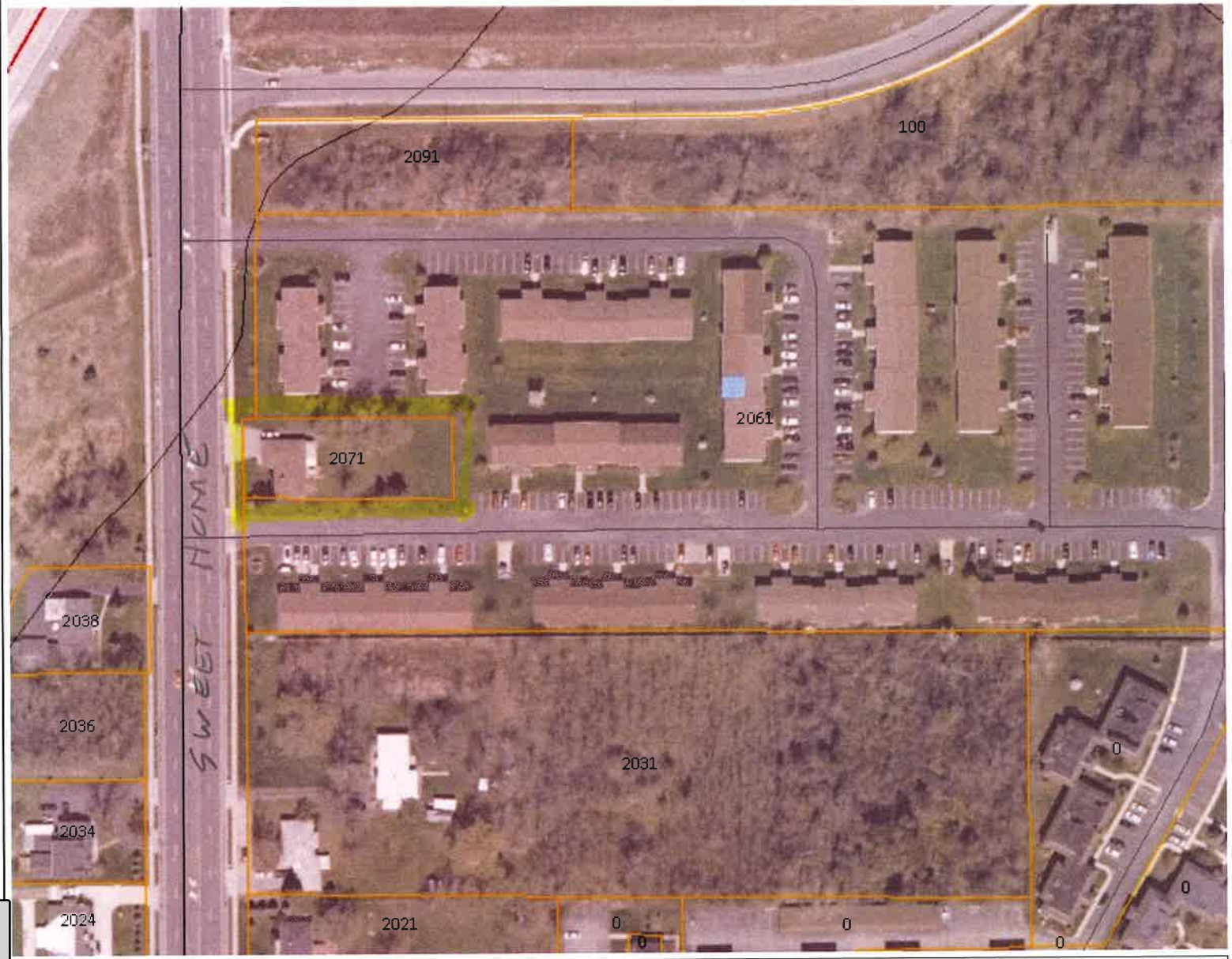
Soils Survey Map

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Erie County On-Line Mapping Application





Legend

- Parcels
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local Road
- Detailed Soils

100%
OdA - ODESSA
SIL LOAM

HSG - "D"

0.5 GW

0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 2,257

STORMWATER POLLUTION PREVENTION PLAN

Mixed Use Building
2071 Sweet Home Road
Amherst, NY

December 4, 2020

Prepared for:
Kevin Wyse
Wyse Properties LLC
2217 Sweet Home Road
Amherst, NY 14228

Project M-1924

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 633-2601
Fax: 633-2704
Email: meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

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- G. Erosion & Sediment Control Plan
- H. Dimensions, Material Specifications, and Installation Details
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- A. Enhanced Phosphorus Removal Standards

APPENDICES
A. Soil Survey Map

* Developed from the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity.

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Introduction

The property limits and disturbance needed for the construction of the building and related amenities for this site is less than the 1.0 acre threshold that would require a SPDES permit coverage. Therefore, in accordance with Part 1 of the NYSDEC General Permit GP-20-001 "Permit Coverage and Limitations" the proposed action does not need SPDES permit coverage. As such, this SWPPP has been prepared to meet the Town of Amherst stormwater regulations.

For "consistency" this SWPPP was prepared and numbered in general conformance with the guidelines set forth in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities – Permit No. GP-0-20-001.

Part 1: Erosion and Sediment Control Component

A. Background Information

Currently, the subject property addressed at 2071 Sweet Home Road contains a single family home and garage which are to be demolished. The proposed development will consist of a mixed use building to be utilized for retail and apartments.

The scope of the development includes the construction of a mixed use building, paved parking lot, concrete sidewalks and stormwater sewer system draining to a dry detention area.

B. Site Map

A site map has been included on the cover sheet of the plan set which is part of this SWPPP.

C. Soil Description

According to the USDA Soil Survey, 100% of the soils on the site are Odessa silt loam soils (OdA). This soil type is classified as belonging to the hydrologic soil group (HSG) "D".

D. Construction Phasing

1. Installation of silt sock outlining the limits of disturbance.
2. Demolition of existing structures.
3. Installation of the stabilized construction entrance per the design standards.
4. Clearing and grubbing.
5. Removal and stockpiling of topsoil.
6. Construction of the stormwater detention area.
7. Infrastructure construction (storm sewer piping and DI's, water, sanitary sewer, etc).
8. Install temporary Drop Inlet protection per the design plans.
9. Earthwork (construction of the driveways, building pad, etc)*.
10. Building construction
11. Seeding and landscaping
12. Removal of the control measures upon establishment of grass as outlined herein.

*Temporary stabilization may be necessary if areas are left dormant for a maximum of 14 days.

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

E. Pollution Prevention Measures

The site is to be serviced by various pollution prevention measures including: silt socks to prevent siltation during construction; inlet protection will be placed around all storm inlets; a concrete washout will contain runoff from concrete operations; and a stabilized construction entrance to prevent sediments from leaving the site and tracking onto public roadways.

A stabilized construction entrance will be maintained until a permanent entrance has been constructed as outlined by "New York State Guidelines for Erosion and Sediment Control section 5A.75". This entrance must be kept clean to ensure no mud is allowed to enter the public roadway. Dust must be controlled by sweeping and or washing. Truck wash water must be properly contained on site.

The "General Contractor" will ultimately be responsible for all subcontracted work, and therefore, the installation, maintenance and removal of SWPPP devices.

F. Soil Stabilization and Restoration

Seeding and mulching the area may achieve temporary stabilization of any idle areas. Planting and establishing grass as soon as possible upon fine grading of any particular area will accomplish final stabilization of the site. Use a suitable grass seed mix containing 60% Kentucky bluegrass, 20% perennial ryegrass and 20% fine fescue or other grass seed mixture approved by the town. The seed must be sown using application rates as directed by the seed supplier and covered with small grain straw mulch. All sediment controls are to remain in place until turf has been established as determined by the Qualified Professional. All temporary erosion and sediment controls are to remain in place until turf has been established.

G. Erosion and Sediment Control Plan:

An Erosion and Sediment Control Plan along with applicable details have been prepared as part of the construction plan set to show the size and location of stormwater pollution prevention devices to be employed during this project.

H. Dimensions, Material Specifications and Installation Details

The size, material specifications and installation requirements of stormwater pollution prevention devices are given on the detail sheets for this project.

I. Erosion & Sediment Control Inspection Schedule

A "trained contractor" must be on site daily when soil disturbance activities are being performed and must inspect, clean and repair as required all stormwater pollution prevention devices on site.

All devices must be in place prior to work in any upstream area and maintained at all times during construction.

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

J. Pollution Prevention Measures to Control Construction and Waste Materials

The site is to be kept free of litter by providing on site waste receptacles. Contractors are to be instructed not to place litter in open excavations or the rear of open bed trucks.

Contractors are to ensure that construction chemicals are handled in strict compliance with OSHA standards. This includes proper storage containers and labeling of chemicals. On site storage of chemicals should be avoided whenever possible. Chemicals are to be protected from rain and wind. Chemical spills are to be reported immediately to NYSDEC spill response.

Long-term on-site storage of construction debris should be avoided whenever possible. On-site construction debris is to be kept in a fashion to prevent the pollution via wind or Stormwater runoff.

K. Stormwater Discharges From Sources Other Than Construction

The site has no stormwater discharges from sources other than construction.

L. Identification of Elements of the Design Not In Conformance with the "Technical Standards"

The Erosion and Sediment Control elements for this site have been designed to be in general compliance with the New York State Standards and Specifications for Erosion and Sediment Control.

Part 2 Post Construction Stormwater Management Practice Component

A. Permanent Stormwater Management Practices

Drainage of surface water runoff will be accomplished via a proposed network consisting of roof gutters, downspouts and a storm drainage system utilizing catch basins and piping that discharge to a stormwater detention basin before ultimately flowing into the municipal storm sewer system.

The detention basin will receive and detain flows until the storm subsides and allows the detention basin to drain through an outlet control orifice. The detention basin and outlet control structure has been designed, in accordance with the Town of Amherst Stormwater Management practices, to allow for sufficient storage to attenuate and release of stormwater from the developed site at discharge rates not exceeding the pre-developed rates.

Complete stormwater calculations and orifice sizing can be reviewed in the Engineer's Report prepared by MCE dated December 4, 2020 in Appendix C & D.

B. Site map

A Grading and Drainage Plan has been prepared as part of the fully engineered Site Plans, which depict the specific location and size of each stormwater management practice.

C. Stormwater analysis

A complete stormwater analysis and calculations are provided in Appendix C of the Engineer's Report prepared by MCE dated December 4, 2020.

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

D. Soil Test Analysis

The United States Department of Agriculture, Soil Conservation Service and Cornell University tested this site in 1978 as part of a joint project. The results of their soil survey revealed that the soil found on this site have the profile listed below.

Odessa silt loam (ODA)

0-9"	SILT loam (ML)
9-22"	Silty Clay loam (CL)
22-60"	Silty Clay (CL)

According to the Erie County Soil Survey, perched groundwater may be encountered between 0.5-1.5' below the existing ground surface while bedrock is generally encountered at a depth below 60". It should be noted these soil characteristics are based on a generalized survey conducted by the USDA-SCRS and the University of Cornell. Site-specific soil characteristics including the presence of fill, groundwater depth, soil stratigraphy, etc. may differ from the generalized survey.

E. Infiltration Test Results

According to the Erie County Soil Survey, the infiltration rates over the Odessa soil stratigraphy varies from approximately 0.2 to 0.6 inches per hour. It should be noted that site-specific infiltration tests should be performed to obtain actual infiltration rates and the Erie County Soil Survey should be used as a generalized survey.

F. Post Construction Operation and Maintenance Plan

Practice	Frequency
Removal of Trash and Debris from the storm water piping	Continuous
Maintaining the detention area vegetation	Weekly
Inspection and cleaning of catch basins and /or detention basin	Annually
Removal of accumulated silt from detention basin	10-20 years

Part 3 Enhanced Phosphorus Removal Standards

A. Enhanced Phosphorus Removal Standards

This site does not lie in any watershed identified in New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities - Permit No. GP-0-20-001 and is therefore not subject to enhanced phosphorus removal standards.

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

STORMWATER POLLUTION PREVENTION PLAN

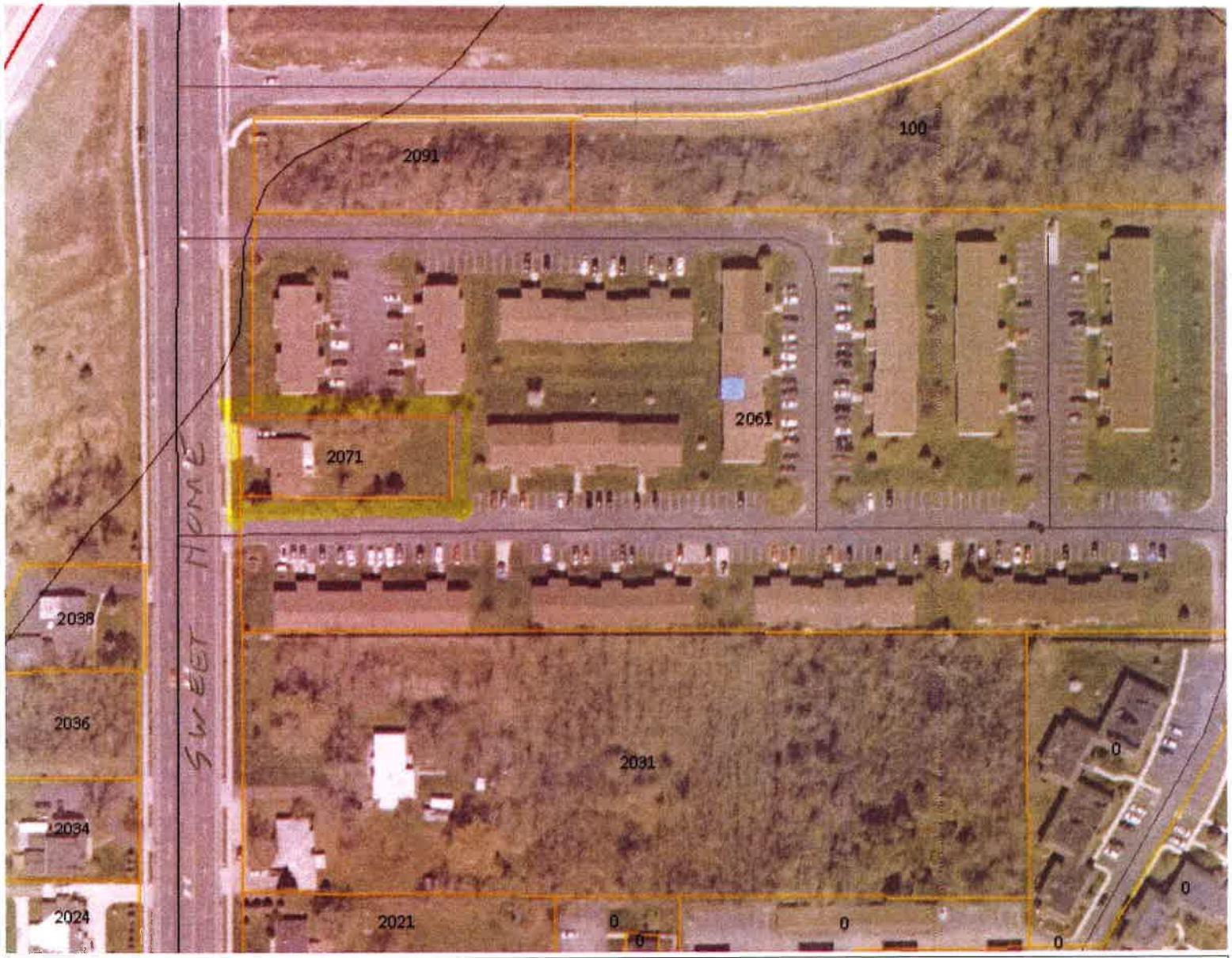
Mixed Use Building
2071 Sweet Home Road
Amherst, NY

APPENDIX A

Soil Survey Map

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Erie County On-Line Mapping Application





Legend

- Parcels
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local Road
- Detailed Soils

100%
OdA - ODESSA
Silt LOAM

1756 - "D"

0.5 GW

0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 2,257

WMA ENGINEERING DPC|DBA
EMPIRE GEOTECHNICAL ENGINEERING SERVICES

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April 23, 2020
Project No.: WB-20-045-B
Ref. SJB Project No.: BE-20-045

Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, New York 14221

Attention: Jake Metzger, P.E.

Re: Subsurface Exploration and
Geotechnical Evaluation
2071 Sweet Home Road
Amherst, New York

Dear Mr. Metzger:

This report summarizes the geotechnical evaluation completed by Empire Geotechnical Engineering Services (Empire) with regard to the proposed mixed use building planned at 2071 Sweet Home Road in Amherst, New York. One (1) hard copy of this report has been mailed to you. We have also e-mailed you an electronic copy (pdf file format) of this report for your use, and for distribution, as appropriate.

It is our understanding that the proposed mixed use building will consist of a three-story, wood framed structure covering approximately 2,544 square feet (53'x 48'). The proposed building will not include a depressed crawl space or basement structure. It is anticipated that the site grades are within 1 to 2 feet of the proposed final site grades.

This letter summarizes the subsurface conditions encountered, along with our findings and recommendations for the foundation design associated with the proposed building construction. The geotechnical engineering evaluation work was completed at the request of and as authorized by SJB Services, Inc. (SJB), our affiliated drilling and testing company, who was retained by Metzger Engineering to complete this work.

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

SUBSURFACE EXPLORATION PROGRAM

The subsurface exploration program consisted of one (1) conventional test boring drilled by our affiliated drilling company, SJB Services, Inc. (SJB), on April 16, 2020. The test boring is designated as B-1 and its approximate location is shown on Figure 2.

Metzger provided SJB with a site plan illustrating the location of the proposed building and test boring. SJB then staked the boring location in the field using a handheld global positioning system (gps) instrument, based on GPS coordinates obtained from Google Earth™. Empire plotted their locations using the coordinates along with a Google Earth™ aerial photograph of the site. Figure 1 illustrates the existing site conditions, approximate exploration locations and presents the GPS coordinates.

Laser survey level measurements were utilized to determine the relative ground surface elevations at boring location using the rim of the drainage inlet located on the neighboring property as a benchmark. The benchmark was assigned an arbitrary elevation datum of 100.0 feet by SJB. The approximate location of the benchmark is shown on Figure 1.

The test boring was drilled using a Central Mine Equipment model 550X all-terrain tire mounted drill rig, using hollow stem auger and split spoon sampling techniques until a depth of 37.0 feet where auger refusal was met. Split spoon samples and Standard Penetration Tests (SPT) were taken continuously from the ground surface until a depth of 12 feet and then in intervals of five feet until sample spoon refusal was met a depth of 36.9 feet. The split spoon sampling and SPTs were completed in general accordance with *ASTM D1586 – "Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils"*.

SJB's geologist prepared the boring log based on visual observation of the recovered soil samples and review of the driller's field notes. The soil samples were described based on visual/manual estimation of the grain size distribution, along with characteristics such as color, relative density, consistency, moisture, etc. The boring log is presented in Appendix A, along with general information and a key of terms and symbols used to prepare the log.

SUBSURFACE CONDITIONS

The general soil stratigraphy encountered by the test boring consisted of surface topsoil underlain by silty sand fill soils, extending to a depth of about 2 feet,

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

followed by indigenous silty clay and sand soil deposits overlying possible bedrock.

It is expected the fill or reworked/disturbed soils will vary away from the boring location. The existing fill soils are also expected to be encountered near the nearby existing building structures and will extend at least to the bottom of previous excavations for the existing foundations and utilities.

The indigenous soils are classified as CL and SC-SM group soils using the Unified Soil Classification System - USCS (ASTM D2488). The Standard Penetration Test (SPT) "N" values obtained in the indigenous soils indicate the cohesive clay soils vary from a soft to hard consistency, while the sand soils are very compact.

The boring was terminated with auger refusal at a depth of 37.0 feet. The refusal conditions suggest encountering the possible top of bedrock. Rock coring, however, was not performed at the test boring location, therefore, the exact nature of the refusal material encountered was not definitively confirmed (i.e. bedrock or possibly a cobble/boulder obstruction).

Freestanding water was encountered a depth of about 20 feet immediately following the completion of overburden drilling and sampling. Groundwater may not have had sufficient time to fully stabilize in the test hole within the time that had elapsed from the completion of drilling operations and the time of measurement. It appears groundwater may be present at a depth of about 10 feet based on the moist-wet soil samples as well as the softer consistency clay soils recovered at and below this depth.

The soil stratigraphy encountered, and the groundwater conditions observed are described in more detail on the boring logs in Appendix A.

GEOTECHNICAL EVALUATION

Foundation Design

The subsurface conditions encountered in the boring are considered to be generally suitable to support the proposed relatively lightly loaded wood framed structure using a conventional spread foundation system. The indigenous, stiff to very stiff silty soils encountered beneath the fill and upper softer clay soils, at and below a depth of about 5 feet at the boring location will provide a suitable bearing stratum to support the proposed foundations. Therefore, it is

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

recommended the foundations bear on the indigenous, stiff to very stiff silty clay soils following removal of the topsoil, any organics, all fill, and any soft, loose, wet or otherwise unsuitable indigenous soil conditions. In all cases, foundations, however, should not bear any deeper than 5.5 feet below the existing ground surface due to the influence of the soft clay soils with regard to settlement.

Subsurface conditions are expected to vary away from the boring location and most likely will require adjustments in the suitable subgrade elevation, based on the actual conditions encountered at the time of construction. Accordingly, close inspection of the foundation bearing grades is recommended at the time of construction to ensure the foundations are seated on suitable undisturbed, indigenous soil subgrades.

If necessary, the foundations could be constructed on an Engineered Fill layer (i.e. Structural Fill or flowable backfill) which is properly placed over suitable indigenous soil subgrades.

If Structural Fill is placed beneath the foundations, it should extend out horizontally beyond the foundation limits, a distance equal to at least 0.5 times the thickness of the Structural Fill layer beneath the foundation. This will need to be considered when sizing the foundation excavations and in preparing the foundation bearing grades. Recommendations for Structural Fill material along with its placement and compaction are presented below.

As an alternative to Structural Fill, a non-swelling, cement / fine aggregate flowable backfill material having a minimum 28-day compressive strength (f'c) of 250 pounds per square inch (psi) could be considered. The flowable backfill should extend at least 12 inches horizontally beyond the foundation limits for its entire depth.

Based on our evaluation, spread foundations constructed on suitable indigenous soil bearing grades or on properly constructed Engineered Fill materials placed over the suitable bearing grades can be sized based on a maximum net allowable bearing pressure of 1,500 pounds per square foot (psf).

Continuous wall footings should be at least 2.0 feet in width and column/individual footings should be at least 3.0 feet in width in order to develop adequate bearing capacity. The actual foundation widths, however, will need to be sized based on the actual wall and column loads anticipated. Foundation widths, however, should not exceed a maximum of 6 feet for isolated column foundations and 3 feet for continuous wall foundations, in order to limit

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

settlement to a tolerable range (i.e. about 1 ¼-inch or less). Accordingly, the use of spread foundations would be acceptable for column loads up to about 54 kips and wall loads up to 4.5 kips per linear foot. In addition, as noted above, foundations should not bear any deeper than 5.5 feet below existing site grades.

A minimum of 4.0 feet of embedment below the finished exterior grades is required for frost protection. All foundations, however, must bear at or below the suitable bearing grades in accordance with the recommendations above.

Seismic Design Criteria

Based on the subsurface conditions encountered in the test borings, the project site can be classified as Seismic Site Class "D" in accordance with ASCE 7, Table 20.3-1, as referenced in the Building Code of New York State (IBC 2015). Therefore, seismic design can be based on this seismic site classification.

The spectral response accelerations at the project site were obtained by Empire using the SEAOC / OSHPD web site application https://seismicmaps.org/. The accelerations are based on the 2008 USGS Seismic Hazard Data - Risk Targeted Maximum Considered Earthquake Ground Motion Response Acceleration Maps, as presented in the Building Code of New York State (IBC 2015).

Using the site location, the calculated spectral response accelerations for Site Class "B" soils are 0.212g for the short period (0.2 second) response (S_S) and 0.061g for the one second response (S_1). For design purposes, these spectral response accelerations must be adjusted for the Seismic Site Class "D" soil profile determined for the project site.

Accordingly, the adjusted spectral response accelerations for Site Class "D" are as follows:

- Short Period Response (S_{MS}) - 0.340g
- 1 Second Period Response (S_{M1}) - 0.145g

The corresponding five percent damped design spectral response accelerations (S_{DS} and S_{D1}) are as follows:

- S_{DS} - 0.226g
- S_{D1} - 0.097g

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Construction Considerations

Prior to any fill placement within the area of the foundation or slab on grade, any existing topsoil, vegetation and any other deleterious materials should be removed. The site grade fill material should be placed and compacted in accordance with our recommendations provided below.

Excavation to the proposed bearing grades for foundation construction should be performed using a method, which reduces disturbance to the bearing grade soils, such as a backhoe equipped with a smooth blade bucket. Any ridges or loose soil left by machine excavation should be manually trimmed and removed prior to constructing the foundations.

All bearing grades for foundation construction should be protected from precipitation and surface water. No water should be allowed to accumulate on the foundation bearing grades. The bearing grades should not be allowed to freeze, either prior to or after construction of foundations. If the bearing grades are not protected and degrade, they must be undercut/removed accordingly.

Foundation excavations should be backfilled as soon as possible prior to construction of the superstructure. The foundations may be generally backfilled with the on-site soils provided they are free of organics or deleterious material. We recommend, however, that the backfill consist of Structural Fill or Suitable Granular Fill where interior and exterior slabs or pavement will be constructed over the backfill. Recommendations for Structural Fill and Suitable Granular fill are presented below. The backfill should be placed in lifts and properly compacted. Care must be exercised when placing and compacting the fill against the walls so as not to induce additional lateral loads on the walls.

Structural Fill Material

Structural Fill, placed beneath foundations and slab-on-grade or used as foundation backfill, should consist of crusher run stone, which should be free of clay, organics and friable or deleterious particles. As a minimum, the crusher stone should meet the requirements of New York State Department of Transportation, Standard Specifications, Item 304.12 – Type 2 Subbase, with the following gradation requirements.

Sieve Size Distribution	Percent Finer by Weight
2 inch	100

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

¼ inch	25-60
No. 40	5-40
No. 200	0-10

The crusher run stone Structural Fill should be compacted to dense stable matrix, where its total thickness over the indigenous soil subgrades is less than 1 foot, and to a minimum of 95 percent of the maximum dry density as measured by the modified Proctor test (ASTM D1557), where its total thickness will exceed 1 foot. Placement of the fill should not exceed a maximum loose lift thickness of 8 to 10 inches. It may be necessary to reduce the loose lift thickness depending on the type of compaction equipment used so that the required density is attained. The crusher run stone should have a moisture content within two percent of the optimum moisture content prior to compaction.

Suitable Granular Fill Material

Suitable soil material, which is well graded from coarse to fine, and classified as GW, GP, GM, SW, SP and SM soils using the Unified Soil Classification System (ASTM D-2487) and having no more than 85- percent by weight material passing the No. 4 sieve, no more than 20- percent by weight material passing the No. 200 sieve and which is generally free of particles greater than 6 inches, will be acceptable as Suitable Granular Fill. It should also be free of topsoil, asphalt, concrete rubble, wood, debris, clay and other deleterious materials.

Suitable Granular Fill can be used as foundation backfill and as subgrade fill to raise site grades beneath slab-on-grade construction. Material meeting the requirements of New York State Department of Transportation, Standard Specifications, Item 203.07 – Select Granular Fill is acceptable for use as Suitable Granular Fill.

The Suitable Granular Fill should be placed and compacted in accordance with the requirements for the Structural Fill as stated above.

CLOSING

This report was prepared to assist in the design and construction of the proposed mixed use building planned at 2071 Sweet Home Road in Amherst, New York. The report has been prepared for the exclusive use of Metzger Civil Engineering, PLLC and other members of the project design team, for specific application to this site and this project only.

The project information and recommendations presented in this report were prepared based on Empire's understanding of the proposed project and the

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

subsurface exploration work completed by SJB Services, Inc. as described herein, and through the application of generally accepted soils and foundation engineering practices. No warranties, expressed or inferred, are made by the conclusions, opinions, recommendations or services provided.

Additional information regarding the use and interpretation of this report is presented in Appendix B.

Respectfully Submitted:

EMPIRE GEOTECHNICAL ENGINEERING SERVICES

Wanda M. Allen, P.E.
Senior Geotechnical Engineer

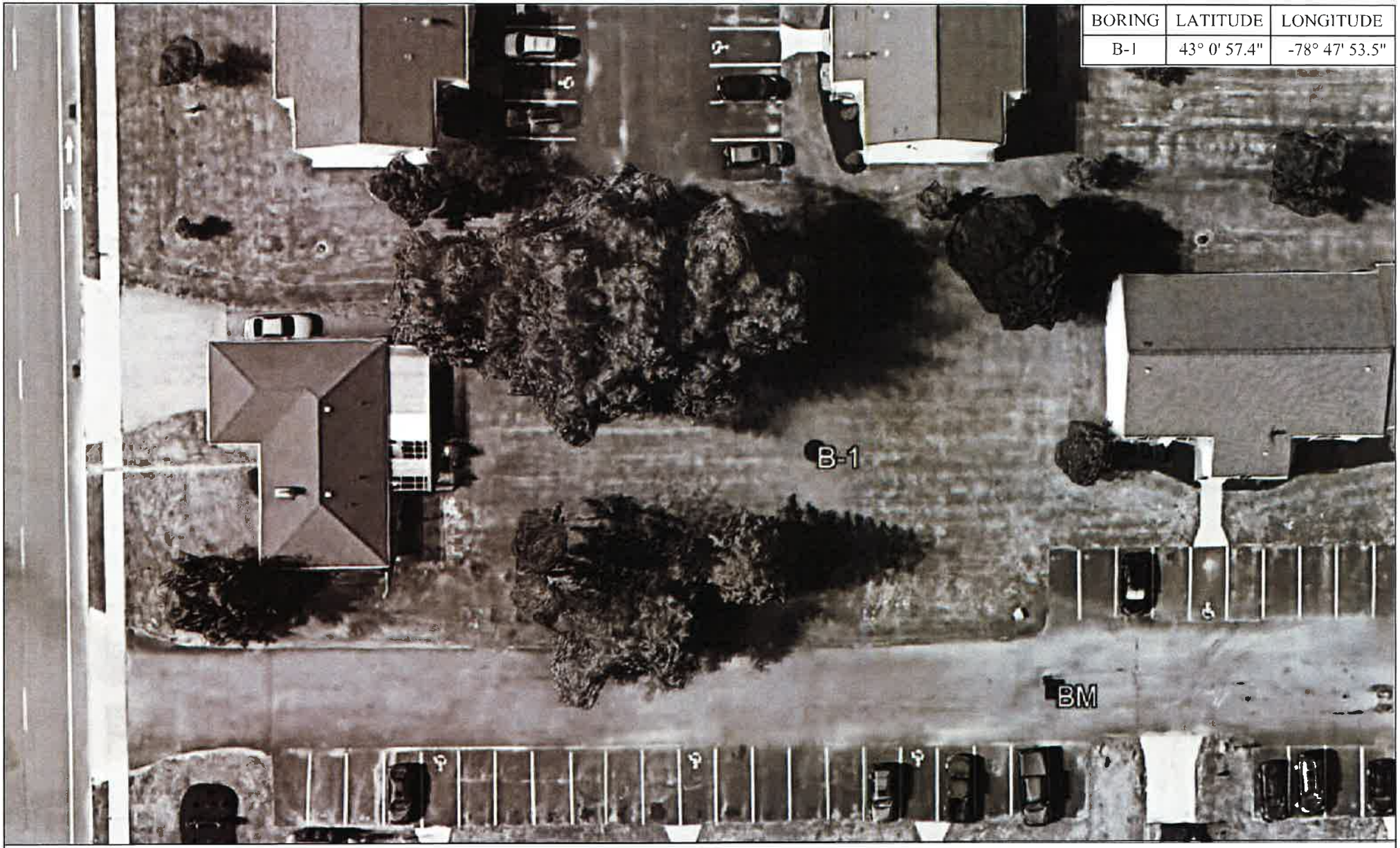


Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

FIGURE

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

BORING	LATITUDE	LONGITUDE
B-1	43° 0' 57.4"	-78° 47' 53.5"



LEGEND:

B-1 INDICATES APPROXIMATE LOCATION AND DESIGNATION OF TEST BORING.

BM BENCHMARK: RIM OF DRAINAGE INLET. ASSIGNED ARBITRARY ELEVATION DATUM OF 100.0 FEET BY SJB SERVICES, INC.

NOTE:
...IGUI

N

WMA ENGINEERING DPC|DBA
EMPIRE GEOTECHNICAL ENGINEERING SERVICES

PROPOSED MIXED USE BUILDING
2071 SWEET HOME ROAD
AMHERST, NEW YORK

SUBSURFACE EXPLORATION PLAN

DR BY: WMA	SCALE: NTS	PROJECT NO.: WB-20-045E

APPENDIX A

SUBSURFACE EXPLORATION LOG

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

DATE:
START 4/16/2020
FINISH 4/16/2020
SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. B-1
SURF. ELEV 101.9'
G.W. DEPTH See Notes

PROJECT: PROPOSED MIXED USE BUILDING
PROJ. NO.: BE-20-045
LOCATION: 2071 SWEETHOME RD.
AMHERST, NY

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	SOIL OR ROCK CLASSIFICATION	NOTES
	1	1	1			TOPSOIL	Driller noted topsoil at the surface
		1	2		2	Brown f-m SAND, some Clayey Silt, tr.gravel, tr.organics	
	2	1	1			(moist-wet, FILL)	
		1	4		2	Brown-Gray Silty CLAY, little f-m Sand (moist, soft, CL)	
5	3	2	3			Contains tr.sand (medium)	
		5	7		8		
	4	9	11			(v.stiff)	
		10	14		21		
	5	7	11				
10		13	11		24		
	6	WOH	1			(moist-wet, soft)	WOH = Weight of Hammer and Rods
		1	2		2		
15							
	7	1	1				
		1	2		2		
20							
	8	1	1			Contaisn some f-c Sand, tr.gravel	
		2	2		3		
25							
	9	11	13			(moist, hard)	
		21	27		34		
30							
	10	17	24				
		36	41		60		
35							REF = Sample Spoon Refusal
	11	27	41			Brown f-c SAND, some fine Gravel, little Silty Clay	
		50/0.4			REF	(moist-wet, v.compact, SC-SM)	
40						Boring Complete with Auger Refusal at 37.0'	Free Standing Water recorded at 20.0' at boring completing

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW

CLASSIFIED BY: Geologist

DRILLER: S. WOLKIEWICZ, JR.

DRILL RIG TYPE : CME-550X

METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

DATE

STARTED _____

FINISHED _____

SHEET _____ OF _____

SJB SERVICES, INC.
SUBSURFACE LOG

PROJ. No. _____

HOLE No. _____

SURF. ELEV. _____

G.W. DEPTH _____

PROJECT _____ LOCATION _____

DEPTH (ft)	SAMPLES	SAMPLE No.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	BLOWS ON CASING C	SOIL OR ROCK CLASSIFICATION	NOTES
0		1	3	3	4	8	7	10	3" TOPSOIL	Groundwater at 10' upon completion, and 5' 24 hrs. after completion
								15	Brown SILT, some Sand, trace clay, ML (Moist-Loose)	
								50/.5		
5									Gray SHALE, medium hard, weathered, thin bedded, some fractures	Run#1, 2.5'-5.0' 95% Recovery 50% RQD

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)

(7) *(numbered features explained on reverse)*

TABLE I

- Split Spoon Sample
- Shelby Tube Sample
- Geoprobe Macro-Core
- Auger or Test Pit Sample
- Rock Core

TABLE II

Identification of soil type is made on basis of an estimate of particle sizes, and in the case of fine grained soils also on basis of plasticity.

Soil Type	Soil Particle Size	
Boulder	>12"	Coarse Grained (Granular)
Cobble	3" - 12"	
Gravel - Coarse	3" - 3/4"	
- Fine	3/4" - #4	
Sand - Coarse	#4 - #10	
- Medium	#10 - #40	
- Fine	#40 - #200	
Silt - Non Plastic (Granular) Clay - Plastic (Cohesive)	<#200	Fine Grained

TABLE III

The following terms are used in classifying soils consisting of mixtures of two or more soil types. The estimate is based on weight of total sample.

Term	Percent of Total Sample
"and"	35 - 50
"some"	20 - 35
"little"	10 - 20
"trace"	less than 10

(When sampling gravelly soils with a standard split spoon, the true percentage of gravel is often not recovered due to the relatively small sampler diameter.)

TABLE IV

The relative compactness or consistency is described in accordance with the following terms:

Granular Soils		Cohesive Soils	
Term	**Blows per Foot, N**	**Term**	**Blows per Foot, N**
Very Loose	0 - 4	Very Soft	0 - 2
Loose	4 - 10	Soft	2 - 4
Firm	10 - 30	Medium	4 - 8
Compact	30 - 50	Stiff	8 - 15
Very Compact	>50	Very Stiff	15 - 30
		Hard	>30

(Large particles in the soils will often significantly influence the blows per foot recorded during the penetration test)

TABLE V

Varved	Horizontal uniform layers or seams of soil(s).
Layer	Soil deposit more than 6" thick.
Seam	Soil deposit less than 6" thick.
Parting	Soil deposit less than 1/8" thick.
Laminated	Irregular, horizontal and angled seams and partings of soil(s).

TABLE VI

Rock Classification Term		Meaning
Hardness	- Soft	Scratched by fingernail
	- Medium Hard	Scratched easily by penknife
	- Hard	Scratched with difficulty by penknife
	- Very Hard	Cannot be scratched by penknife
Weathering	- Very Weathered	Judged from the relative amounts of disintegration, iron staining, core recovery, clay seams, etc.
	- Weathered	
	- Sound	

Rock Classification Term		Meaning	
Bedding	- Laminated	(<1")	Natural breaks in Rock Layers
	- Thin Bedded	(1" - 4")	
	- Bedded	(4" - 12")	
	- Thick Bedded	(12" - 36")	
	- Massive	(>36")	

(Fracturing refers to natural breaks in the rock oriented at some angle to the rock layers)

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

GENERAL INFORMATION & KEY TO SUBSURFACE LOGS

The Subsurface Logs attached to this report present the observations and mechanical data collected by the driller at the site, supplemented by classification of the material removed from the borings as determined through visual identification by technicians in the laboratory. It is cautioned that the materials removed from the borings represent only a fraction of the total volume of the deposits at the site and may not necessarily be representative of the subsurface condition between adjacent borings or between the sampled intervals. The data presented of the Subsurface Logs together with the recovered samples provide a basis for evaluating the character of the subsurface conditions relative to the project. The evaluation must consider all the recorded details and their procedures to more accurately evaluate the subsurface conditions. Any evaluation of the contents of this report and recovered samples must be performed by qualified professionals. The following information defines some of the procedures and terms used of the Subsurface Logs to describe the conditions encountered, consistent with the numbered identifiers shown on the Key opposite this page.

1. The figures in the Depth column define the scale of the Subsurface Log.
2. The Samples column shows, graphically, the depth range from which a sample was recovered. See Table I for descriptions of the symbols used to represent the various types of samples.
3. The Sample No. is used for identification on sample containers and/or Laboratory Test Reports.
4. Blows on Sampler – shows the results of the "Penetration Test", recording the number of blows required to drive a split spoon sampler into the soil. The number of blows required for each six inches is recorded. The first 6 inches of penetration is considered a seating drive. The number of blows required for the second and third 6 inches of penetration is termed the penetration resistance, N
5. Blows on Casing – Shows the number of blows required to advance the casing a distance of 12 inches. The casing size, hammer weight, and length of drop are noted at the bottom of the Subsurface Log. If the casing is advanced by means other than driving, the method of advancement will be indicated in the Notes column or under the Method of Investigation at the bottom of the Subsurface Log. Alternatively, sample recovery may be shown in this column or other data consistent with the column heading.
6. All recovered soil samples are reviewed in the laboratory by an engineering technician, geologist, or geotechnical engineer, unless noted otherwise. Visual descriptions are made on the basis of a combination of the driller's field descriptions and noted observation together with the sample as received in the laboratory. The method of visual classification is based primarily on the Unified Soil Classification System (ASTM D 2487) with regard to the particle size and plasticity (See Table No. II), and the Unified Soil Classification System group symbols for the soil types are sometimes included with the soil classification. Additionally, the relative portion, by weight, of two or more soil types is described for granular soils in accordance with "Suggested Methods of Test for Identification of Soils" by D.M. Burmister, ASTM Special Technical Publication 479, June 1970. (See Table No. III). Description of the relative soil density or consistency is based upon the penetration records as defined in Table No. IV. The description of the soil moisture is based upon the relative wetness of the soil as recovered and is described as dry, moist, wet, and saturated. Water introduced into the boring either naturally or during drilling may have affected the moisture condition of the recovered sample. Special terms are used as required to describe soil deposition in greater detail; several such terms are listed in Table V. When sampling gravelly soils with a standard two inch diameter split spoon, the true percentage of gravel is often not recovered due to the relatively small sampler diameter. The presence of boulders and large gravel is sometimes, but not necessarily, detected by an evaluation of the casing and sampler blows or through the "action" of the drill rig as reported by the driller.
7. Rock description is based on review of the recovered rock core and the driller's notes. Frequently used rock classification terms are included in Table VI.
8. The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Solid stratification lines delineate apparent changes in soil type, based upon review of recovered soil samples and the driller's notes. Dashed lines convey a lesser degree of certainty with respect to either a change in soil type or where such change may occur.
9. Miscellaneous observations and procedures noted by the driller are shown in this column, including water level observations. It is important to realize the reliability of the water level observations depends upon the soil type (water does not readily stabilize in a hole through fine grained soils), and that any drill water used to advance the boring may have influenced the observations. The ground water level will fluctuate seasonally, typically. One or more perched or trapped water levels may exist in the ground seasonally. All the available readings should be evaluated. If definite conclusions cannot be made, it is often prudent to examine the conditions more thoroughly through test pit excavations or groundwater observation wells.
10. The length of core run is defined as the length of penetration of the core barrel. Core recovery is the length of core recovered divided by the core run. The RQD (Rock Quality Designation) is the total length of pieces of NX core exceeding 4 inches divided by the core run. The size core barrel used is also noted in the Method of Investigation at the bottom of the Subsurface Log.

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

APPENDIX B

GEOTECHNICAL REPORT LIMITATIONS

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

GEOTECHNICAL REPORT LIMITATIONS

WMA Engineering DPC / DBA Empire Geotechnical Engineering Services (Empire) has endeavored to meet the generally accepted standard of care for the services completed, and in doing so is obliged to advise the geotechnical report user of our report limitations. Empire believes that providing information about the report preparation and limitations is essential to help the user reduce geotechnical-related delays, cost over-runs, and other problems that can develop during the design and construction process. Empire would be pleased to answer any questions regarding the following limitations and use of our report to assist the user in assessing risks and planning for site development and construction.

PROJECT SPECIFIC FACTORS: The conclusions and recommendations provided in our geotechnical report were prepared based on project specific factors described in the report, such as size, loading, and intended use of structures; general configuration of structures, roadways, and parking lots; existing and proposed site grading; and any other pertinent project information. Changes to the project details may alter the factors considered in development of the report conclusions and recommendations. *Accordingly, Empire cannot accept responsibility for problems which may develop if we are not consulted regarding any changes to the project specific factors that were assumed during the report preparation.*

SUBSURFACE CONDITIONS: The site exploration investigated subsurface conditions only at discrete test locations. Empire has used judgement to infer subsurface conditions between the discrete test locations, and on this basis the conclusions and recommendations in our geotechnical report were developed. It should be understood that the overall subsurface conditions inferred by Empire may vary from those revealed during construction, and these variations may impact on the assumptions made in developing the report conclusions and recommendations. *For this reason, Empire should be retained during construction to confirm that conditions are as expected, and to refine our conclusions and recommendations in the event that conditions are encountered that were not disclosed during the site exploration program.*

USE OF GEOTECHNICAL REPORT: Unless indicated otherwise, our geotechnical report has been prepared for the use of our client for specific application to the site and project conditions described in the report. *Without consulting with Empire, our geotechnical report should not be applied by any party to other sites or for any uses other than those originally intended.*

CHANGES IN SITE CONDITIONS: Surface and subsurface conditions are subject to change at a project site subsequent to preparation of the geotechnical report. Changes may include, but are not limited to, floods, earthquakes, groundwater fluctuations, and construction activities at the site and/or adjoining properties. *Empire should be informed of any such changes to determine if additional investigative and/or evaluation work is warranted.*

MISINTERPRETATION OF REPORT: The conclusions and recommendations contained in our geotechnical report are subject to misinterpretation. *To limit this possibility, Empire should review project plans and specifications relative to geotechnical issues to confirm that the recommendations contained in our report have been properly interpreted and applied.*

Subsurface exploration logs and other report data are also subject to misinterpretation by others if they are separated from the geotechnical report. This often occurs when copies of logs are given to contractors during the bid preparation process. *To minimize the potential for misinterpretation, the subsurface logs should not be separated from our geotechnical report and the use of excerpted or incomplete portions of the report should be avoided.*

OTHER LIMITATIONS: Geotechnical engineering is less exact than other design disciplines, as it is based partly on judgement and opinion. For this reason, our geotechnical report may include clauses that identify the limits of Empire's responsibility, or that may describe other limitations specific to a project. These clauses are intended to help all parties recognize their responsibilities and to assist them in assessing risks and decision making. Empire would be pleased to discuss these clauses and to answer any questions that may arise.

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)



3 North (Driveway)
1/8" = 1'-0"



3 South (Side)
1/8" = 1'-0"



1 East (Rear)
1/8" = 1'-0"



2 West (Sweet Home)
1/8" = 1'-0"

Wyse Properties

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ENGINEER:
DAVID A. CERRI P.E.
155 HANDWOOD DRIVE
WILLIAMSVILLE, NY 14221

No	Description	Date

Client Name
Wyse Property

Project Name
Apartment Building with Retail 2071 Sweet Home Rd. Amherst NY

Sheet Name
Elevations

Project Number	N/A
Date	03/14/2020
Designed by	KW/TZ
Drawn by	TZ
Checked by	KW

A101

Scale 1/8"

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

NEW YORK STATE OF OPPORTUNITY | **Parks, Recreation, and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

February 07, 2020

Michael Metzger
PE
Metzger Civil Engineering PLLC
8245 Sheridan Drive
Williamsville, NY 14221

Re: SEQRA
Mixed Use Development - Demolition & Redevelopment Project
2071 Sweet Home Rd, Buffalo, Erie County, NY
20PR00739

Dear Michael Metzger:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

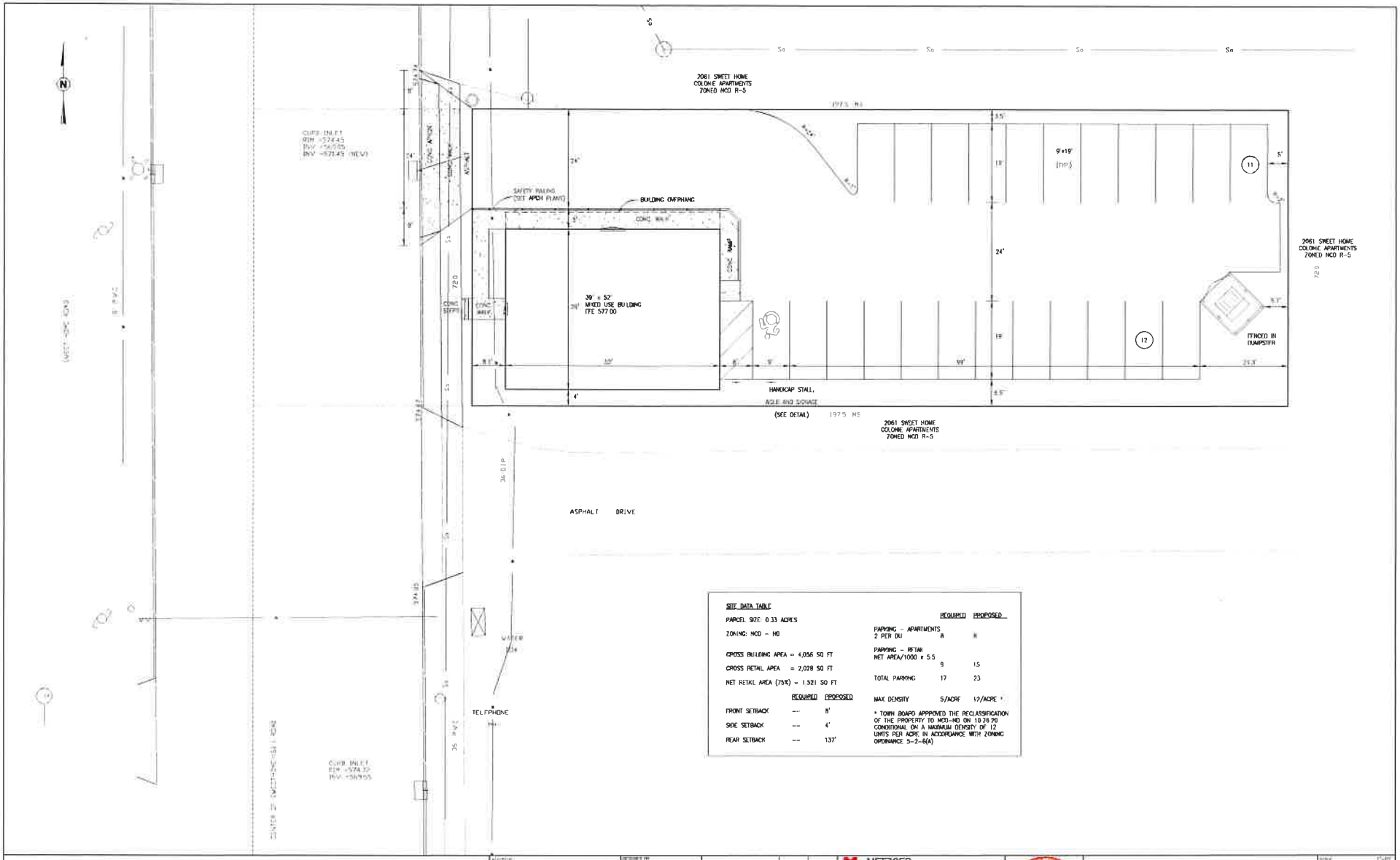
If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)



NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

METZGER CIVIL ENGINEERING, PLLC
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WILLIAMSVILLE, NY 14221
PH 716-633-2601
FAX 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE PLAN

SP-1
SHEET 3

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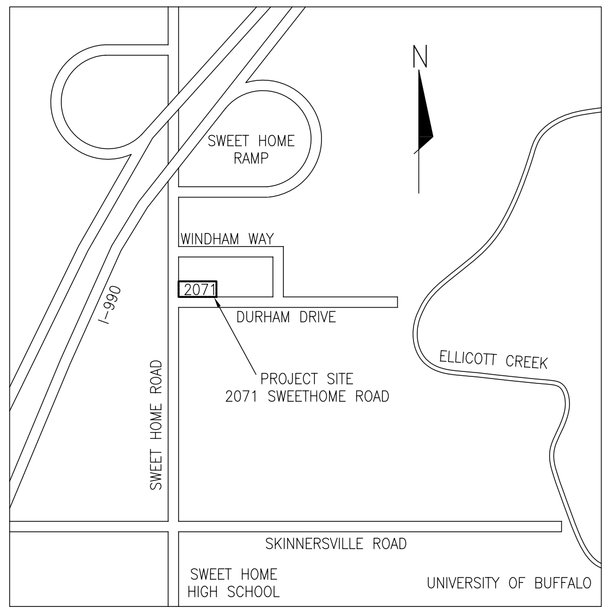
Attachment: SP-2021-02_application_030221 (22845 : Sp-2021-02)

Attachment: SP-2021-02_drawings_030221 (22845 : Sp-2021-02)

MIXED USE BUILDING
2071 SWEETHOME ROAD

TOWN OF AMHERST, ERIE COUNTY, NEW YORK



LOCATION MAP
N.T.S.

OWNER:
WYSE PROPERTIES
2217 SWEETHOME ROAD
AMHERST, NY 14228

CIVIL ENGINEER:
METZGER CIVIL ENGINEERING, PLLC.
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221
PHONE: (716) 633-2601
FAX: (716) 633-2704
EMAIL: meteng@roadrunner.com

PROJECT LEGEND

EXISTING FEATURES*		PROPOSED FEATURES	
	PROJECT BOUNDARY LINE		STORM CATCH BASIN
	CENTERLINE	WV	WATER VALVE
MB	MAIL BOX	SA SA	SANITARY SEWER LATERAL
	SIGN	ST ST	STORM SEWER LINE
ELEC. M.H. E	ELECTRIC MANHOLE	W W	WATERLINE
TELE. M.H. T	TELEPHONE MANHOLE		SIGN
SA SA	SANITARY MANHOLE & LINE	× 575.75	SPOT ELEVATION
W	WATER LINE		FLOW DIRECTION
	UTILITY POLE		INLET PROTECTION
WV	WATER VALVE		SILT SOCK
	HYDRANT		STABILIZED CONSTRUCTION ENTRANCE
G	GAS LINE		
OH	OVERHEAD WIRES		

* WHERE APPLICABLE

SCHEDULE OF DRAWINGS:

SHEET NO	DRAWING	DESCRIPTION
1	CS	COVER SHEET
2	--	BOUNDARY & TOPOGRAPHIC SURVEY
3	SP-1	SITE PLAN
4	GD-1	GRADING & DRAINAGE PLAN
5	UP-1	UTILITY PLAN
6	ESC-1	EROSION AND SEDIMENT CONTROL PLAN
7	LP-1	LANDSCAPE PLAN
8	DT-1	MISCELLANEOUS DETAILS -1
9	DT-2	MISCELLANEOUS DETAILS -2
10	DT-3	MISCELLANEOUS DETAILS -3

METZGER CIVIL ENGINEERING, PLLC

TOWN OF AMHERST NOTES:
1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS.

SCALE:	NTS
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	CS
	SHEET 1

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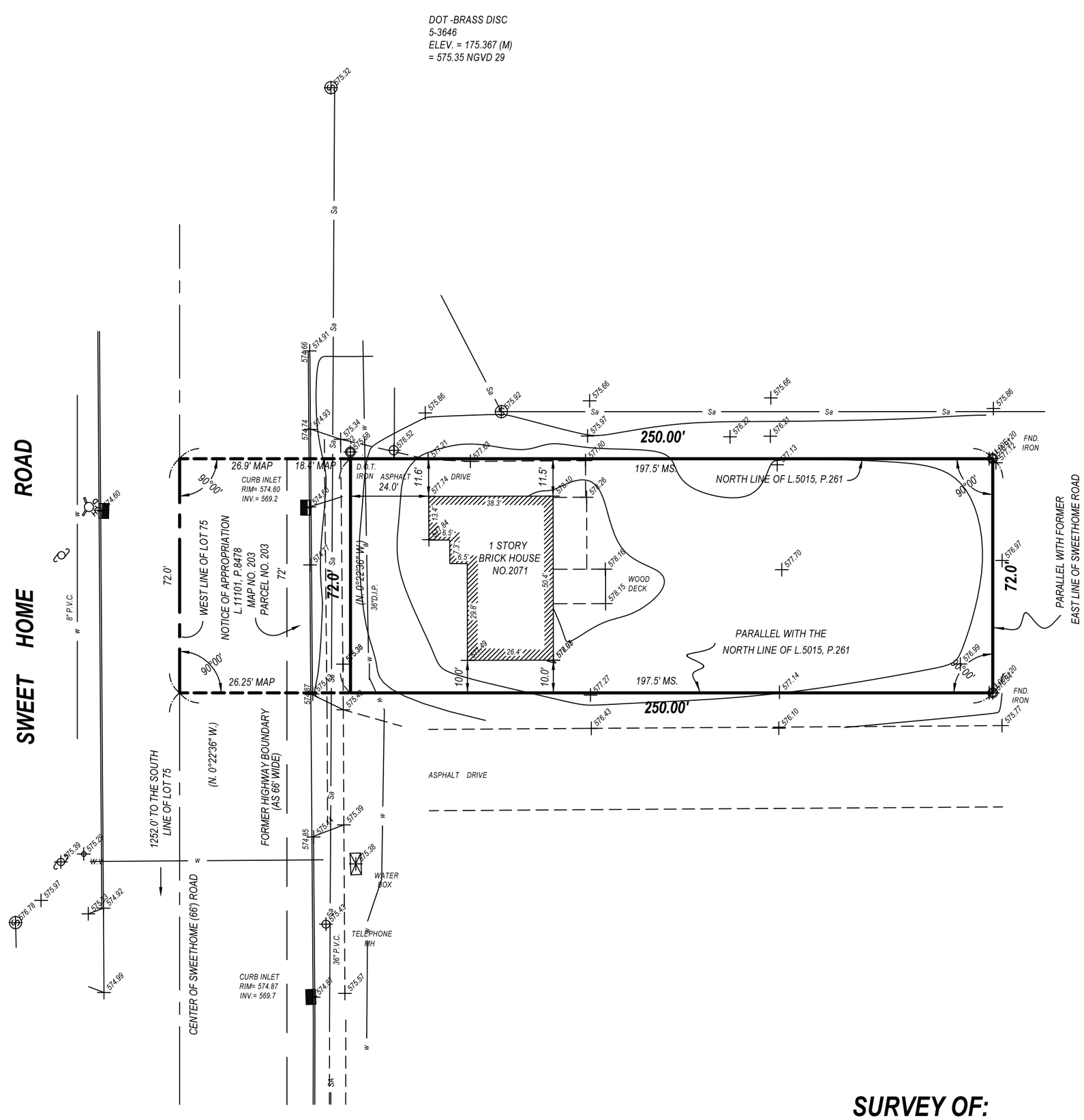
Attachment: SP-2021-02_drawings_030221 (22845 : Sp-2021-02)

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

JOB NO. 2020002-2071sweethome



LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN/RECIEVER
- CURB INLET
- OH elect. OVERHEAD ELECTRIC
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SIGN
- 100 EXIST. CONTOUR
- 101 PROPOSED CONTOUR
- 99.5 EXIST. ELEV.
- 101 PROPOSED ELEV.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

1.) This survey was prepared without the benefit of an up to date abstract of title and is subject to any state of facts that may be revealed by an examination of such.

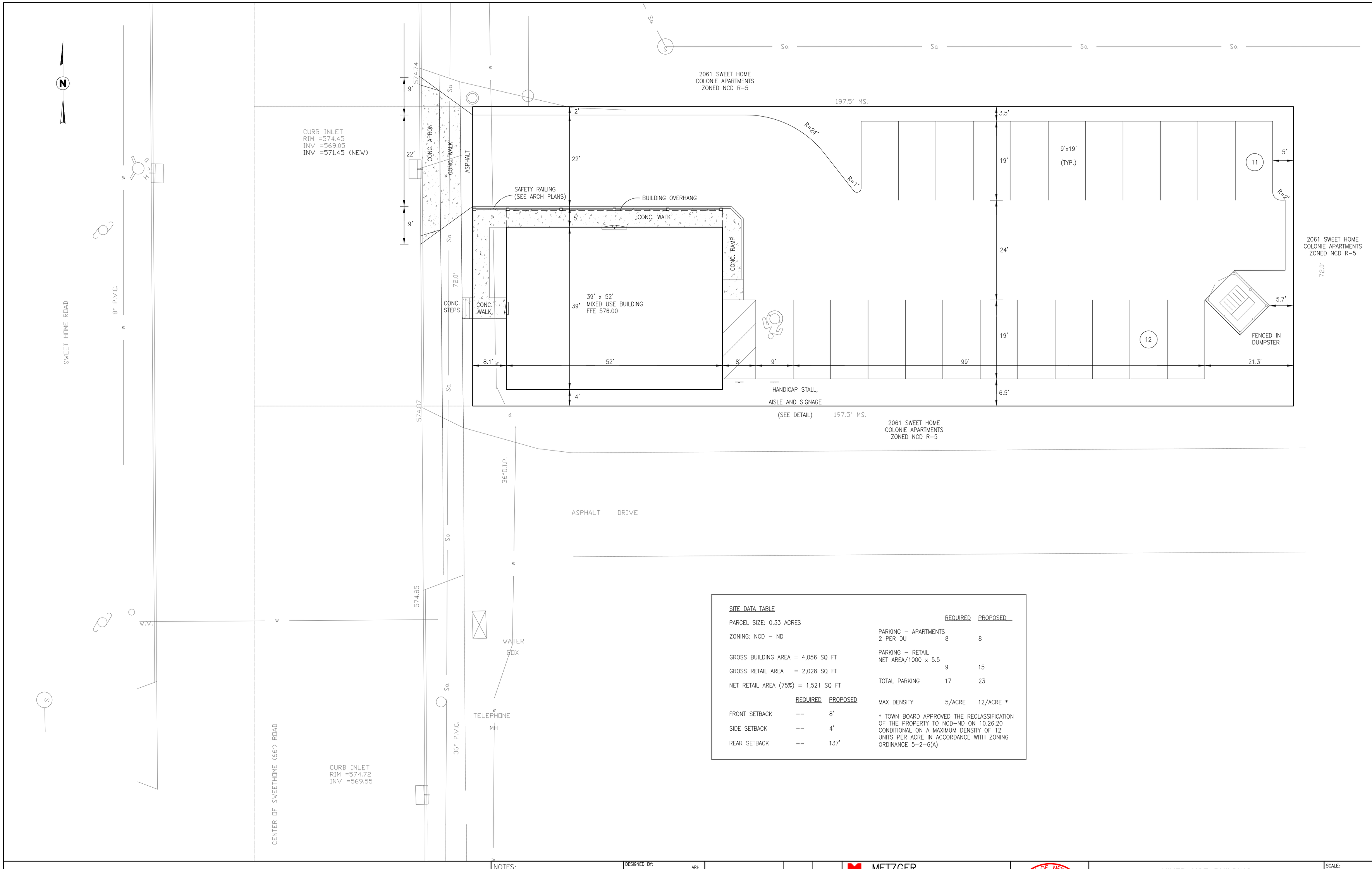
2.) All features indicating easements, agreements, reservations & rights, in premises are not shown on this map & is subject to the following deeds of record:

SURVEY OF:

PART OF LOT 75, TOWNSHIP 12 - RANGE 7, H.L.C.S.
TOWN OF AMHERST, ERIE COUNTY, NEW TORK

SCALE: 1"=30' DATE: FEBRUARY 5, 2020

RICHARD J. ARONICA
LAND SURVEYOR NYS 49799
10569 ROCKY MOUNTAIN ROAD
P.O. BOX 339
NORTH COLLINS, NEW YORK 14111
PHONE: 716-337-3420



SITE DATA TABLE

PARCEL SIZE: 0.33 ACRES

ZONING: NCD – ND

GROSS BUILDING AREA = 4,056 SQ FT

GROSS RETAIL AREA = 2,028 SQ FT

NET RETAIL AREA (75%) = 1,521 SQ FT

	REQUIRED	PROPOSED
FRONT SETBACK	--	8'
SIDE SETBACK	--	4'
REAR SETBACK	--	137'

	REQUIRED	PROPOSED
PARKING – APARTMENTS 2 PER DU	8	8
PARKING – RETAIL NET AREA/1000 x 5.5	9	15
TOTAL PARKING	17	23
MAX DENSITY	5/ACRE	12/ACRE *

* TOWN BOARD APPROVED THE RECLASSIFICATION OF THE PROPERTY TO NCD-ND ON 10.26.20 CONDITIONAL ON A MAXIMUM DENSITY OF 12 UNITS PER ACRE IN ACCORDANCE WITH ZONING ORDINANCE 5-2-6(A)

NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
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PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK · MICHAEL J. METZGER · 0066786 · LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	SP-1
	SHEET 3

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Attachment: SP-2021-02_drawings_030221 (22845 : SP-2021-02)

ROOF LEADERS
(PER ARCH. PLANS)

CURB INLET
RIM =574.45
INV =569.05
INV =571.45 (NEW)

ST CB4
RIM 575.40
S,WI 572.15

12' 8"ø HDPE
@ 5.8%

TIP UP SECTION

SAWCUT CURB AS NECESSARY
TO MATCH TO EXISTING

52' 8"ø HDPE @ 0.3%

2 STEPS
@ 4.5"

ROOF LEADERS
(PER ARCH. PLANS)

ROOF LEADERS
(PER ARCH. PLANS)

39' x 52'
MIXED USE BUILDING
FFE 576.00

ROOF LEADERS
(PER ARCH. PLANS)

62' 8"ø HDPE @ 0.3%

ST CB3
RIM 575.20
INV 572.31

INV 572.50
OUTLET CONTROL
8" PIPE CAP WITH 3" ø HOLE
INV 572.50

66' 12"ø HDPE @ 0.2%

ST CB1
RIM 575.06
INV 572.84

32' 12"ø HDPE @ 0.2%

INV 572.77

ST CB2
RIM 575.06
INV 572.97

DRY DETENTION
AREA A = 532 CUFT

197.5' MS

COLONIE FUNDING COMPANY
L.11341, P.884

72.0'

ASPHALT DRIVE

36" D.I.P.

36" P.V.C.

WATER
BOX

TELEPHONE
MH

CURB INLET
RIM =574.72
INV =569.55

LEGEND

EXISTING ELEVATION	500.00
PROPOSED ELEVATION	+500.00
PROPOSED CONTOURS	500
DIRECTION OF FLOW	
TC = TOP OF CURB	
BC = BOTTOM OF CURB	
FFE = FIRST FLOOR ELEVATION	

NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

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DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

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LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK
MICHAEL E. METZGER
066786
LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GRADING & DRAINAGE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	GD-1
	SHEET 4

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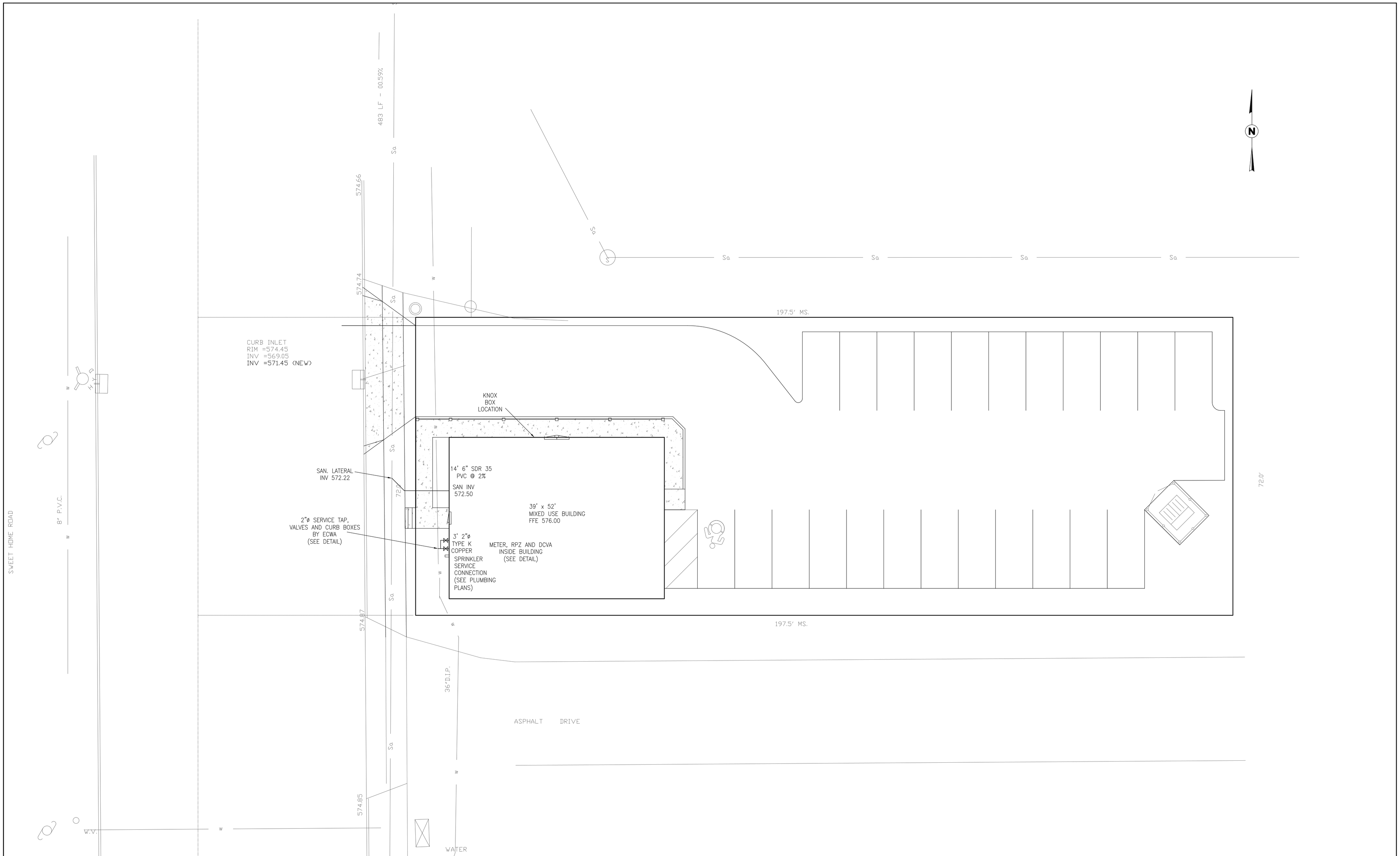

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CHECKED BY:	JCM
CAD FILE:	M-1924

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MICHAEL J. METZGER
066786
LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

UTILITY PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	UP-1
	SHEET 5

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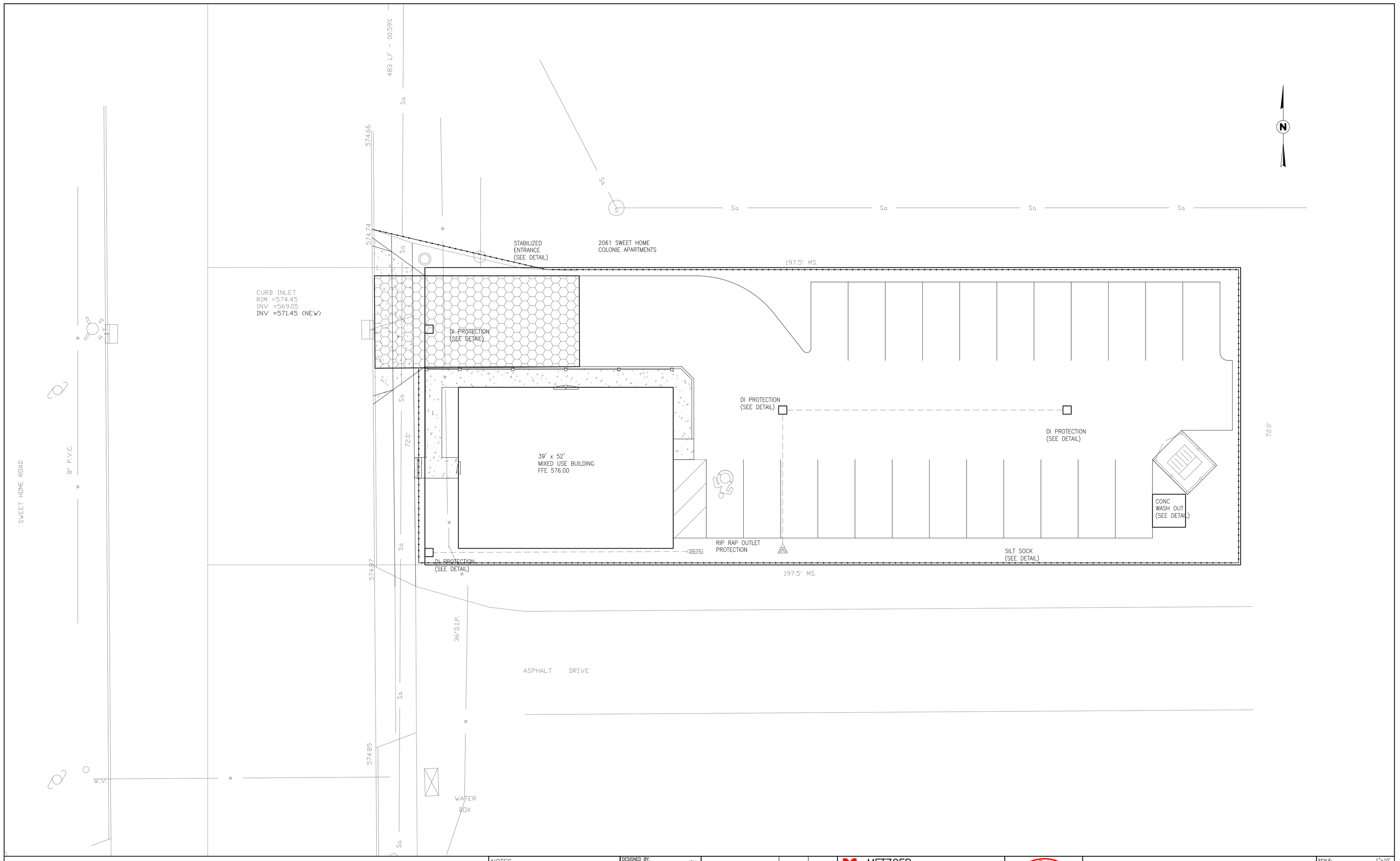

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DRAWN BY:	ARH
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REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC

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WILLIAMSVILLE, NY 14221
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LAND PLANNING
SITE DESIGN
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STATE OF NEW YORK · MICHAEL J. METZGER · 0066786 · LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	ESC-1
	SHEET 6

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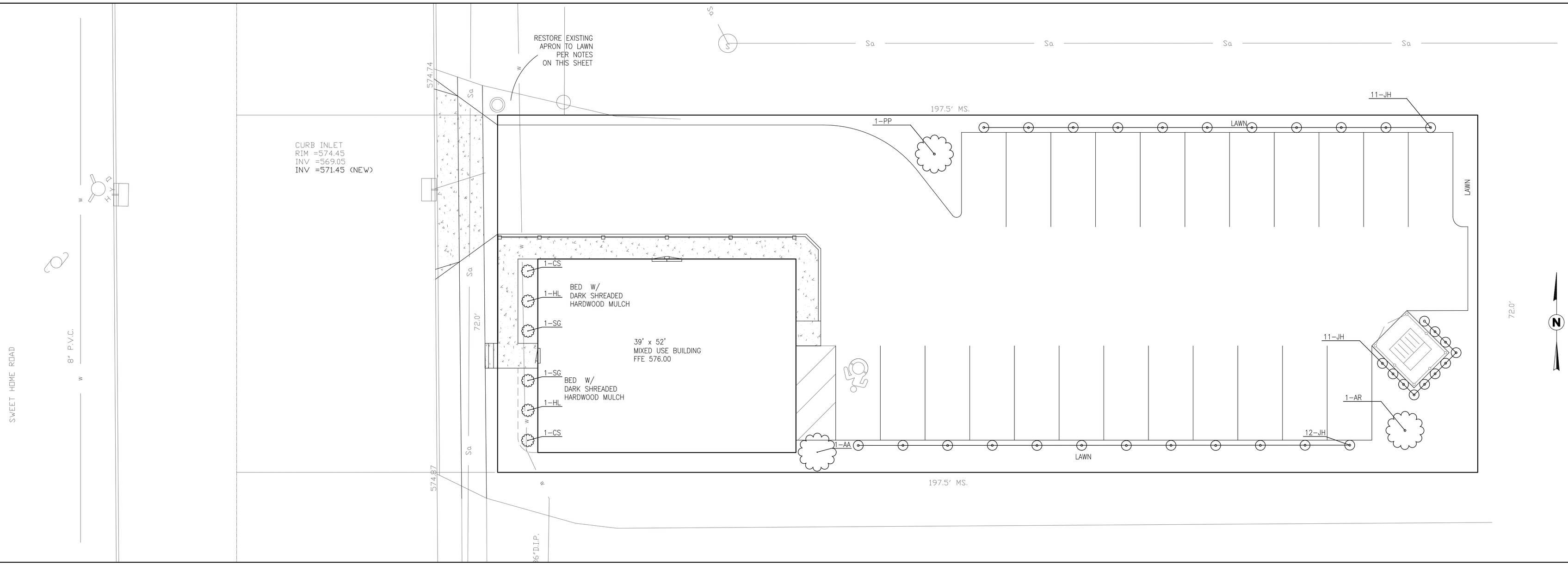
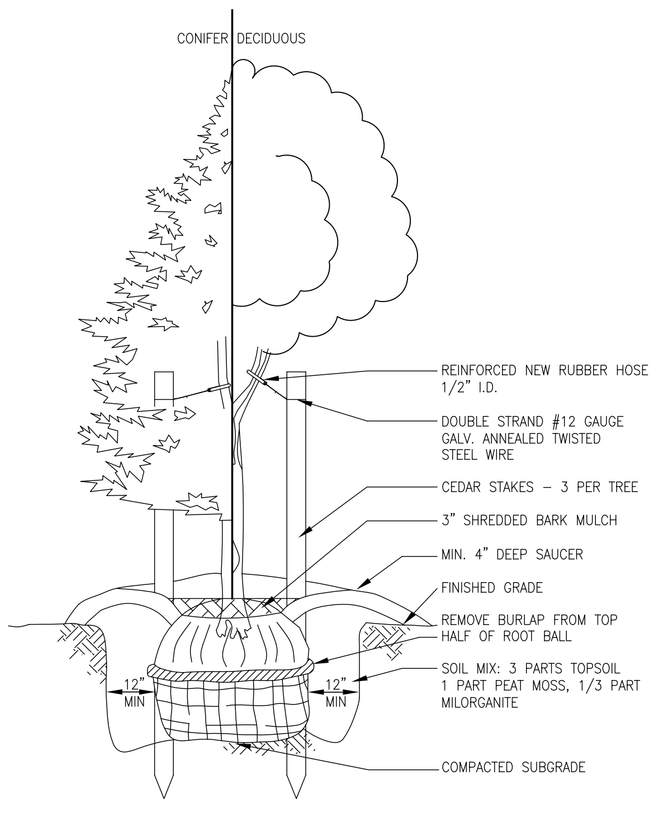
Attachment: SP-2021-02_drawings_030221 (2284S : SP-2021-02)





TREE PLANTING DETAIL
NOT TO SCALE

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
				SIZE
AA	1	AMELANCHIER GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	1.75" CAL.
AR	1	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	2.5" CAL.
CS	2	CORNUS STOLONIFERA FARROW	ARCTIC FIRE RED TWIG DOGWOOD	24"
HL	2	HYDRANGEA PANICULATA	LITTLE QUICK FIRE HYDRANGEA	24"
JH	34	JUNIPERUS CHINENSIS COLUMNARIS	"HETZII"STAKED JUNIPER	4'
PP	1	PICEA PUNGENS	COLORADO SPRUCE	5'
SG	2	SPIRAEA BUMALDA "GOLD FLAME"	GOLD FLAME SPIRAEA	24"

*WATER WEEKLY FOR FIRST YEAR AFTER PLANTING; TOLERANT OF DRY SOILS ONCE ESTABLISHED.

ALL PLANTING BEDS AND TREE PITS SHALL RECIEVE A MINUMUM 3 INCH DEPTH OF DARK SHREDED HARDWOOD MULCH, EXCEPT WHERE OTHERWISE NOTED.

LAWN NOTES
FURNISH TOPSOIL FROM THE SITE. IF INSUFFICIENT QUANTITY IS AVAILABLE, CONTRACTOR TO SUPPLY TOPSOIL FROM OFF SITE AT CONTRACTORS EXPENSE.
TOPSOIL SHALL BE NATURAL, FRIABLE GRANULAR SOIL, UNIFORM IN COMPOSITION AND TEXTURE.
CLEAN FROM SUBSOIL, CLAY LUMPS, STONES, WEEDS, STUMPS, ROOTS, TOXIC SUBSTANCES AND DEBRIS 1" OR MORE IS SIZE.

TOPSOIL SHALL HAVE LESS THAN 10% CLAY WITH A pH BETWEEN 5.0–7.0 WITH 5%–20% ORGANIC MATTER.

THE SEED MUST BE SOWN AND FERTILIZED USING APPLICATION RATES AS DIRECTED BY THE SEED SUPPLIER AND COVERED WITH SMALL GRAIN STRAW MULCH WITHIN 7 DAYS AFTER THE END OF DISTURBANCE AND WATERED AS REQUIRED.

LAWN GRASS MIX
45% KENTUCKY BLUEGRASS
36% CREEPING RED FESCUE
19% PERENNIAL RYEGRASS

NOTES:
1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	KW
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK – MICHAEL J. METZGER – 066788 – LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

LANDSCAPE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	LP-1
	SHEET 7

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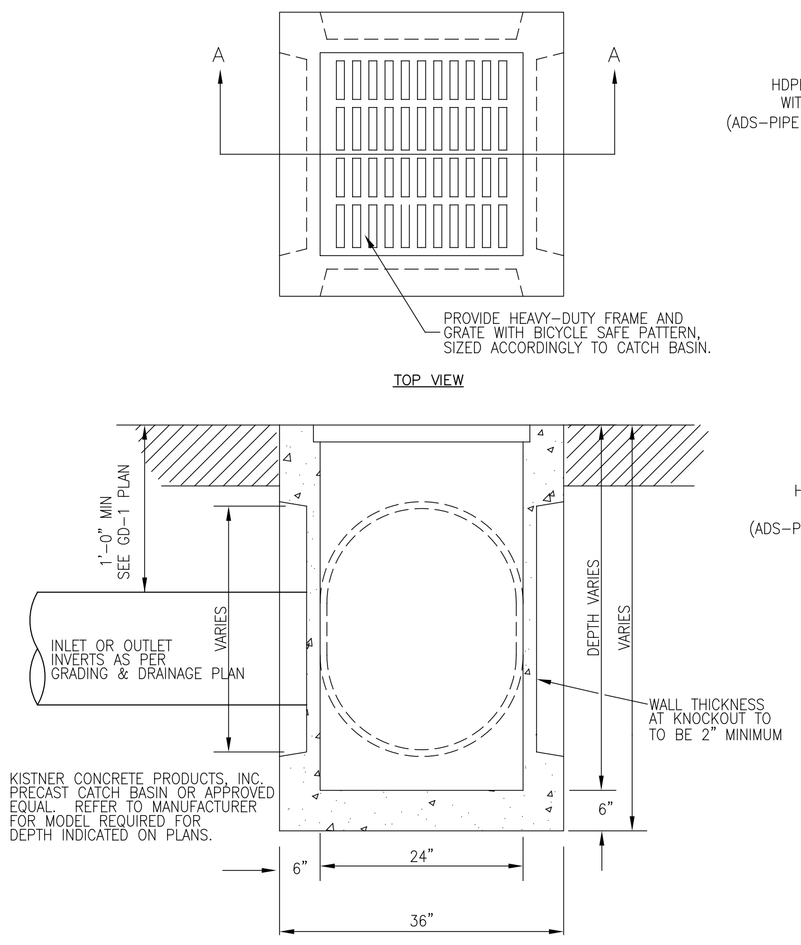
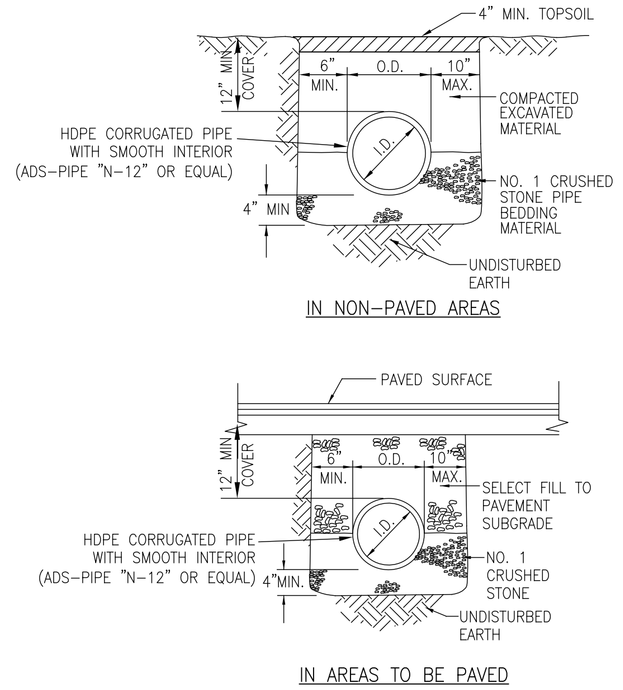


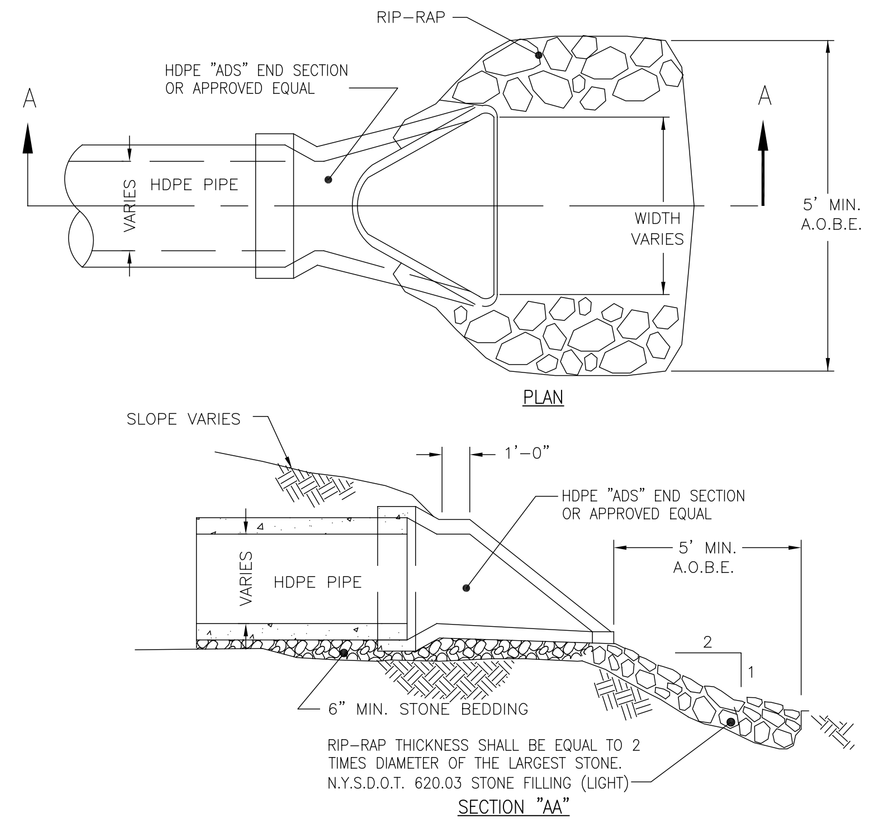
CATCH BASIN DETAIL

N.T.S.



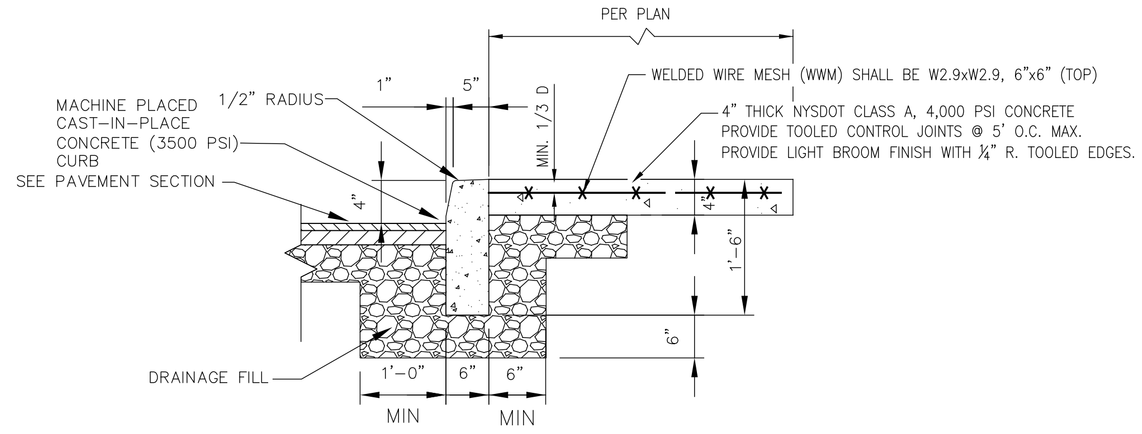
STORM SEWER TRENCH DETAILS

N.T.S.



END SECTION WITH RIP-RAP DETAIL

N.T.S.

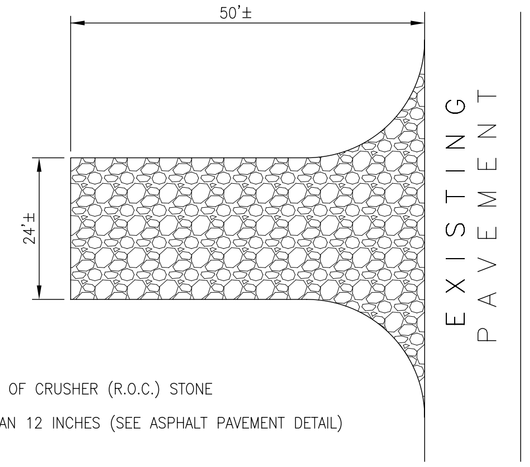


NOTES:

1. PROVIDE 2" DEEP SAW CUT CONTROL JOINT AT 10'-0" O.C. (WITHIN 24 HOURS OF PLACEMENT).
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINTS AT A MAXIMUM 30'-0" O.C.
3. PROVIDE FINE BROOM FINISH TO EXPOSED PORTION OF CONCRETE CURB.
4. SLOPE TOP OF CURB DOWN TO MEET PAVEMENT ELEVATION WITHIN 4'-0" WHERE CURB ENDS AT LAWN TERMINATIONS.
5. DEPTH OF DRAINAGE FILL TO BE 6" IF NO UNDERDRAIN IS CALLED FOR.

CONCRETE SIDEWALK AND 4" UPRIGHT CURB

N.T.S.

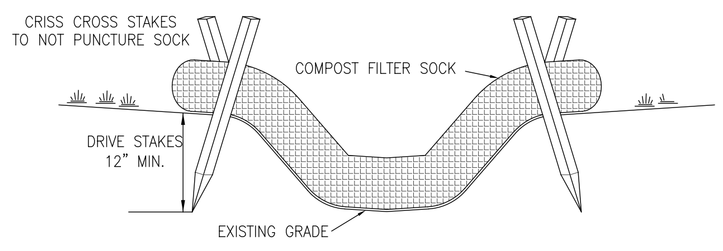


NOTES:

1. STONE SIZE – USE 2" RUN OF CRUSHER (R.O.C.) STONE
3. THICKNESS – NOT LESS THAN 12 INCHES (SEE ASPHALT PAVEMENT DETAIL)
4. WIDTH – 24' WIDE
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE ROADWAY PAVEMENT DETAIL).
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

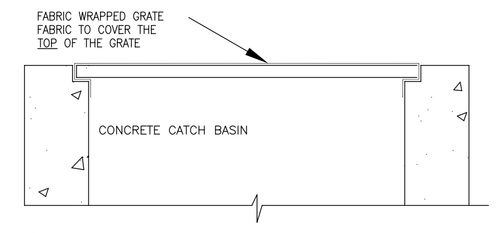


NOTES:

1. COMPOST FILTER SOCK MUST CONFORM TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (FILTREXX SILTSOXX OR APPROVED EQUAL).
2. INSTALL 3' LONG 2"x2" HARDWOOD STAKES AT 10' INTERVALS OR AS SPECIFIED BY THE SOCK MANUFACTURER.
3. WOODEN STAKES TO BE INSTALLED IN A CRISS CROSS PATTERN SO AS NOT TO PUNCTURE THE SOCK.
4. WOODEN STAKES TO BE DRIVEN AT LEAST 12" INTO GROUND.
5. ABUTTING ENDS MUST BE OVERLAPPED TO PROVIDE CONTINUOUS PROTECTION.
6. ALL SOCK SHALL BE 12".

COMPOST FILTER SOCK

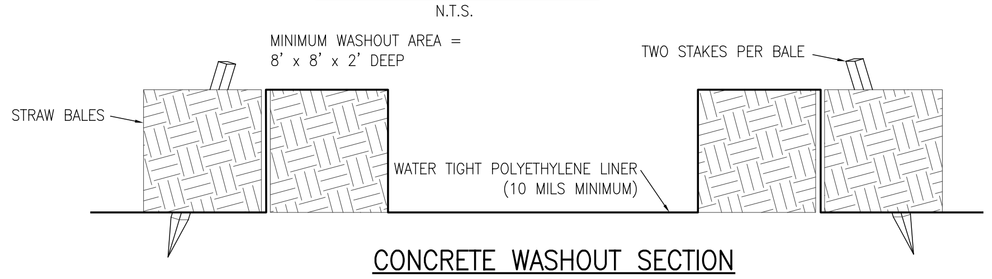
N.T.S.



1) LIFT METAL GRATE
2) WRAP GRATE IN FILTER FABRIC (MIRAFI HP 270 OR EQ.)
3) PLACE WRAPPED FRAME BACK INTO MANHOLE
4) WEIGHT OF GRATE TO HOLD FABRIC IN PLACE ON ALL FOUR SIDES
5) REPLACE FABRIC AS REQUIRED
6) FABRIC MAY BE WRAPPED UNDER THE BOTTOM OF THE GRATE DURING THE WINTER MONTHS TO PROTECT AGAINST SNOW PLOWS
7) REMOVE FABRIC AFTER ALL UPSTREAM GRASS HAS BEEN ESTABLISHED AND THE THREAT OF SILTATION FROM CONSTRUCTION VEHICLES NO LONGER EXISTS.

DROP INLET PROTECTION DETAIL

N.T.S.

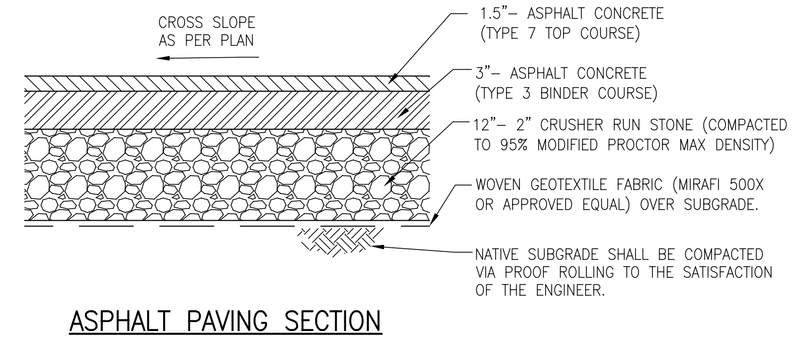


CONCRETE WASHOUT SECTION

N.T.S.

NOTES:

1.CONCRETE WASHOUT BASIN TO CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DESIGN CRITERIA.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY IS FILLED.
3. INSPECT WASHOUT FACILITY DAILY AND REPAIR LEAKING LINER AS NECESSARY.



ASPHALT PAVING SECTION

N.T.S.

DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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SITE DESIGN
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STATE OF NEW YORK MICHAEL R. METZGER 096196 LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS -1

SCALE:	NTS
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	DT-1
	SHEET 8

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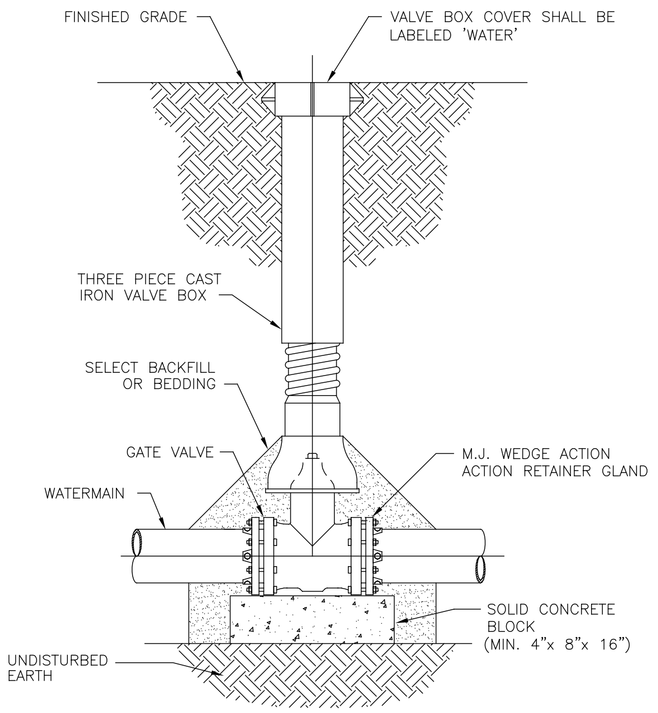
Attachment: SP-2021-02_drawings_030221 (2284$: SP-2021-02)



NOTES:

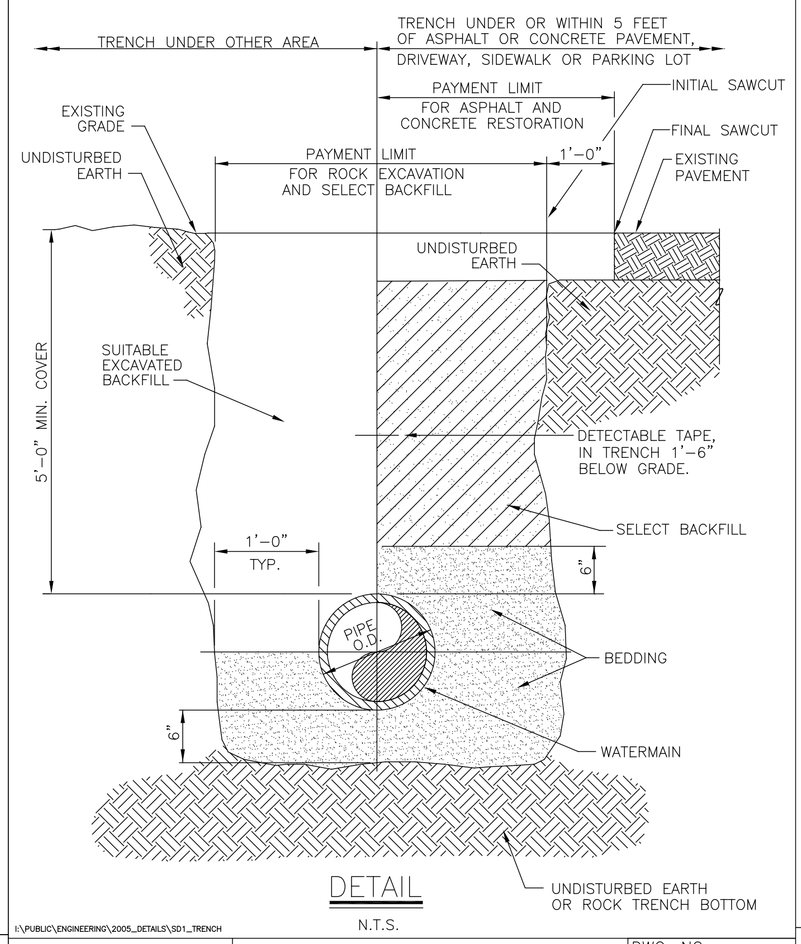
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPENING NUT CENTERED IN BOX.

SECTION

N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD11_GATE_VALVE_SET

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11	
		DATE 4/28/92	REVISED 02/17



DETAIL

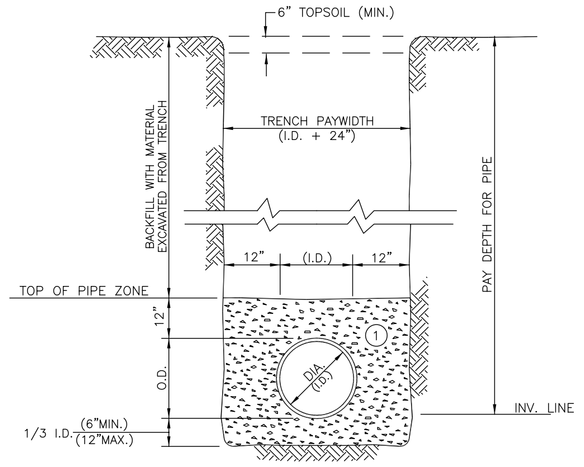
N.T.S.

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD1_TRENCH

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 12-INCH DIAMETER WATERMAIN	DWG. NO. SD1	
		DATE 4/28/92	REVISED 10/05

UNSHEETED TRENCH DETAIL

(JANUARY 2012)



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

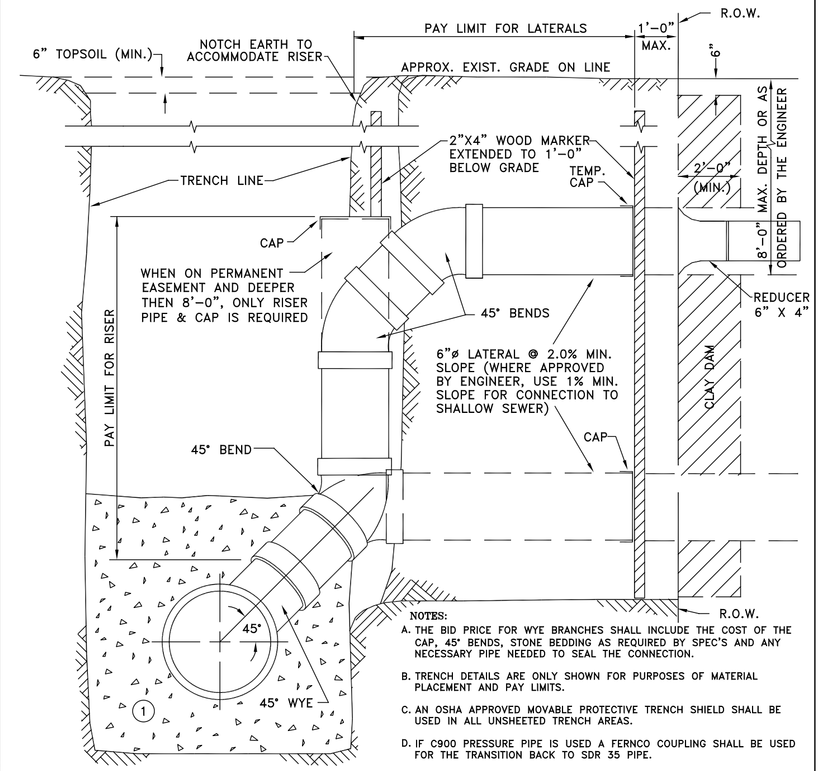
(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (1)

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 5/20/93 NOTE 2: PIPE INSTALLATION		STD.DETAIL 1
	Rev. 2 2/7/94 ADDED NOTE C & D		
	File: d-01	Date: 3/1/91	

RISER DETAIL - SDR35 (MAIN LINE LATERAL CONNECTION)

(JANUARY 2012)



NOTES:

A. THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPEC'S AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION.

B. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS.

C. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

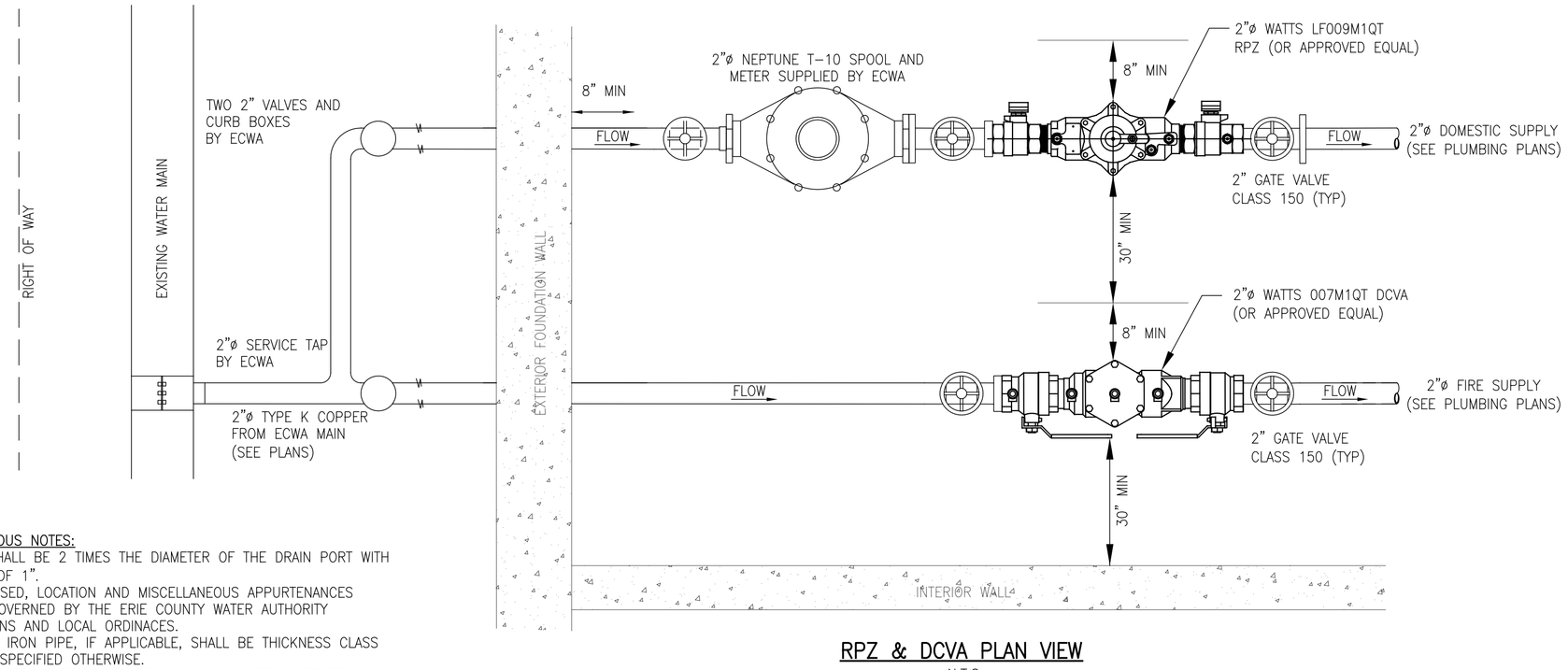
D. IF C900 PRESSURE PIPE IS USED A FERNCO COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER. NO SLAG WILL BE ALLOWED.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 2 1/97 ADDED 1/8 BELL & SPIGOT LONG SWEEP BEND		STD.DETAIL 27
	Rev. 3 12/01 ADDED NOTE D REGARDING LOCATION OF VENTS AND CLEAN OUTS		
	Rev. 4 5/02 CHANGED LONG SWEEP TO NORMAL 45° ADDED CAPS & CORRECTED PAY LIMITS		
	File: d-27	Date: 3/1/91	



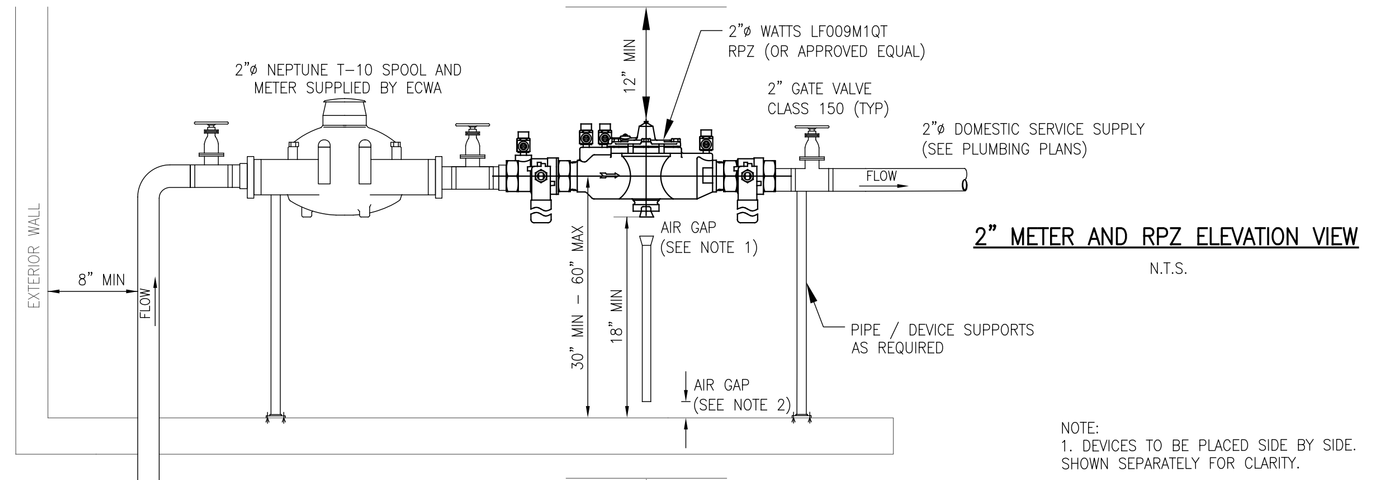
RPZ & DCVA PLAN VIEW

N.T.S.

N

RPZ MISCELLANEOUS NOTES:

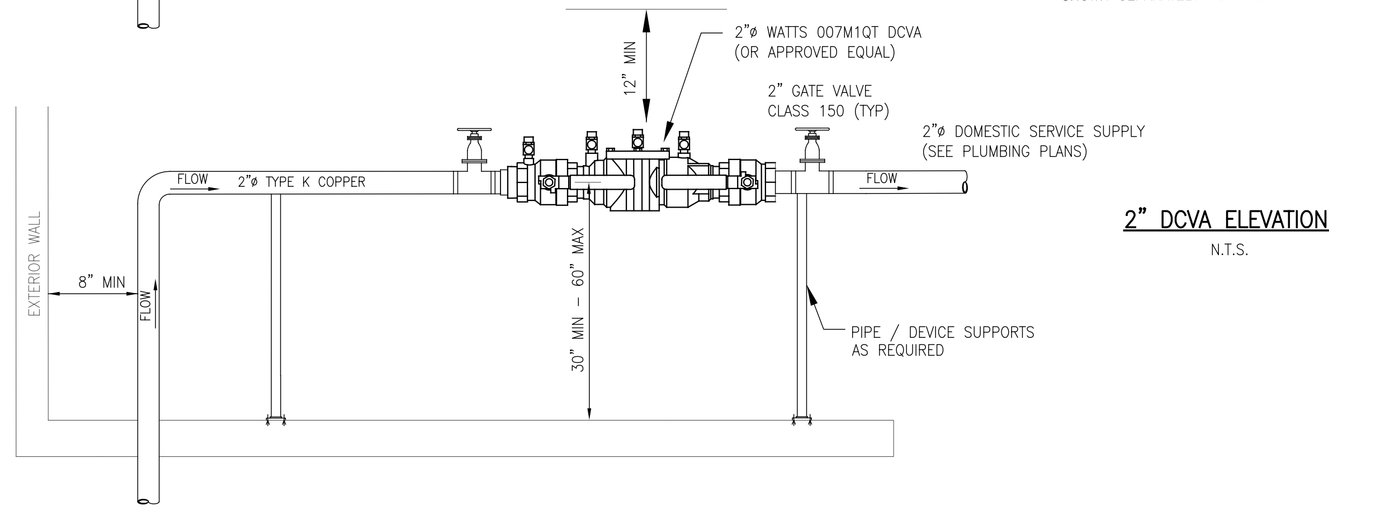
1. AIR GAPS SHALL BE 2 TIMES THE DIAMETER OF THE DRAIN PORT WITH A MINIMUM OF 1".
2. MATERIALS USED, LOCATION AND MISCELLANEOUS APPURTENANCES SHALL BE GOVERNED BY THE ERIE COUNTY WATER AUTHORITY SPECIFICATIONS AND LOCAL ORDINACES.
3. ALL DUCTILE IRON PIPE, IF APPLICABLE, SHALL BE THICKNESS CLASS 52 UNLESS SPECIFIED OTHERWISE.
4. ALL DUCTILE IRON FITTINGS, IF APPLICABLE SHALL BE CLASS 350 ANSI/AWWA C110/A21.01-62 UNLESS SPECIFIED OTHERWISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LOCATIONS, DIMENSIONS AND ELEVATIONS SHOWN.
6. DIMENSIONS SHOWN FOR THE WATER METER ARE STANDARD FOR THE SIZE AND MODEL SHOWN. ADEQUATE CLEARANCES MUST BE MAINTAINED ON ALL SIDES.
7. CLEARANCE DIMENSIONS SHOWN FOR THE DEVICES ARE NYSDOH STANDARDS.
8. DEVICES MUST BE PROPERLY SUPPORTED.
9. CONTACT THE ECWA METER SHOP A MINIMUM OF THREE (3) WORKING DAYS TO SCHEDULE THE INSTALLATION OF THE METER. TELEPHONE NUMBER: 685-8226



2" METER AND RPZ ELEVATION VIEW

N.T.S.

NOTE:
1. DEVICES TO BE PLACED SIDE BY SIDE. SHOWN SEPARATELY FOR CLARITY.



2" DCVA ELEVATION

N.T.S.

DESIGNED BY: ARH				METZGER CIVIL ENGINEERING, PLLC		SCALE: NTS
DRAWN BY: ARH				8245 SHERIDAN DRIVE WILLIAMSVILLE, NY 14221 PH: 716-633-2601 FAX: 716-633-2704	CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING	DATE: DECEMBER 24, 2020
CHECKED BY: JCM						JOB NO: M-1924
CAD FILE: M-1924						DRAWING NO: DT-2
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW	REVISIONS	DATE	BY/CHK	STATE OF NEW YORK MICHAEL J. METZGER 066768 LICENSED PROFESSIONAL ENGINEER	MIXED USE BUILDING 2071 SWEET HOME ROAD TOWN OF AMHERST, ERIE COUNTY, NEW YORK MISCELLANEOUS DETAILS - 2	SHEET 9

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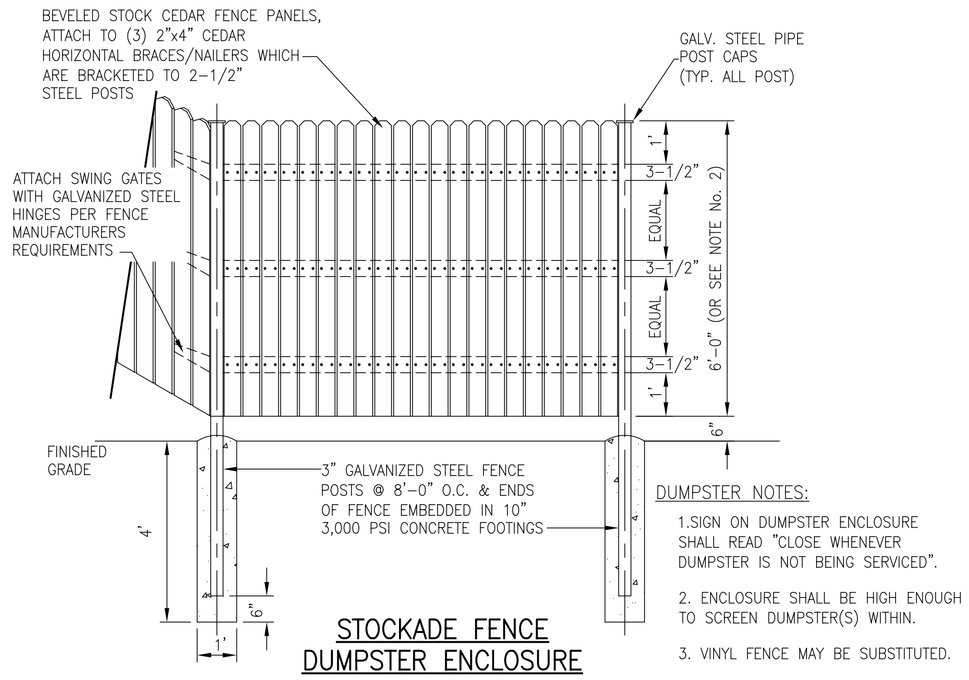


STOCKADE FENCE DUMPSTER ENCLOSURE

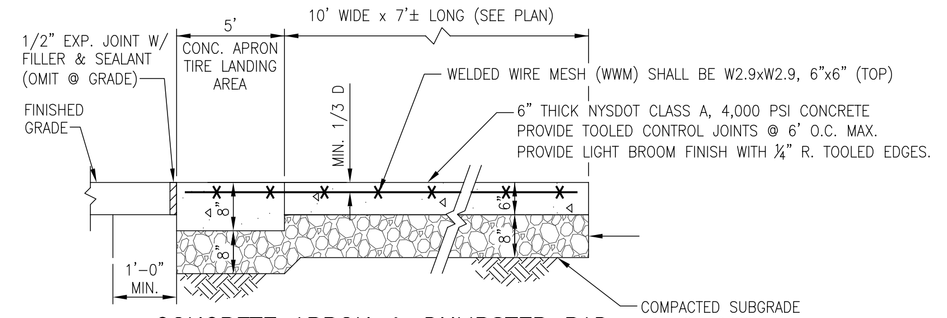
N.T.S.

DUMPSTER NOTES:

1. SIGN ON DUMPSTER ENCLOSURE SHALL READ "CLOSE WHENEVER DUMPSTER IS NOT BEING SERVICED".

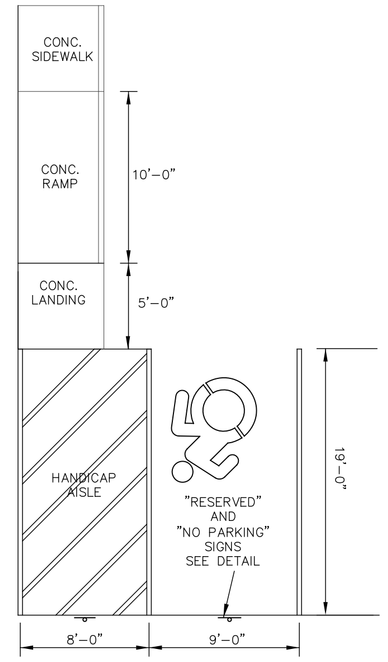
2. ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN DUMPSTER(S) WITHIN.

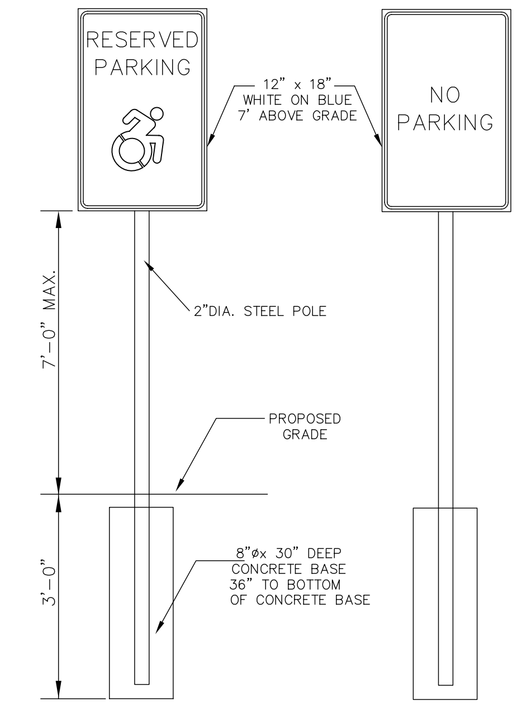
3. VINYL FENCE MAY BE SUBSTITUTED.



CONCRETE APRON & DUMPSTER PAD

N.T.S.





HANDICAP RAMP, PARKING STALL AND SIGNS

N.T.S.

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DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK — JOSEPH C. METZGER — 096786 — LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS

SCALE:	NTS
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	DT-3
	SHEET 10

F:\MCE\M1924 Sweet Home-Skinnersville\2071 Sweet Home Road\DWGS\Site 1.dwg, 1/21/2021 2:51:50 PM

DRAFT

(03/18/21)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Planning Board

Project: SP-2021-02

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date:

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: EAF completed: Unlisted action. Issue Negative Declaration.

Description of Action: Proposed 4-unit mixed use building on a 0.33 ± acre site. The project will consist of a small commercial retail on the ground level, with 4 dwelling units on the second and third floors. The site will be accessed using Sweet Home Road. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 2071 Sweet Home Road (NCD), Amherst, Erie County

Petitioner: Kevin Wyse

Attachment: SP-2021-02_Draft SEQR Neg Declaration_031821 (22845 : Sp-2021-02)

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on _____ reviewed the Grading, Drainage and Utility Plans, Engineer's Report, and Erosion Control Plan submitted on January 25, 2021 and Geotechnical Report prepared by Empire Geotechnical Engineering Services. A Stormwater Pollution Prevention Plan (SWPPP) was not required for this project due to the size of the property being less than one acre. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on January 25, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department has reviewed the application documents, along with the Geotechnical Report submitted on January 25, 2021, and determined in their review that the subject project has or will have met all Zoning Ordinance regulations.

4. The project is not within an area identified by the State as potentially containing significant cultural or archeological resources, nor will it impair the character or quality of important historical resources.

Attachment: SP-2021-02_Draft SEQR Neg Declaration_031821 (22845 : Sp-2021-02)

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the NCD-ND zoning district; neighboring uses are residential and zoned NCD-R-3, NCD-R-5, and R3; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include commercial retail and four residential units, which will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Fire Chief's Council on January 29, 2021, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The proposed 4 residential units and 2,028 gross square feet of retail space, will be consistent with the scale of surrounding land uses.

9. The function of the proposed 4 residential units and 2,028 gross square feet of retail space will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated February 4, 2021 and NYSDOT dated_____, indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on February 12, 2021, Assessor on January 29, 2021, Plumbing Division on February 2, 2021, and Right-of-Way Agent on February 26, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Attachment: SP-2021-02_Draft SEQR Neg Declaration_031821 (22845 : Sp-2021-02)

Planning Board Approval
Moved by: ; Second by: Ayes; Noes Absent

_____ _____
signature & title of preparer Date

_____ _____
Robert J. Gilmour, Planning Board Chair Date

JQ/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-02_(2071_Sweet_Home_Rd_NCD)_2021\SP-2021-02_Blurb(NCD)_031821.doc
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDEC (type 1's)
NYSDOT (if on state hwy.)
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Attachment: SP-2021-02_Draft SEQR Neg Declaration_031821 (22845 : Sp-2021-02)

DRAFT (03/18/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-02

PETITIONER

Kevin Wyse
2217 Sweet Home Rd.
Amherst, NY 14228

PROPERTY LOCATION

2071 Sweet Home Road (NCD)

WHEREAS the Town of Amherst Planning Board on Thursday, March 18, 2021 held a remote public hearing on a site plan for the proposed 4-unit, mixed use building, and

WHEREAS the Planning Board has reviewed the plans and specifications for the proposed project, and

WHEREAS the Site Plan has been referred to the Town's various review agencies and they have made findings on this project, and

WHEREAS the Planning Board finds that:

1. The proposed site plan is consistent with the intent, objectives and specific requirements of the Zoning Ordinance, specifically those of the New Community District, Section 5-2.

2. The proposed site plan is in conformity with the Approved Development Plan for the Audubon New Community.

3. Adequate services and utilities are or will be available prior to occupancy.

4. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived since hydric/ potentially hydric soils have not been identified on the parcel

5. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

6. The Site Plan is consistent with all other applicable laws.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-15-9 of the Zoning Ordinance, approves said Site Plan, subject to the following conditions:

Attachment: SP-2021-02_Draft Resolution__031821 (22845 : Sp-2021-02)

DRAFT (03/18/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-02

PETITIONER	PROPERTY LOCATION
Kevin Wyse	2071 Sweet Home Road (NCD)

1. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and light standards shall not exceed 25 feet in total height from finished grade.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced and enclosure shall be high enough to enclose entire dumpster within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Planning Board Chair Date

JQ/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-02_(2071_Sweet_Home_Rd_NCD)_2021\SP-2021-02_Blurb(NCD)_031821.doc
cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety Coordinator
Highway Superintendent
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Approved Plan: _____
Received: _____

Attachment: SP-2021-02_Draft Resolution__031821 (22845 : Sp-2021-02)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor
Daniel C. Howard, AICP
Planning Director
Ellen M. Kost, AICP
Assistant Planning Director

March 24, 2021

Kevin Wyse
2217 Sweet Home Rd
Amherst, NY 14228

SUBJECT: MAJOR SITE PLAN REVIEW, **SP-2021-02**; MIXED-USE BUILDING; PROPERTY LOCATED AT **2071 SWEET HOME ROAD (NCD).**

Dear Sir / Madam:

At its meeting of March 18, 2021 the Planning Board voted to **adjourn** the subject site plan to allow outstanding review comments to be addressed.

This matter will be placed on the Planning Board agenda for the April 15, 2021 meeting.

Please submit revised plans or required materials by March 29, 2021 so they may be reviewed prior to the meeting.

Should you have any questions regarding the Planning Board's decision, please do not hesitate to call us.

Very truly yours,

Daniel C. Howard, AICP
Planning Director

EK/TV/bf
X:\Current_Planning\Files\Site Plans\2021\SP-2021-02_(2071_Sweet_Home_Rd_NCD)_2021\SP-2021-02_Adjournment Letter_031821.doc
cc: Scott A. Marshall, Principal Planner
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Attachment: SP-2021-02_adjournment_031821 (22845 : Sp-2021-02)

METZGER CIVIL ENGINEERING, PLLC

March 29, 2021

Mr. Daniel Howard - Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: Major Site Plan Review SP-2021-02
Mixed Use Development
2071 Sweet Home Road

Dear Mr. Howard:

On behalf of our client, Wyse Properties, we are pleased to submit the following responses to the comments from various town departments. Each comment is reproduced with our response in **bold** for ease of review. Accompanying our response letter are the following items:

- Seven (7) copies of the revised Site Plans dated 03.26.21
- Three (3) copies of the revised floor plans
- Three (3) copies of the revised building elevations
- Three (3) copies of the revised photometric plan
- Three (3) copies of the lighting specification sheet.
- One (1) copy of the Site Plan (8-1/2" x 11")

Zoning Enforcement Officer Review – March 12, 2021

Comment 1) As required by §203-5-2-7(A)(6) and §203-7-1-8(B) of Town code provide truck turning templates on a parking, stacking and loading plan / vehicle circulation plan (vehicle circulation plan) showing how commercial delivery vehicles will access and turn around on premises. The response provided by the design professional is insufficient to assure that delivery and service vehicles will not interfere with the flow of traffic on Sweet Home Road as per §7-18(E) of the Zoning Ordinance, requiring such vehicle to back into the driveway or back out of the driveway when space is insufficient for turning on premises. The property owner shall provide a delivery and service vehicle management plan or provide a truck turn around on premises assuring that traffic on Sweet Home Road will not be compromised with delivery/service vehicles.

Response: Most delivery services will deliver to the businesses they are serving based on the type of business (i.e. Deliveries are not made during the lunch hour for small cafes that have a high volume for lunch). The delivery service will adjust their schedule to coincide with the "slow" time of day for the type of business, which is a common practice. However, in order to provide an adequate vehicle circulation plan, which does not involve backing onto Sweet Home Road, a designated parking space, with a sign, will be installed on site. This space will be designated for delivery vans to ensure vehicle circulation on site or on Sweet Home Road is not compromised. The plans have been revised to include the sign designation space and detail. Again, these are small retail stores /

8245 Sheridan Drive - Williamsville, NY 14221 Phone 716-633-2601/Fax 716-633-2704

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

commercial businesses that has a maximum floor area of just over 2,000 sf, which will not need large delivery trucks similar to big box stores or large commercial facilities.

Comment 2) The exterior wall mounted lighting fixture (Lithonia Lighting OLWP11) chosen by the design professional is not a cut off fixture as required by §203-7-3-3 (A) of Town Code.
Response: We have worked with the Planning Department to provide a compliant light fixture with a "cut off" feature. A specification sheet of the light fixture selected has been included with this submittal.

Comment 3) Walkways connecting to public sidewalks shall be via an accessible route (remove stairs). The design professional's response is insufficient. The use of a driveway for connection to the building walk, particularly pedestrians who may have mobility or visual impairments, is not acceptable. The property owner shall provide a connection form the public walk that is consistent with ANSI-A117.1 and does not place pedestrians as risk.
Response: The site plan has been revised to include an ADA handicap accessible route from the public sidewalk to the front entrance without using the driveway. As a result of the addition of the handicap accessible route, the building has been moved slightly to the east.

Planning Department Review – March 12, 2021

Comment 1) The floor plan of the proposed building appears not to include a kitchen which raises the question whether these are dormitory or hotel-style units. Dormitory units would require Town Board approval per §203-5-2-7 (K) of Town Code.
Response: A revised floor plan has been included with this submittal showing that each apartment unit will have a full kitchen.

Comment 2) Provide details or catalog specification sheets for the proposed light fixtures.
Response: The owner has elected to select lighting fixtures with a "cut off" feature, whose specification sheets are included with this submittal. The revised photometric plan also incorporates the new light fixtures selected.

Comment 3) Correct the address on the Site Lighting Level Plan.
Response: The Photometric plan has been revised to show the correct address.

Comment 4) Consider providing a solid fence or wall a minimum of three feet in height between the proposed parking area and the north, west and east property lines to screen vehicles and their headlights from the adjacent residential properties. The existing chain link fencing as proposed is insufficient to adequately provide the protection and buffering required by §203-5-2-7 (F) of Town Code.
Response: The owner is proposing to provide a 6' privacy fence along the north, west and east sides of the parking area. The plans have been revised to include the privacy fence.

Landscape Architect Review – March 12, 2021

Comment 1) Consider the following comments per §203-5-2-7 (B)(1) of Zoning Ordinance, Development Standards: *"Landscaping shall provide privacy and screening between uses, with visual, noise, air quality factors considered."*

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

- Doubling the amount of juniper's on the west and east property lines.
- A narrow row of shrubs on the north property line.

Response: The Landscape Plan has been revised to include all these recommended changes to the landscape plan.

Comment 2) Consider adding 2-3 Serviceberry trees along the road frontage between the proposed building and the Skinnersville Road sidewalk per Section 5-2-7(B)(4).
Response: The Landscape Plan has been revised to add Serviceberry trees along the road frontage.

Comment 3) Add shrubs to the area between the sidewalk and parking area (by the ADA space) per Section 5-2-7(A)(1): "*Parking facilities shall be landscaped and screened from public view to the extent necessary to eliminate unsightliness and monotony of parked cars*"
Response: Shrubs have been added along the north, south and east property lines with a privacy fence included. There is no space between the ADA space and the sidewalk? The landscape plan has been revised based on your other recommendations.

Engineering Department Review – February 4, 2021 (Revised)

Comment 1) The plans must be revised to any existing easement that may exist associated with the existing 36-inch transmission water main.
Response: There is no water line easement on the property. We have been working with the ECWA to provide an easement to them for the water line located on the applicant's property.

Comment 2) The proposed sanitary service and storm outfall pipe may be in conflict with the 36-inch transmission water main and must be checked and confirmed not to conflict.
Response: The standard depth of a water main installed by the ECWA is 5' below grade. Based on this standard, the storm piping will go over the top of the assumed water main depth. However, should later investigation in the field find a conflict, the storm piping could be raised as needed to avoid the water main.

Comment 3) Erie County Water Authority approval documents associated with the location of this proposed structure and also for the associated water service must be provided to this office prior to the issuance of any Amherst Plumbing Permits.
Response: Understood.

We ask that you please distribute these materials to the necessary Town departments in advance of the scheduled April 15, 2021 Planning Board meeting. Should you have any questions or comment, please do not hesitate to contact the undersigned at your convenience via email at meteng@roadrunner.com or by phone at 716-633-2601.

Yours truly,

Jacob Metzger, P.E.

cc: Kevin Wyse
Sean Hopkins, Esq.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)



ARC1 LED
Architectural Wall Luminaire

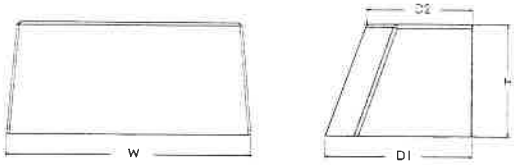
Catalog Number

Notes

Type

Specifications

Depth (D1):	6.5"
Depth (D2):	4.75"
Height:	5"
Width:	11"
Weight: (without options)	7 lbs



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPD6KV 6kV surge protection FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

WSBBW DDBXD U — Surface - mounted back box (specify finish)

NOTES
1 347V not available with E4WH.
2 FAO not available with DMG.

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Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.111	0.061	0.053	0.047	0.045
P2	17W	0.139	0.081	0.071	0.063	0.060
P3	25W	0.208	0.122	0.108	0.097	0.081

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	620

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

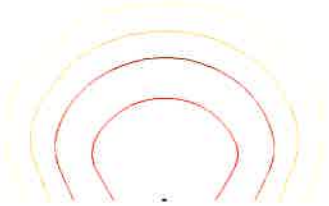
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 10ft
Grid = 10ft x 10ft



ARC1 LED P3 40K

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

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Emergency Egress Options

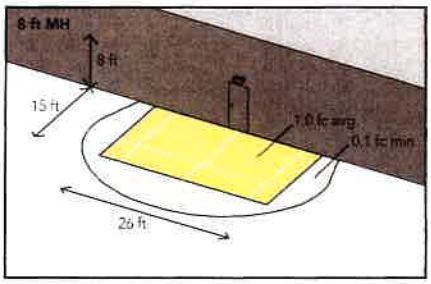
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

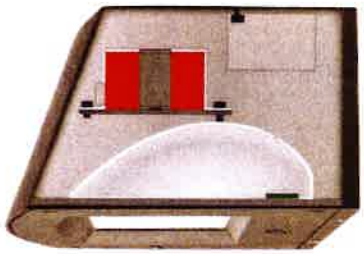
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

Grid = 10ft x 10ft



ARC1 LED 40K MVOLT E4WH



Self-contained solution for clean aesthetic

Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 6.5"

H = 5"

W = 11"



BBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE
The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION
The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports the luminaire during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for where there is no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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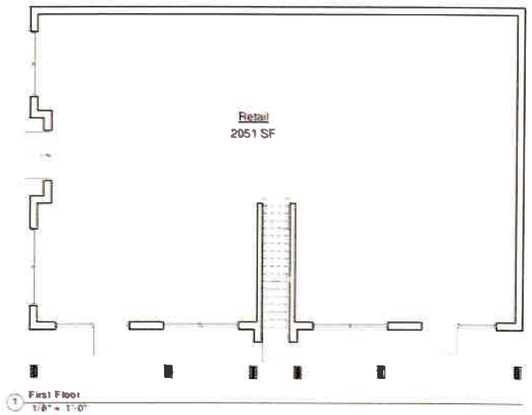
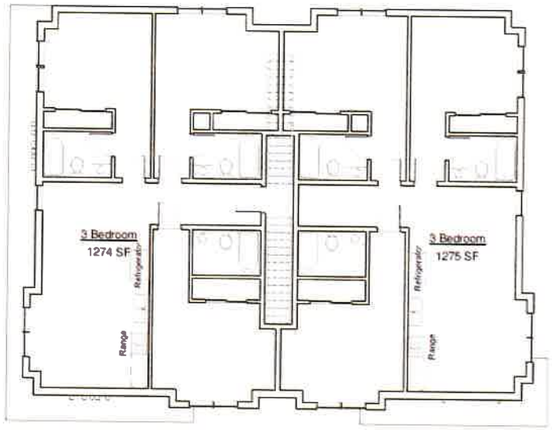
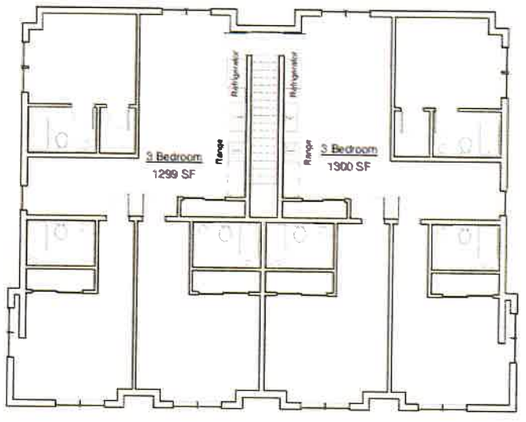
Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)



1 First Floor
1/8" = 1'-0"



2 Second Floor
1/8" = 1'-0"



3 Third Floor
1/8" = 1'-0"

3/25/2021 7:28:37 PM

WARNING
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

ENGINEER:
DAVID A. CARR P.E
355 RANDWOOD DRIVE
WILLIAMSVILLE NY14221

REVISIONS / ISSUES

No.	Description	Date

Client Name
Wyse Property

Project Name
Apartment Building with Retail 2071 Sweet Home Rd. Amherst NY

Sheet Name
Floor Plans

Project number	N/A
Date	03/14/2020
Designed by	Designer
Drawn by	Author
Checked by	Checker

A100

Scale

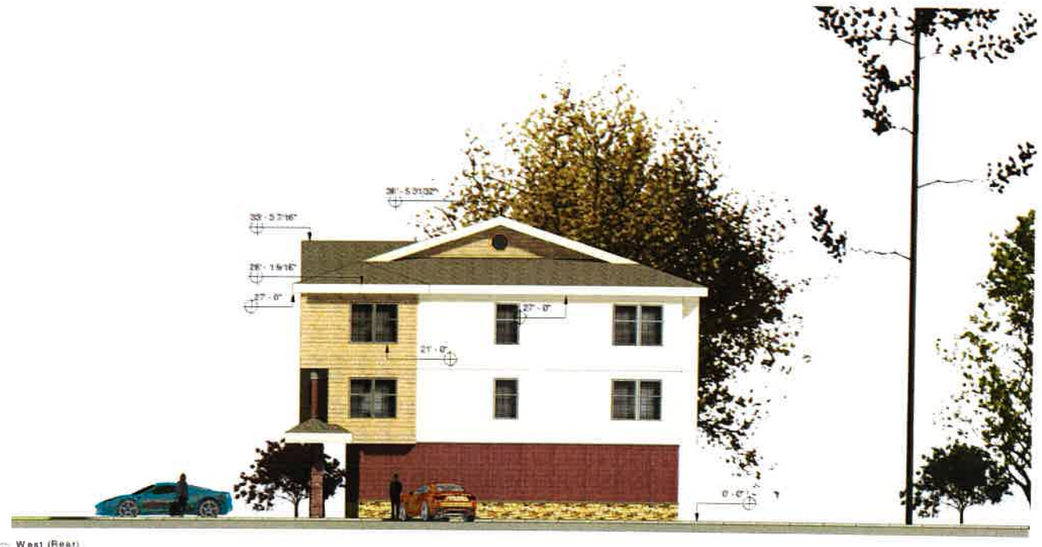
Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)



4 North (Driveway)
1/8" = 1'-0"



5 South (Side)
1/8" = 1'-0"



1 West (Rear)
1/8" = 1'-0"



2 East (Sweet Home)
1/8" = 1'-0"

3/29/2021 7:28:41 PM

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ENGINEER:
DAVID A. CARR P.E
355 RANDWOOD DRIVE
WILLIAMSVILLE NY14221

Revisions / Issues

No.	Description	Date

Client Name
Wyse Property

Project Name
Apartment Building with Retail 2071 Sweet Home Rd. Amherst NY

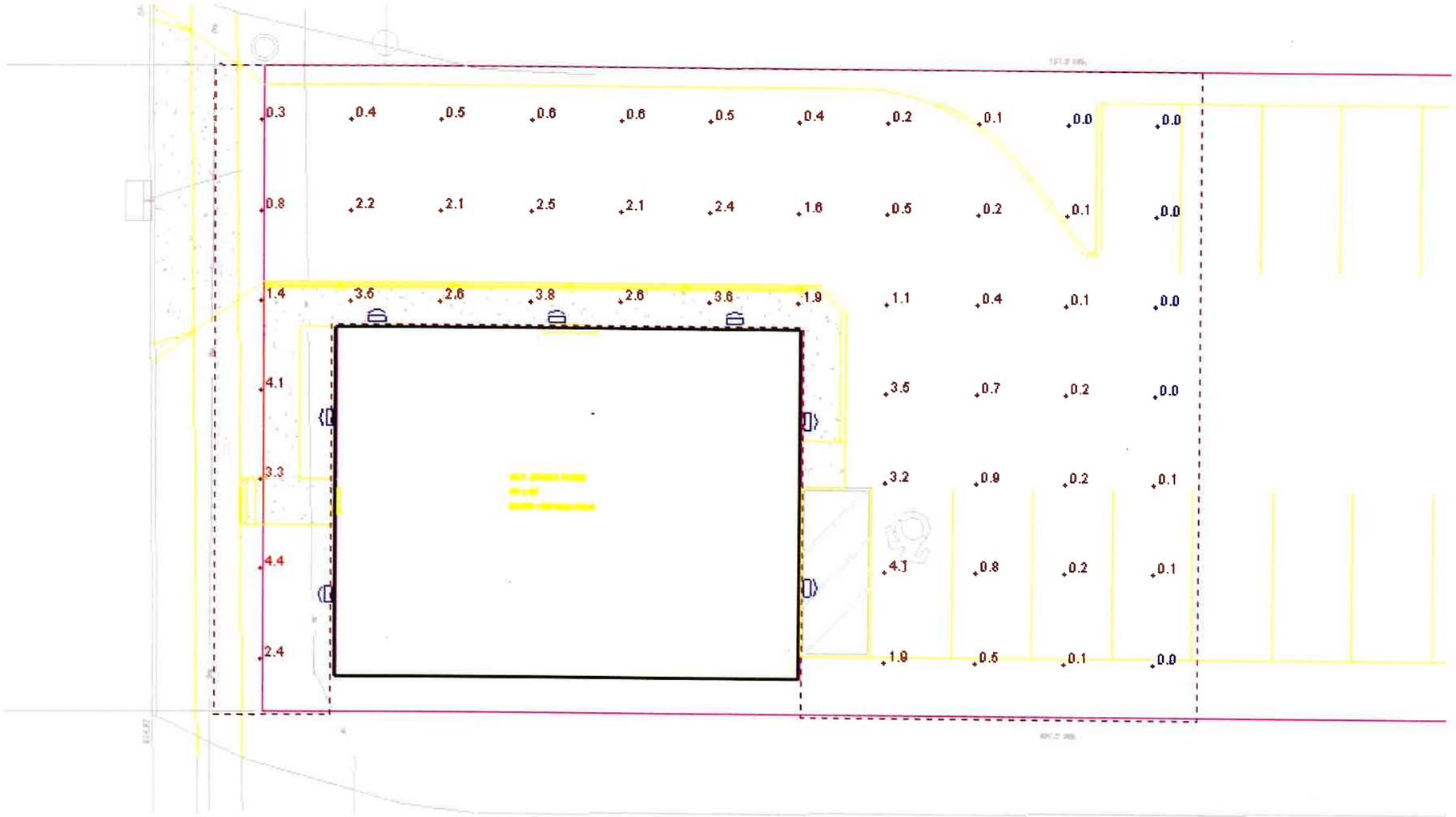
Sheet Name
Elevations

Project number	N/A
Date	03/14/2020
Designed by	KW/TZ
Drawn by	TZ
Checked by	KW

A101

Scale

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)



View #1

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	4.4 fc	0.0 fc	N/A	N/A

FIXTURES MOUNTED AT 10'-0" AFG

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		7	Lithonia Lighting	ARC1 LED P1 40K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K		1	ARC1_LED_P1_40K.ies	1454	1	0.95	10.8751	100%	TYPE III, VERY SHORT, BUG RATING: B0 - U0 - G0	Max: 949cd	

VISUAL

2071 SWEET HOME ROAD
SITE LIGHT LEVEL PLAN

Designer

Date
3/1/2021
Scale
Not to Scale
Drawing No.

Summary

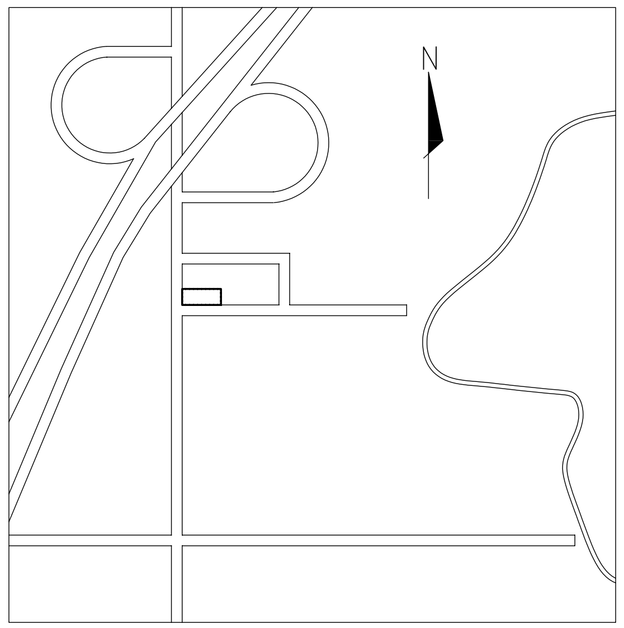
1 of 1

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

MIXED USE BUILDING
2071 SWEET HOME ROAD

TOWN OF AMHERST, ERIE COUNTY, NEW YORK



LOCATION MAP
N.T.S.

OWNER:
WYSE PROPERTIES
2217 SWEET HOME ROAD
AMHERST, NY 14228

CIVIL ENGINEER:
METZGER CIVIL ENGINEERING, PLLC.
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221
PHONE: (716) 633-2601
FAX: (716) 633-2704
EMAIL: meteng@roadrunner.com

PROJECT LEGEND

EXISTING FEATURES*

- PROJECT BOUNDARY LINE
- CENTERLINE
- MB — MAIL BOX
- SIGN
- ELEC. M.H. — ELECTRIC MANHOLE
- TELE. M.H. — TELEPHONE MANHOLE
- SA — SANITARY MANHOLE & LINE
- W — WATER LINE
- UTILITY POLE
- WV — WATER VALVE
- HYDRANT
- G — GAS LINE
- OH — OVERHEAD WIRES

* WHERE APPLICABLE

PROPOSED FEATURES

- STORM CATCH BASIN
- WV — WATER VALVE
- SA — SANITARY SEWER LATERAL
- ST — STORM SEWER LINE
- W — WATERLINE
- SIGN
- × 575.75 — SPOT ELEVATION
- FLOW DIRECTION
- INLET PROTECTION
- SILT SOCK
- STABILIZED CONSTRUCTION ENTRANCE

SCHEDULE OF DRAWINGS:

SHEET NO	DRAWING	DESCRIPTION
1	CS	COVER SHEET
2	--	BOUNDARY & TOPOGRAPHIC SURVEY
3	SP-1	SITE PLAN
4	GD-1	GRADING & DRAINAGE PLAN
5	UP-1	UTILITY PLAN
6	ESC-1	EROSION AND SEDIMENT CONTROL PLAN
7	LP-1	LANDSCAPE PLAN
8	DT-1	MISCELLANEOUS DETAILS -1
9	DT-2	MISCELLANEOUS DETAILS -2
10	DT-3	MISCELLANEOUS DETAILS -3

METZGER CIVIL ENGINEERING, PLLC

TOWN OF AMHERST NOTES:
1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS.

REV: 02.26.21
REV: 03.26.21

SCALE:	NTS
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	CS
	SHEET 1

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RICHARD J. ARONICA
LAND SURVEYOR NYS 49799
10569 ROCKY MOUNTAIN ROAD
P.O. BOX 339
NORTH COLLINS, NEW YORK 14111
PHONE: 716-337-3420

SURVEY OF:

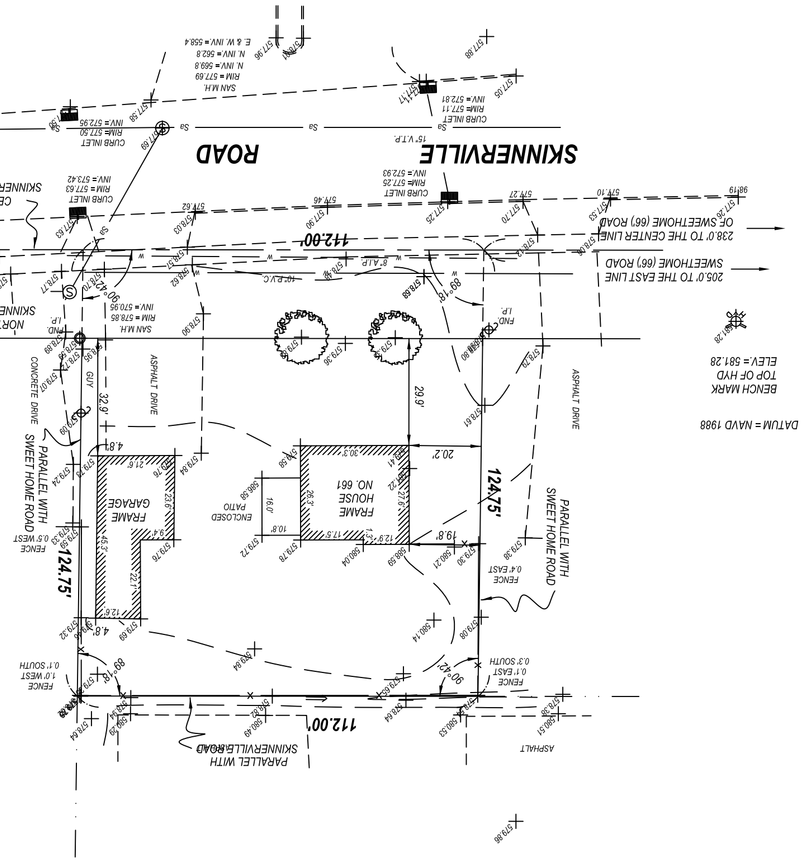
PART OF LOT 75, TOWNSHIP 12 - RANGE 7, H.L.G.S.
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SCALE: 1"=30' DATE: APRIL 3, 2020

NOTES:

1.) This survey was prepared without the benefit of an up to date abstract of title and is subject to any state of facts that may be revealed by an examination of such.

2.) All features indicating easements, agreements, reservations & rights in premises are not shown on this map & is subject to the following deeds of record:



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

30 0 15 30 60 120

LEGEND

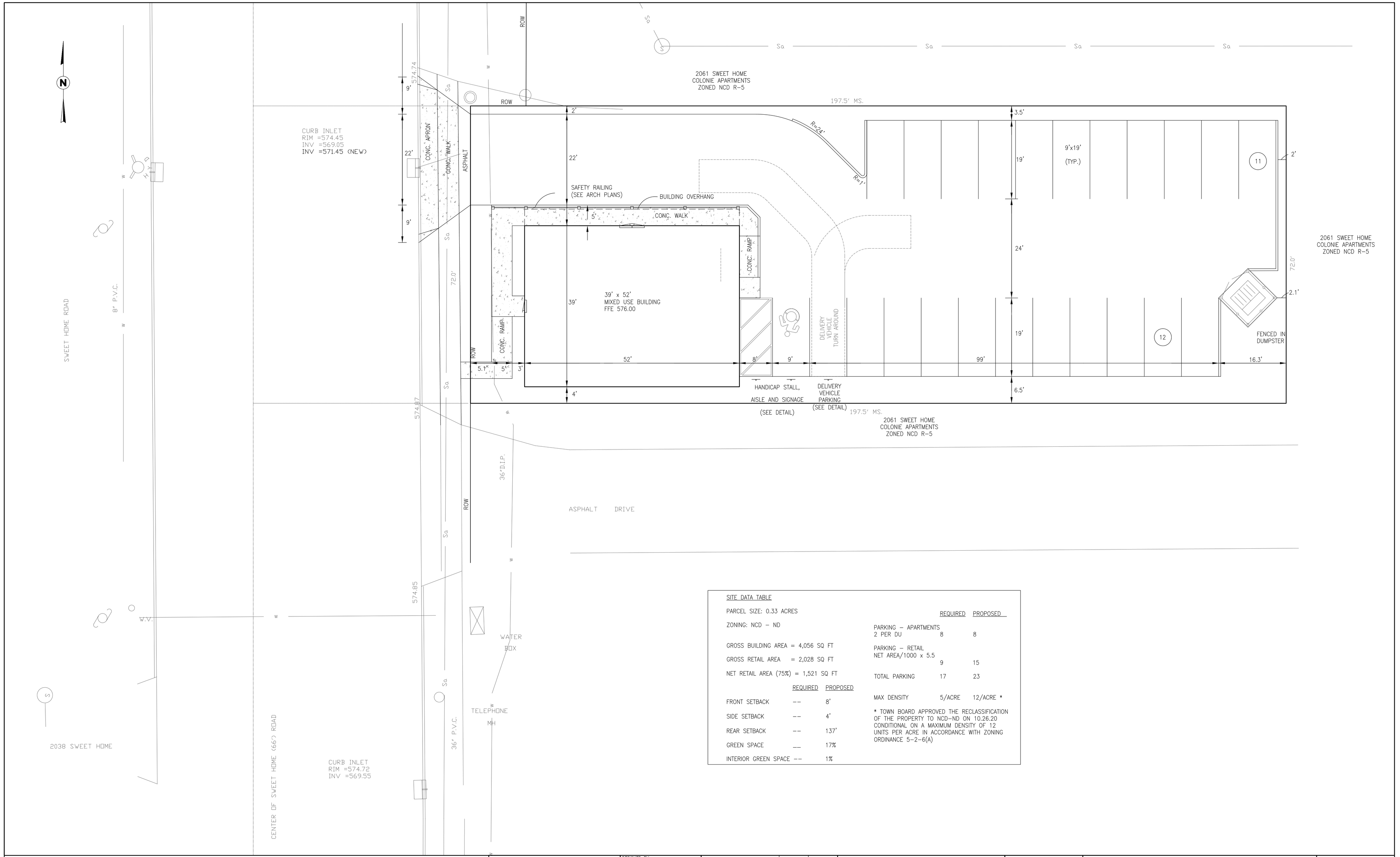
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN/RECEIVER
- CURB INLET
- OVERHEAD ELECTRIC
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SIGN
- 100 — EXIST. CONTOUR
- 101 — PROPOSED CONTOUR
- 101 EXIST. ELEV.
- 101 PROPOSED ELEV.

NORTH

JOB NO. 202004

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."



SITE DATA TABLE

PARCEL SIZE: 0.33 ACRES

ZONING: NCD – ND

GROSS BUILDING AREA = 4,056 SQ FT

GROSS RETAIL AREA = 2,028 SQ FT

NET RETAIL AREA (75%) = 1,521 SQ FT

	REQUIRED	PROPOSED
FRONT SETBACK	--	8'
SIDE SETBACK	--	4'
REAR SETBACK	--	137'
GREEN SPACE	--	17%
INTERIOR GREEN SPACE	--	1%

	REQUIRED	PROPOSED
PARKING – APARTMENTS 2 PER DU	8	8
PARKING – RETAIL NET AREA/1000 x 5.5	9	15
TOTAL PARKING	17	23
MAX DENSITY	5/ACRE	12/ACRE *

* TOWN BOARD APPROVED THE RECLASSIFICATION OF THE PROPERTY TO NCD-ND ON 10.26.20 CONDITIONAL ON A MAXIMUM DENSITY OF 12 UNITS PER ACRE IN ACCORDANCE WITH ZONING ORDINANCE 5-2-6(A)

NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

REVISIONS	DATE	BY/CHK
TOWN COMMENTS	03.26.21	ARH/JCM
TOWN COMMENTS	02.26.21	ARH/JCM

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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK · MICHAEL J. METZGER · 0066786 · LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	SP-1
SHEET 3	

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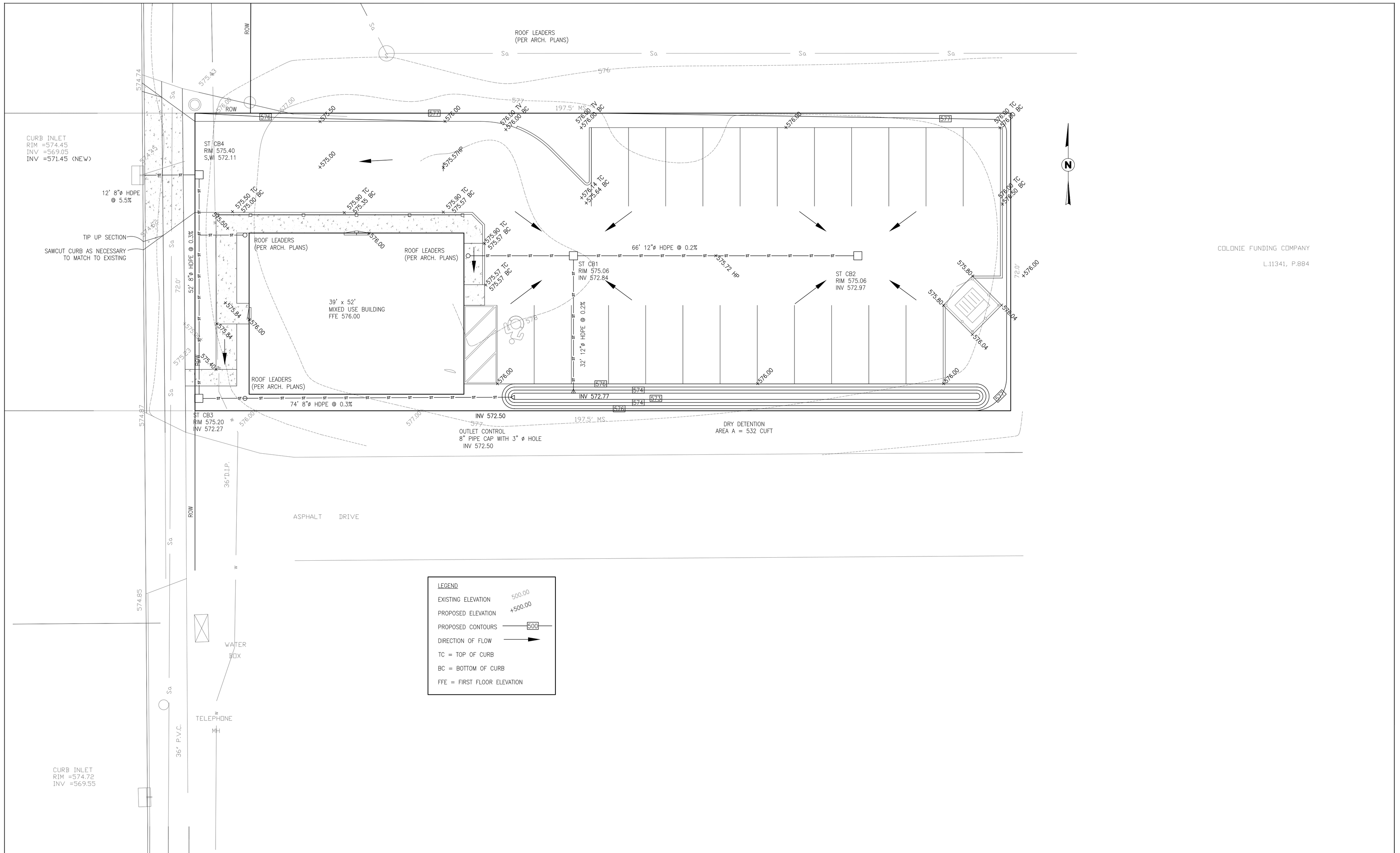

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MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GRADING & DRAINAGE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	GD-1
SHEET 4	

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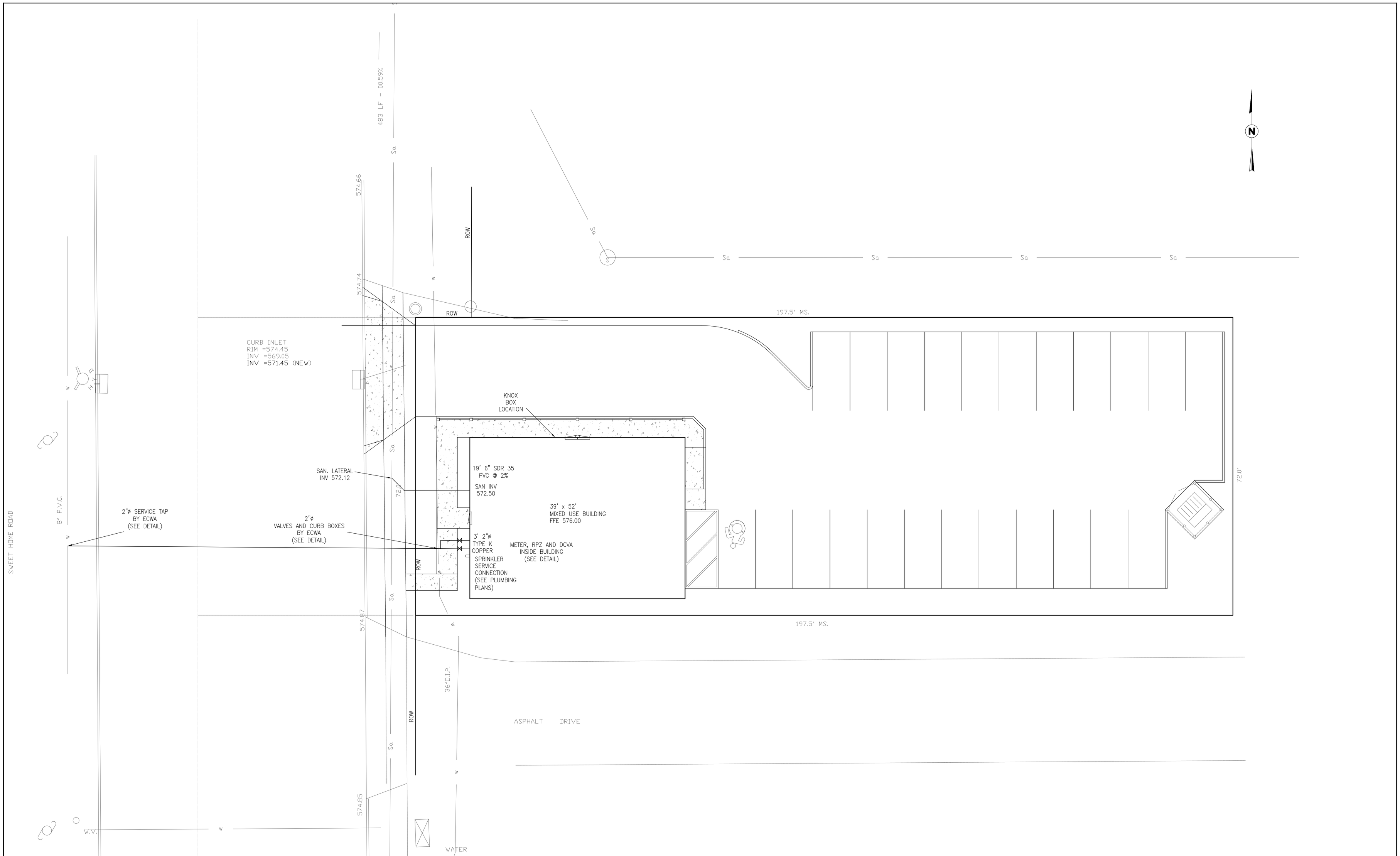

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DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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MICHAEL J. METZGER
066786
LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

UTILITY PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	UP-1
	SHEET 5

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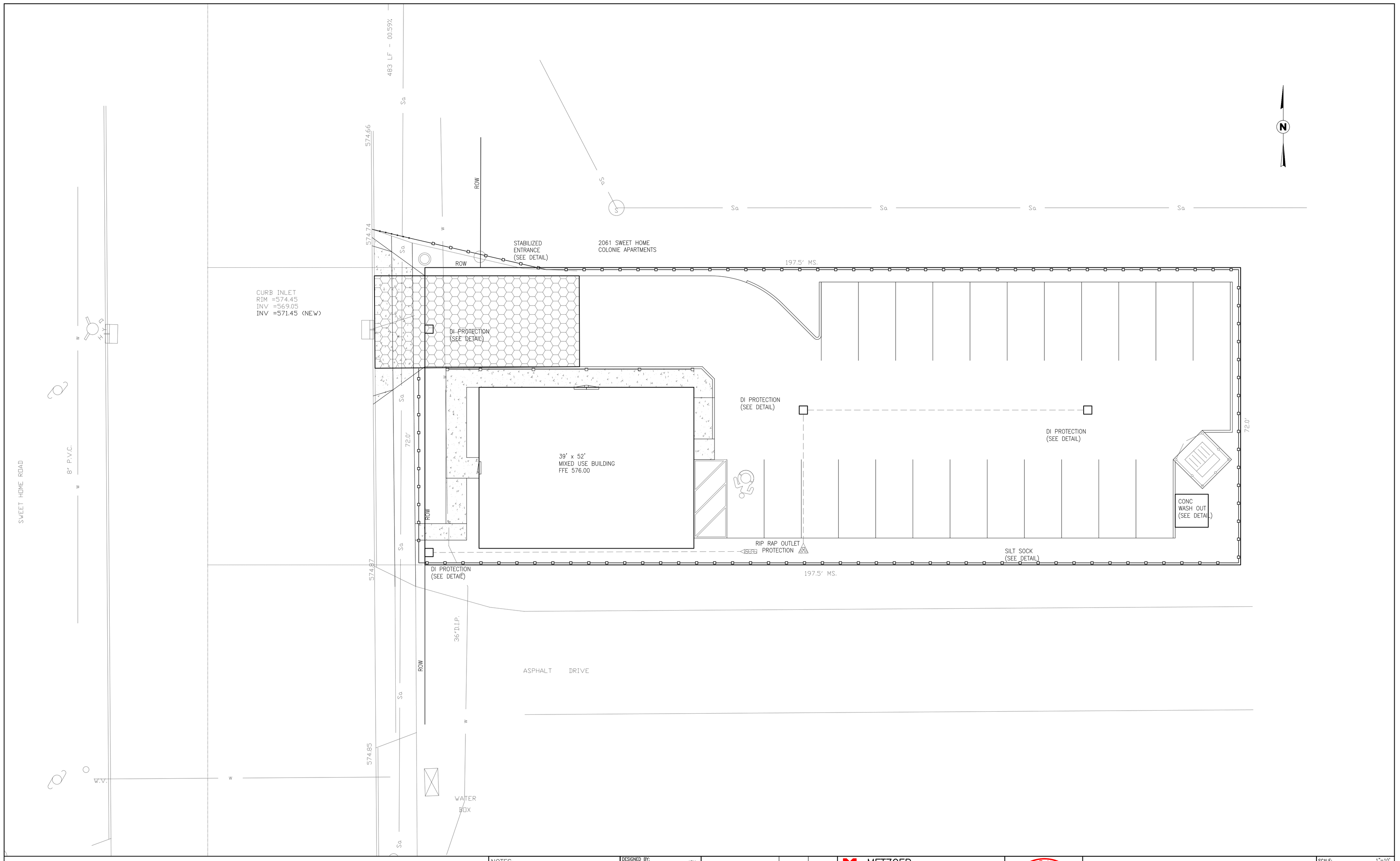

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TOWN COMMENTS	02.26.21	ARH/JCM

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MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	ESC-1
SHEET 6	

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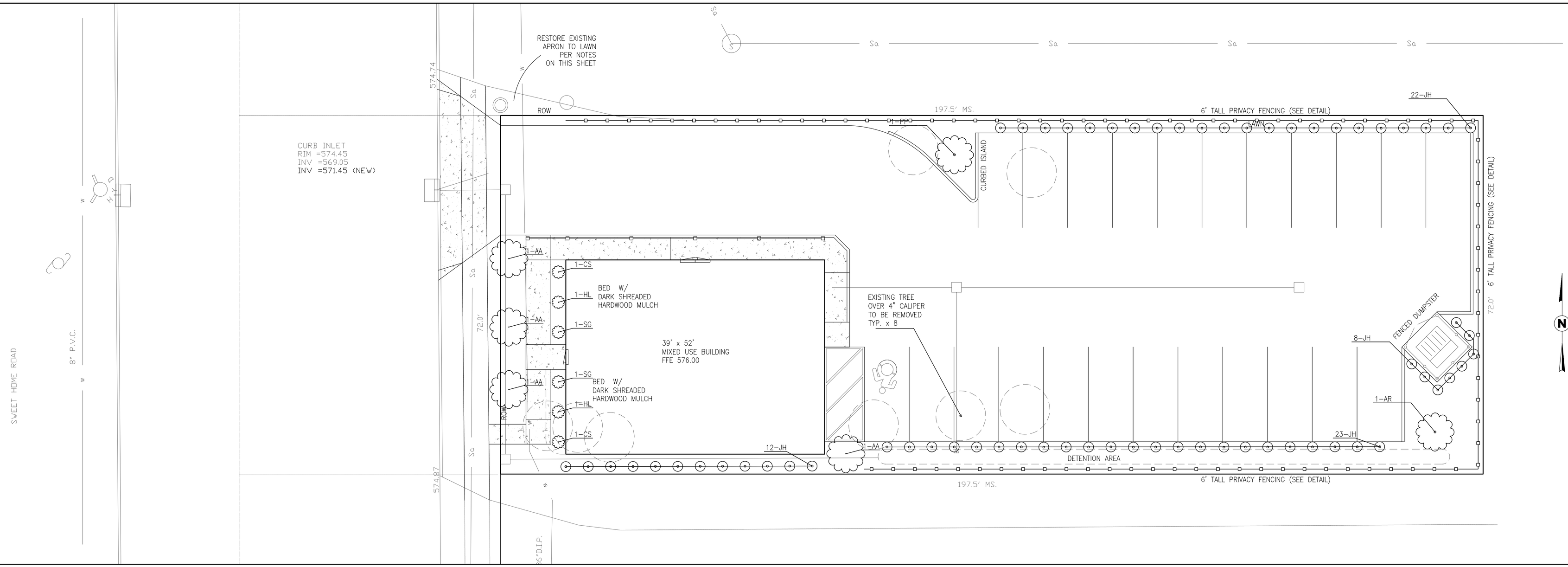

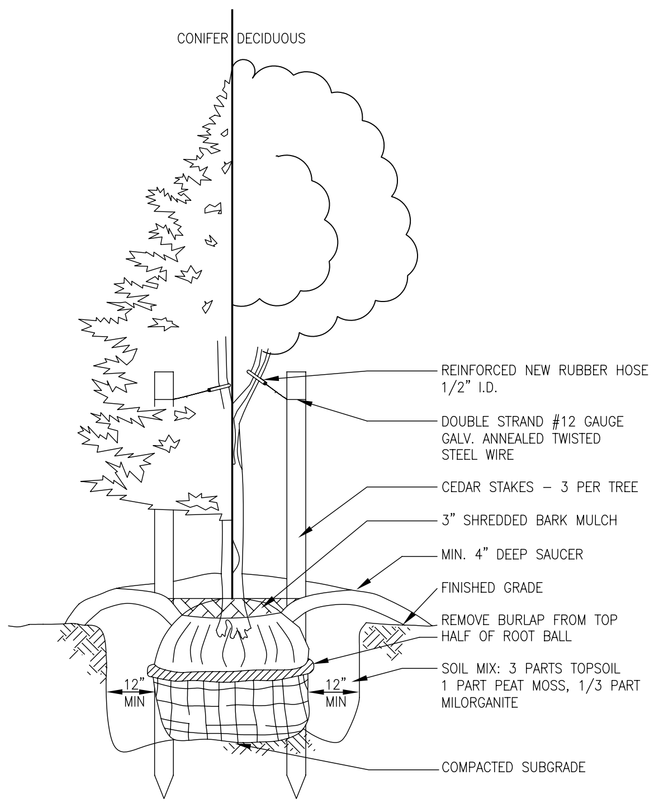

TREE PLANTING DETAIL
NOT TO SCALE

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AA	4	AMELANCHIER GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	1.75" CAL.
AR	1	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	2.5" CAL.
CS	2	CORNUS STOLONIFERA FARROW	ARCTIC FIRE RED TWIG DOGWOOD	24"
HL	2	HYDRANGEA PANICULATA	LITTLE QUICK FIRE HYDRANGEA	24"
JH	65	JUNIPERUS CHINENSIS COLUMNARIS	"HETZII"STAKED JUNIPER	4'
PP	1	PICEA PUNGENS	COLORADO SPRUCE	5'
SG	2	SPIRAEA BUMALDA "GOLD FLAME"	GOLD FLAME SPIRAEA	24"

*WATER WEEKLY FOR FIRST YEAR AFTER PLANTING; TOLERANT OF DRY SOILS ONCE ESTABLISHED.

ALL PLANTING BEDS AND TREE PITS SHALL RECEIVE A MINIMUM 3 INCH DEPTH OF DARK SHREADED HARDWOOD MULCH, EXCEPT WHERE OTHERWISE NOTED.

LAWN NOTES
FURNISH TOPSOIL FROM THE SITE. IF INSUFFICIENT QUANTITY IS AVAILABLE, CONTRACTOR TO SUPPLY TOPSOIL FROM OFF SITE AT CONTRACTORS EXPENSE.
TOPSOIL SHALL BE NATURAL, FRIABLE GRANULAR SOIL, UNIFORM IN COMPOSITION AND TEXTURE.
CLEAN FROM SUBSOIL, CLAY LUMPS, STONES, WEEDS, STUMPS, ROOTS, TOXIC SUBSTANCES AND DEBRIS 1" OR MORE IS SIZE.

TOPSOIL SHALL HAVE LESS THAN 10% CLAY WITH A pH BETWEEN 5.0–7.0 WITH 5%–20% ORGANIC MATTER.

THE SEED MUST BE SOWN AND FERTILIZED USING APPLICATION RATES AS DIRECTED BY THE SEED SUPPLIER AND COVERED WITH SMALL GRAIN STRAW MULCH WITHIN 7 DAYS AFTER THE END OF DISTURBANCE AND WATERED AS REQUIRED.

LAWN GRASS MIX
45% KENTUCKY BLUEGRASS
36% CREEPING RED FESCUE
19% PERENNIAL RYEGRASS

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DESIGNED BY:	KW
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M–1924

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TOWN COMMENTS	03.26.21	ARH/JCM
TOWN COMMENTS	02.26.21	ARH/JCM
REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
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PH: 716–633–2601
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LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

LANDSCAPE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M–1924
DRAWING NO:	LP–1
	SHEET 7

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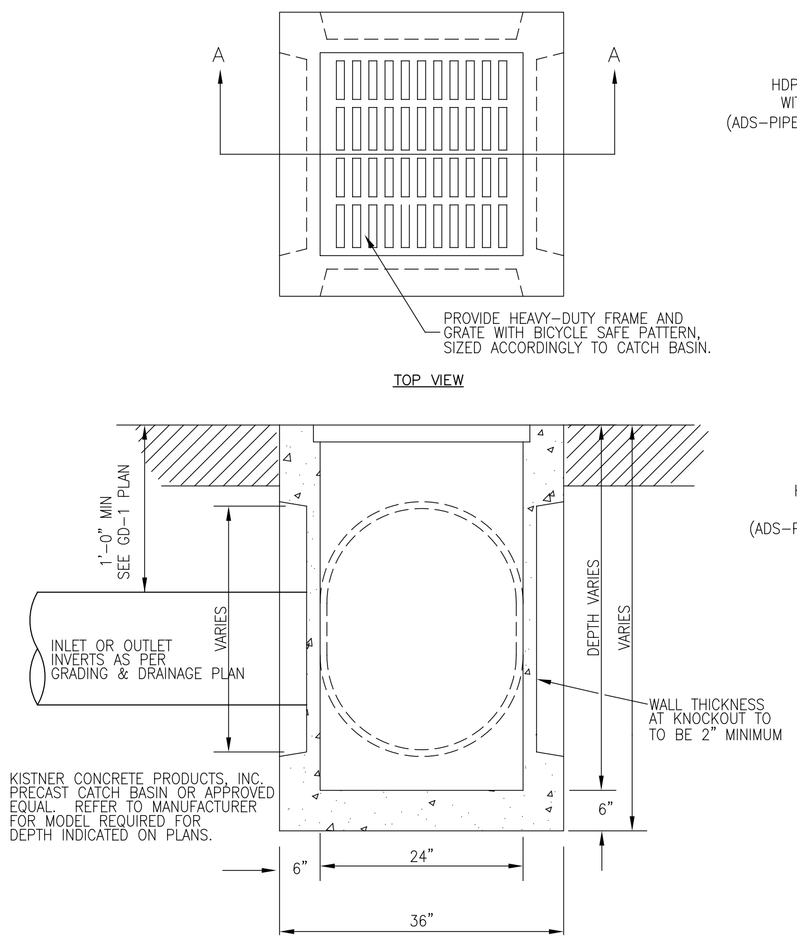
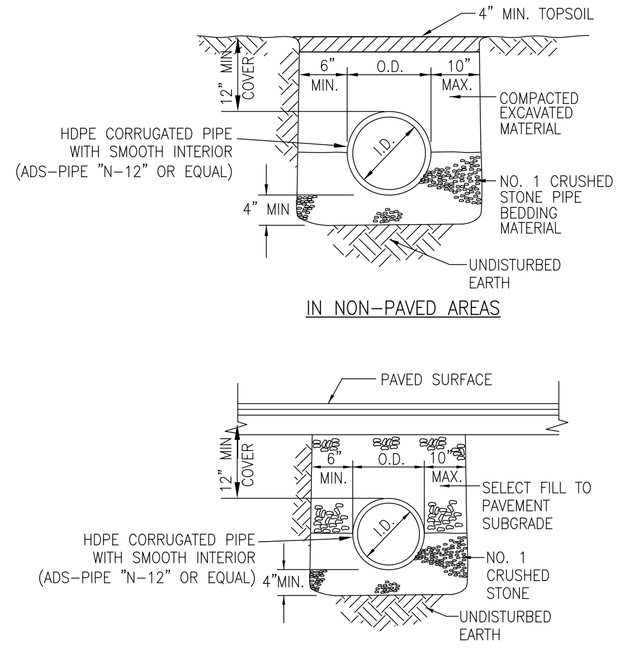


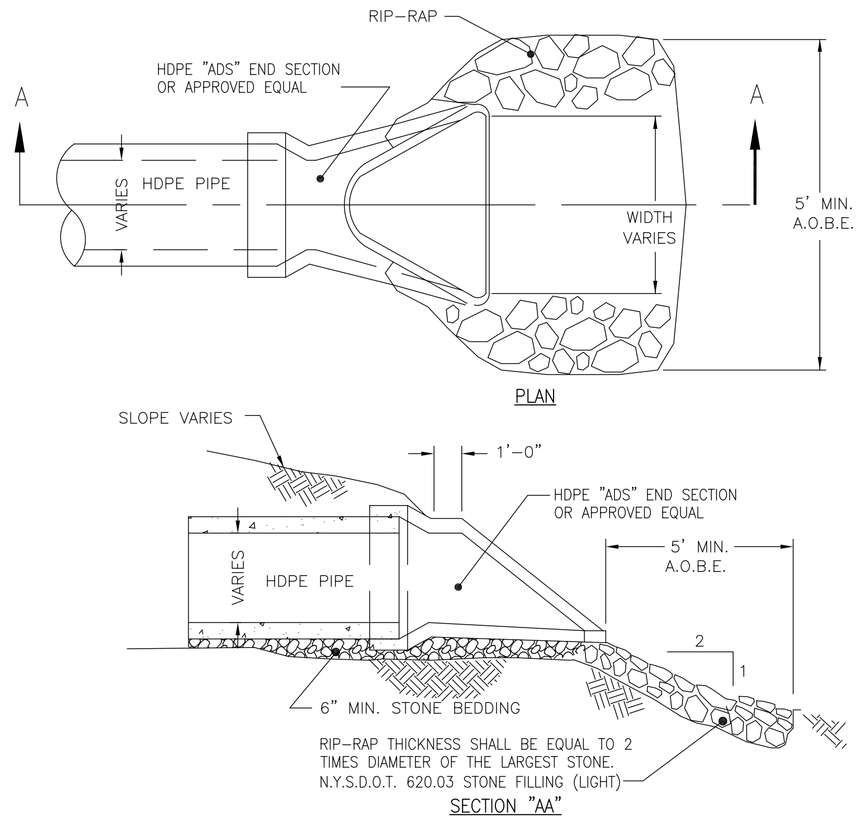
CATCH BASIN DETAIL

N.T.S.



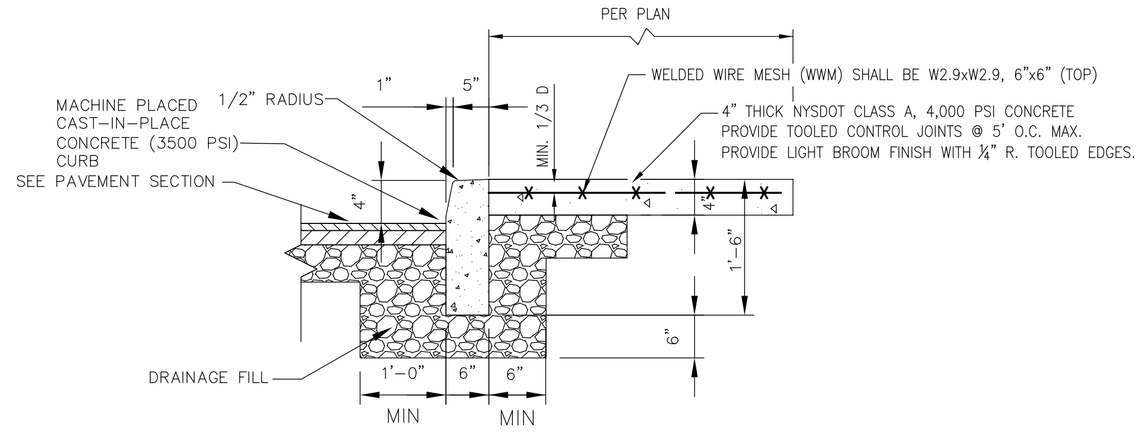
STORM SEWER TRENCH DETAILS

N.T.S.



END SECTION WITH RIP-RAP DETAIL

N.T.S.

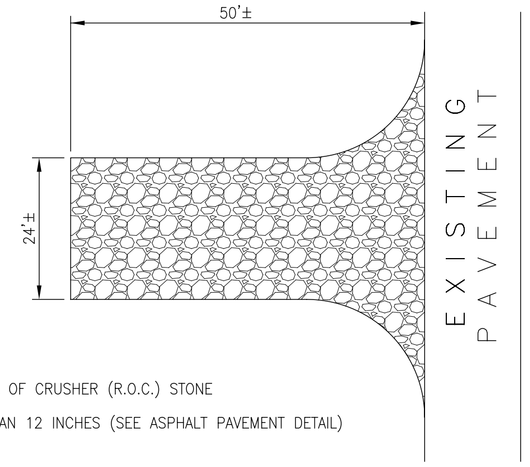


NOTES:

1. PROVIDE 2" DEEP SAW CUT CONTROL JOINT AT 10'-0" O.C. (WITHIN 24 HOURS OF PLACEMENT).
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINTS AT A MAXIMUM 30'-0" O.C.
3. PROVIDE FINE BROOM FINISH TO EXPOSED PORTION OF CONCRETE CURB.
4. SLOPE TOP OF CURB DOWN TO MEET PAVEMENT ELEVATION WITHIN 4'-0" WHERE CURB ENDS AT LAWN TERMINATIONS.
5. DEPTH OF DRAINAGE FILL TO BE 6" IF NO UNDERDRAIN IS CALLED FOR.

CONCRETE SIDEWALK AND 4" UPRIGHT CURB

N.T.S.

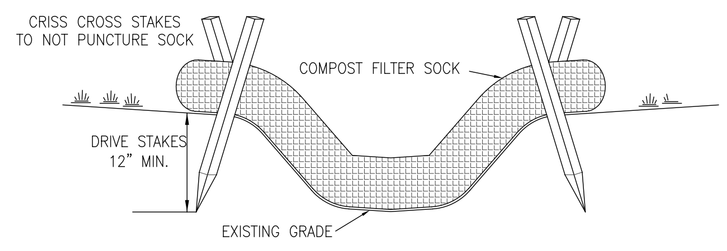


NOTES:

1. STONE SIZE – USE 2" RUN OF CRUSHER (R.O.C.) STONE
3. THICKNESS – NOT LESS THAN 12 INCHES (SEE ASPHALT PAVEMENT DETAIL)
4. WIDTH – 24' WIDE
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE ROADWAY PAVEMENT DETAIL).
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

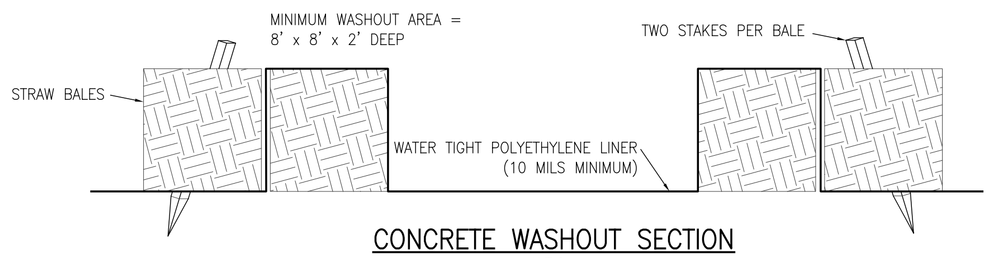


NOTES:

1. COMPOST FILTER SOCK MUST CONFORM TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (FILTREXX SILTSOXX OR APPROVED EQUAL).
2. INSTALL 3' LONG 2"x2" HARDWOOD STAKES AT 10' INTERVALS OR AS SPECIFIED BY THE SOCK MANUFACTURER.
3. WOODEN STAKES TO BE INSTALLED IN A CRISS CROSS PATTERN SO AS NOT TO PUNCTURE THE SOCK.
4. WOODEN STAKES TO BE DRIVEN AT LEAST 12" INTO GROUND.
5. ABUTTING ENDS MUST BE OVERLAPPED TO PROVIDE CONTINUOUS PROTECTION.
6. ALL SOCK SHALL BE 12".

COMPOST FILTER SOCK

N.T.S.

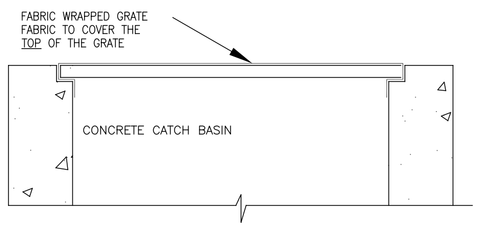


CONCRETE WASHOUT SECTION

N.T.S.

NOTES:

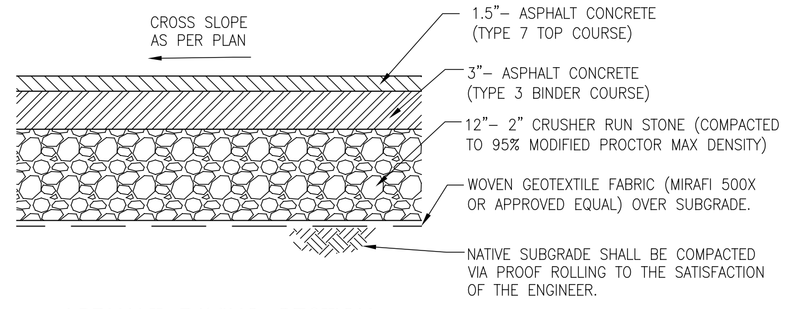
1.CONCRETE WASHOUT BASIN TO CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DESIGN CRITERIA.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY IS FILLED.
3. INSPECT WASHOUT FACILITY DAILY AND REPAIR LEAKING LINER AS NECESSARY.



1) LIFT METAL GRATE
2) WRAP GRATE IN FILTER FABRIC (MIRAFI HP 270 OR EQ.)
3) PLACE WRAPPED FRAME BACK INTO MANHOLE
4) WEIGHT OF GRATE TO HOLD FABRIC IN PLACE ON ALL FOUR SIDES
5) REPLACE FABRIC AS REQUIRED
6) FABRIC MAY BE WRAPPED UNDER THE BOTTOM OF THE GRATE DURING THE WINTER MONTHS TO PROTECT AGAINST SNOW PLOWS
7) REMOVE FABRIC AFTER ALL UPSTREAM GRASS HAS BEEN ESTABLISHED AND THE THREAT OF SILTATION FROM CONSTRUCTION VEHICLES NO LONGER EXISTS.

DROP INLET PROTECTION DETAIL

N.T.S.



ASPHALT PAVING SECTION

N.T.S.

DESIGNED BY:	ARH		
DRAWN BY:	ARH		
CHECKED BY:	JCM		
CAD FILE:	M-1924		
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW			
	TOWN COMMENTS	02.26.21	ARH/JCM
	REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK MICHAEL R. METZGER 066186 LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS -1

SCALE:	NTS
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	DT-1
	SHEET 8

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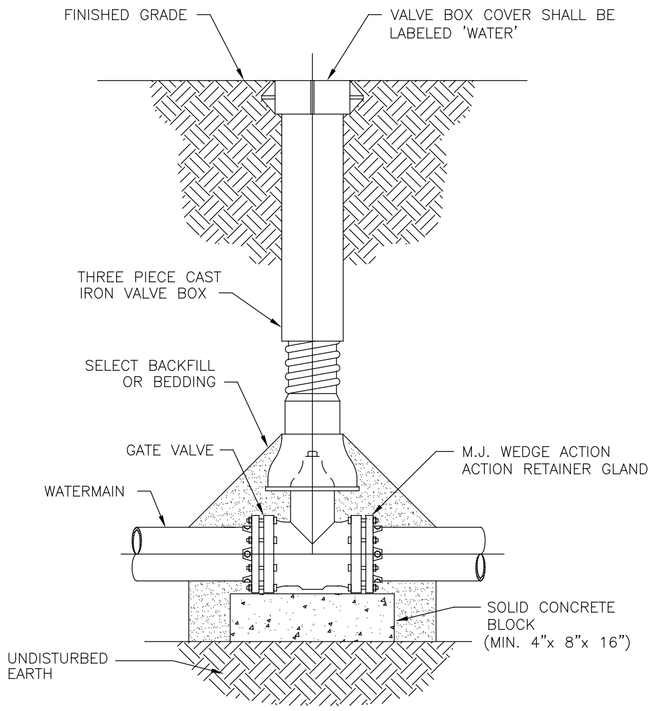
Attachment: SP-2021-02_application_041521 (2284S : Sp-2021-02)



NOTES:

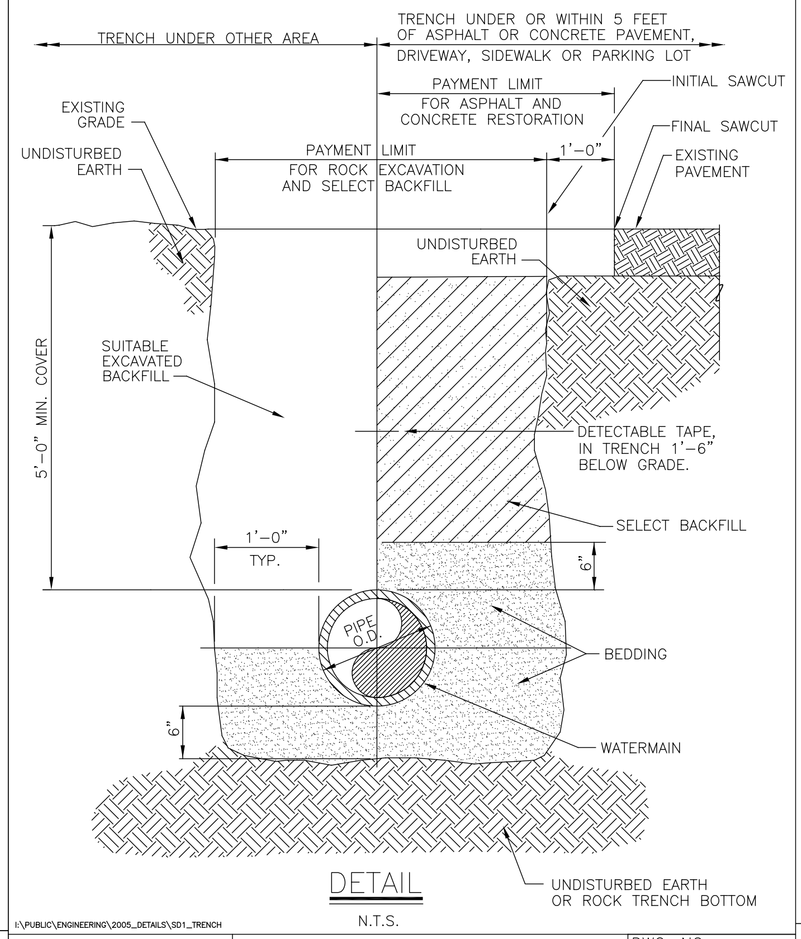
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPENING NUT CENTERED IN BOX.

SECTION

N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD11_GATE_VALVE_SET

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11	
		DATE 4/28/92	REVISED 02/17



DETAIL

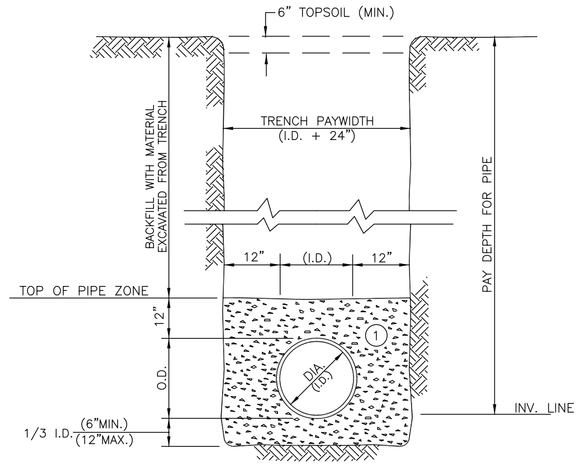
N.T.S.

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD1_TRENCH

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 12-INCH DIAMETER WATERMAIN	DWG. NO. SD1	
		DATE 4/28/92	REVISED 10/05

UNSHEETED TRENCH DETAIL

(JANUARY 2012)



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

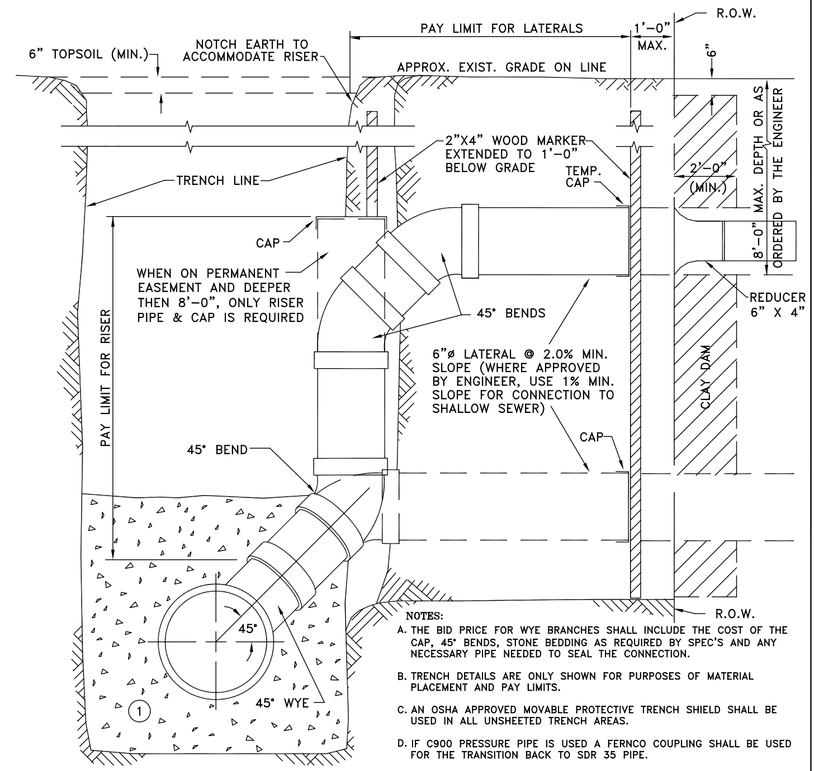
(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (1)

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 5/20/93 NOTE 2: PIPE INSTALLATION	STD.DETAIL 1
	Rev. 2 2/7/94 ADDED NOTE C & D	
	File: d-01 Date: 3/1/91	

RISER DETAIL - SDR35 (MAIN LINE LATERAL CONNECTION)

(JANUARY 2012)



NOTES:

A. THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPEC'S AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION.

B. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS.

C. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

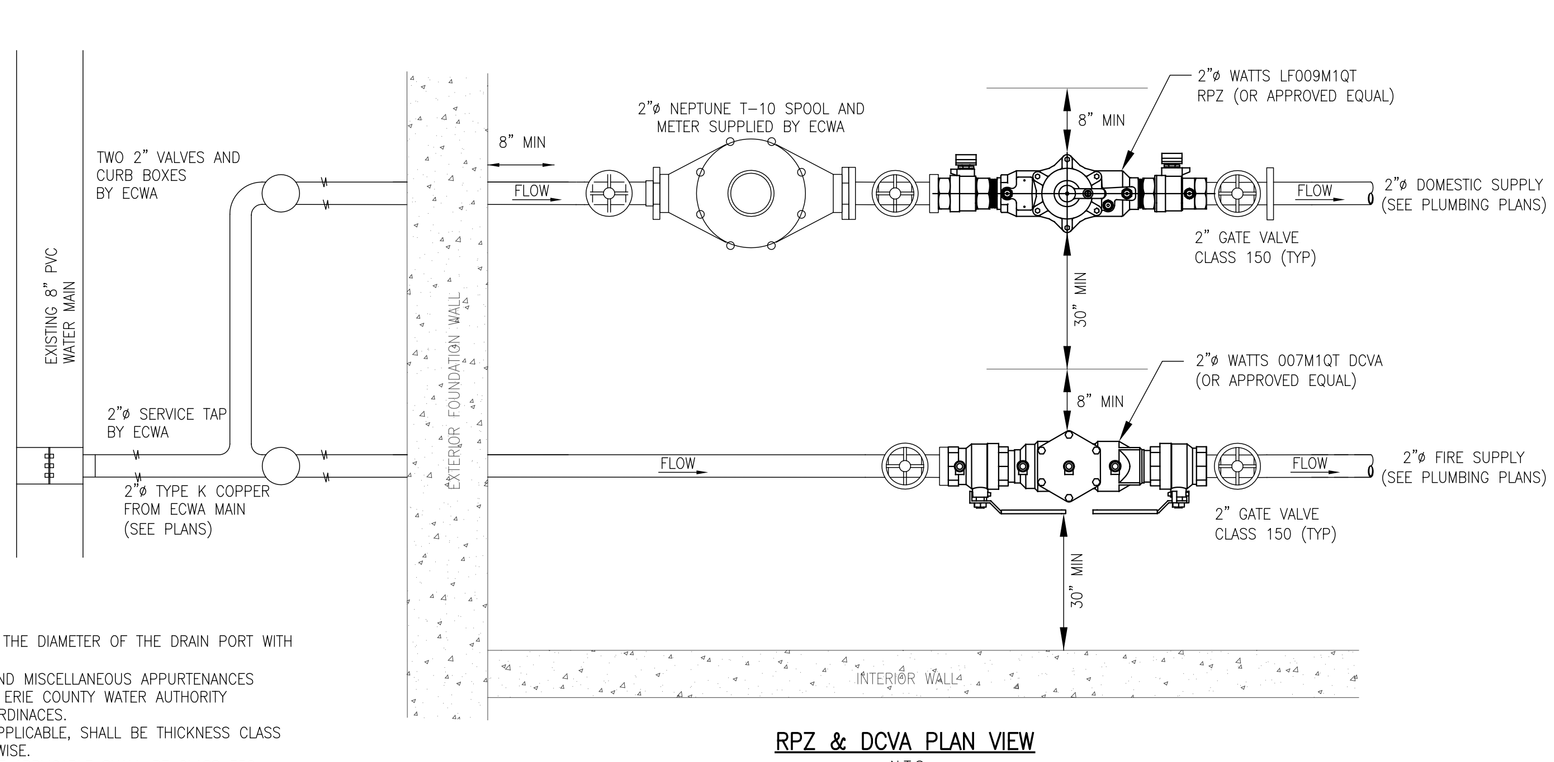
D. IF C900 PRESSURE PIPE IS USED A FERNCO COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER. NO SLAG WILL BE ALLOWED.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 2 1/97 ADDED 1/8 BELL & SPIGOT LONG SWEEP BEND	STD.DETAIL 27
	Rev. 3 12/01 ADDED NOTE D REGARDING LOCATION OF VENTS AND CLEAN OUTS	
	Rev. 4 5/02 CHANGED LONG SWEEP TO NORMAL 45° ADDED CAPS & CORRECTED PAY LIMITS	
	File: d-27 Date: 3/1/91	



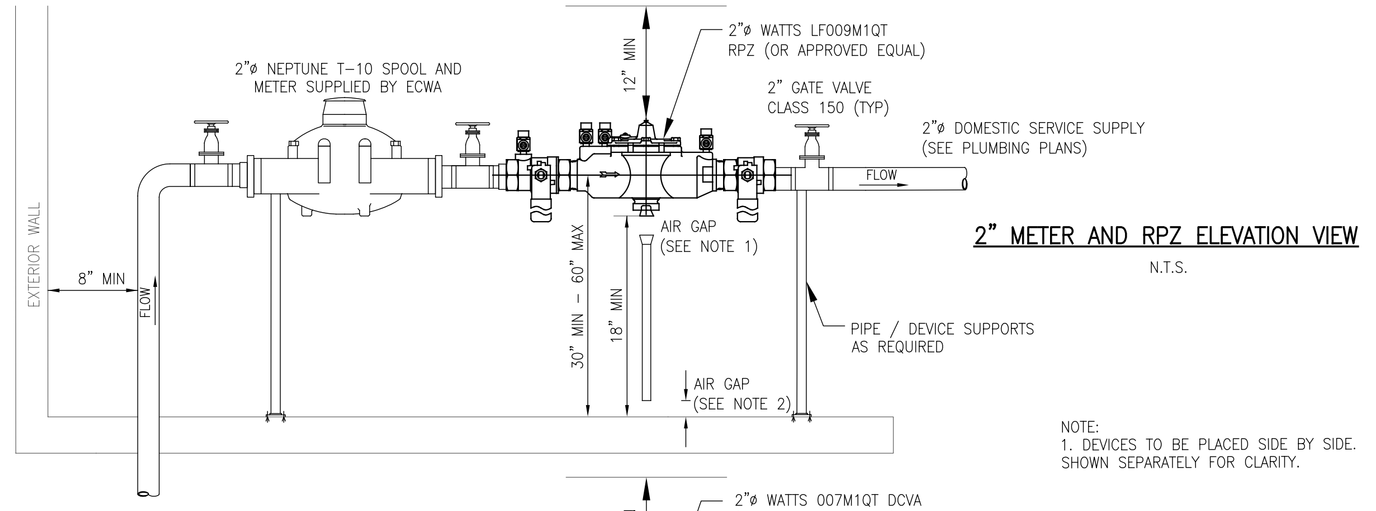
RPZ & DCVA PLAN VIEW

N.T.S.

N

RPZ MISCELLANEOUS NOTES:

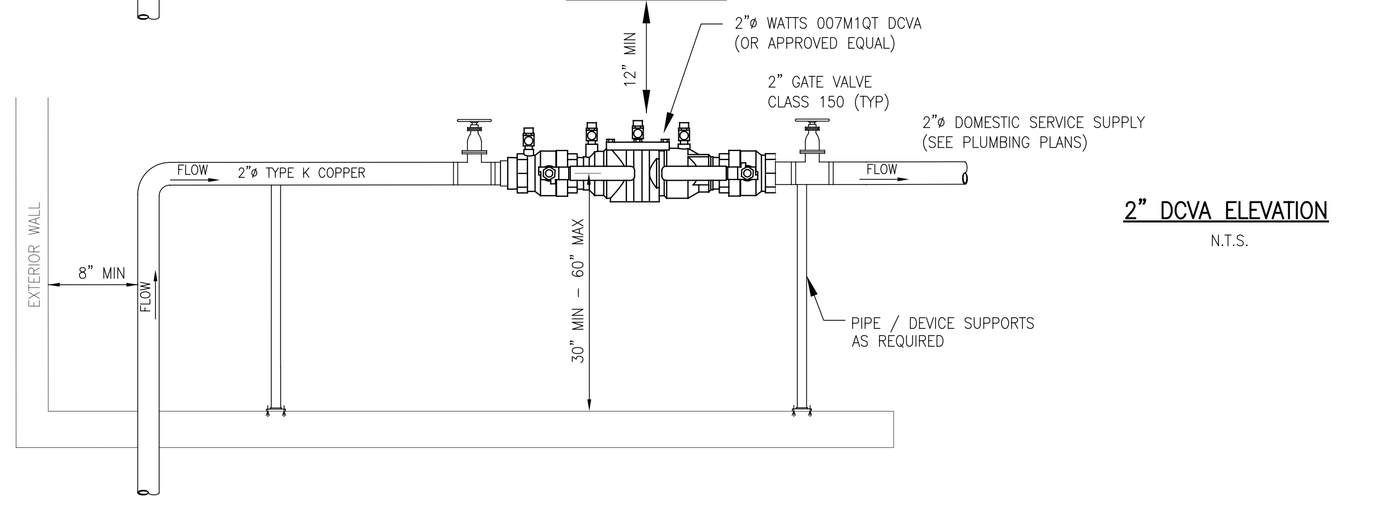
1. AIR GAPS SHALL BE 2 TIMES THE DIAMETER OF THE DRAIN PORT WITH A MINIMUM OF 1".
2. MATERIALS USED, LOCATION AND MISCELLANEOUS APPURTENANCES SHALL BE GOVERNED BY THE ERIE COUNTY WATER AUTHORITY SPECIFICATIONS AND LOCAL ORDINACES.
3. ALL DUCTILE IRON PIPE, IF APPLICABLE, SHALL BE THICKNESS CLASS 52 UNLESS SPECIFIED OTHERWISE.
4. ALL DUCTILE IRON FITTINGS, IF APPLICABLE SHALL BE CLASS 350 ANSI/AWWA C110/A21.01-62 UNLESS SPECIFIED OTHERWISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LOCATIONS, DIMENSIONS AND ELEVATIONS SHOWN.
6. DIMENSIONS SHOWN FOR THE WATER METER ARE STANDARD FOR THE SIZE AND MODEL SHOWN. ADEQUATE CLEARANCES MUST BE MAINTAINED ON ALL SIDES.
7. CLEARANCE DIMENSIONS SHOWN FOR THE DEVICES ARE NYSDOH STANDARDS.
8. DEVICES MUST BE PROPERLY SUPPORTED.
9. CONTACT THE ECWA METER SHOP A MINIMUM OF THREE (3) WORKING DAYS TO SCHEDULE THE INSTALLATION OF THE METER. TELEPHONE NUMBER: 685-8226



2" METER AND RPZ ELEVATION VIEW

N.T.S.

NOTE:
1. DEVICES TO BE PLACED SIDE BY SIDE. SHOWN SEPARATELY FOR CLARITY.



2" DCVA ELEVATION

N.T.S.

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CHECKED BY:	JCM		
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REVISIONS	DATE	BY/CHK	

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LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK MICHAEL C. METZGER 066768 LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS - 2

SCALE:	NTS
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	DT-2
	SHEET 9

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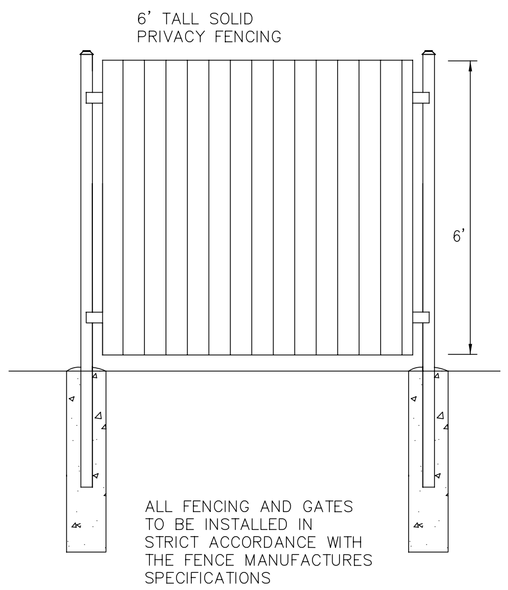
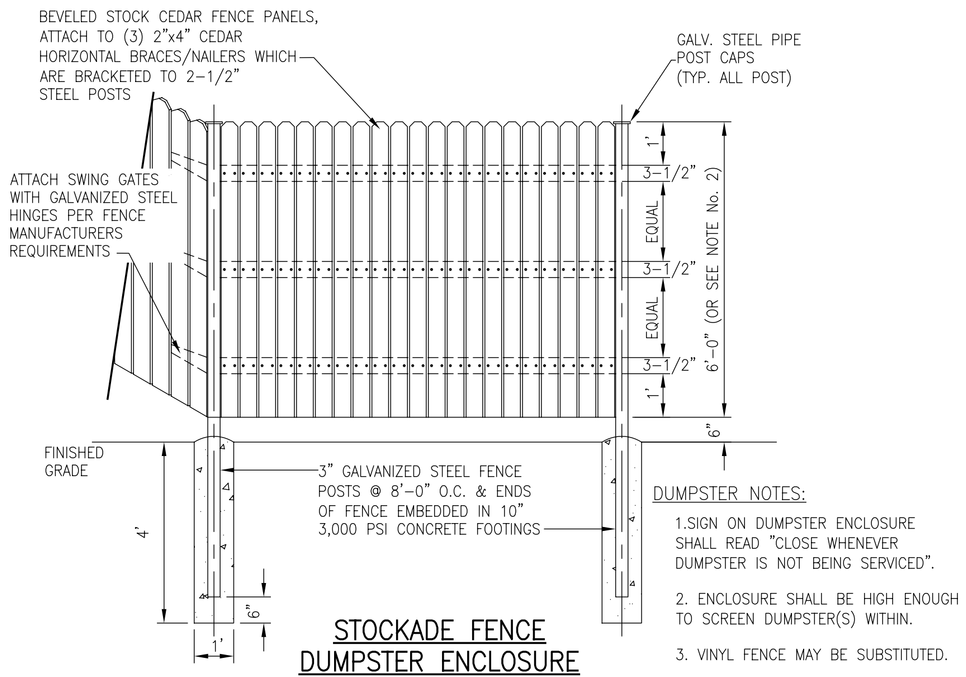
Attachment: SP-2021-02_application_041521 (2284S : Sp-2021-02)



FENCE DETAIL

N.T.S.



STOCKADE FENCE
DUMPSTER ENCLOSURE

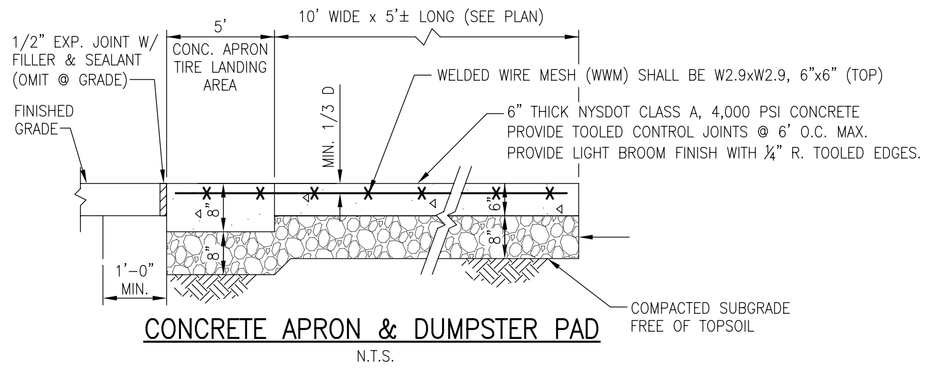
N.T.S.

DUMPSTER NOTES:

1. SIGN ON DUMPSTER ENCLOSURE SHALL READ "CLOSE WHENEVER DUMPSTER IS NOT BEING SERVICED".

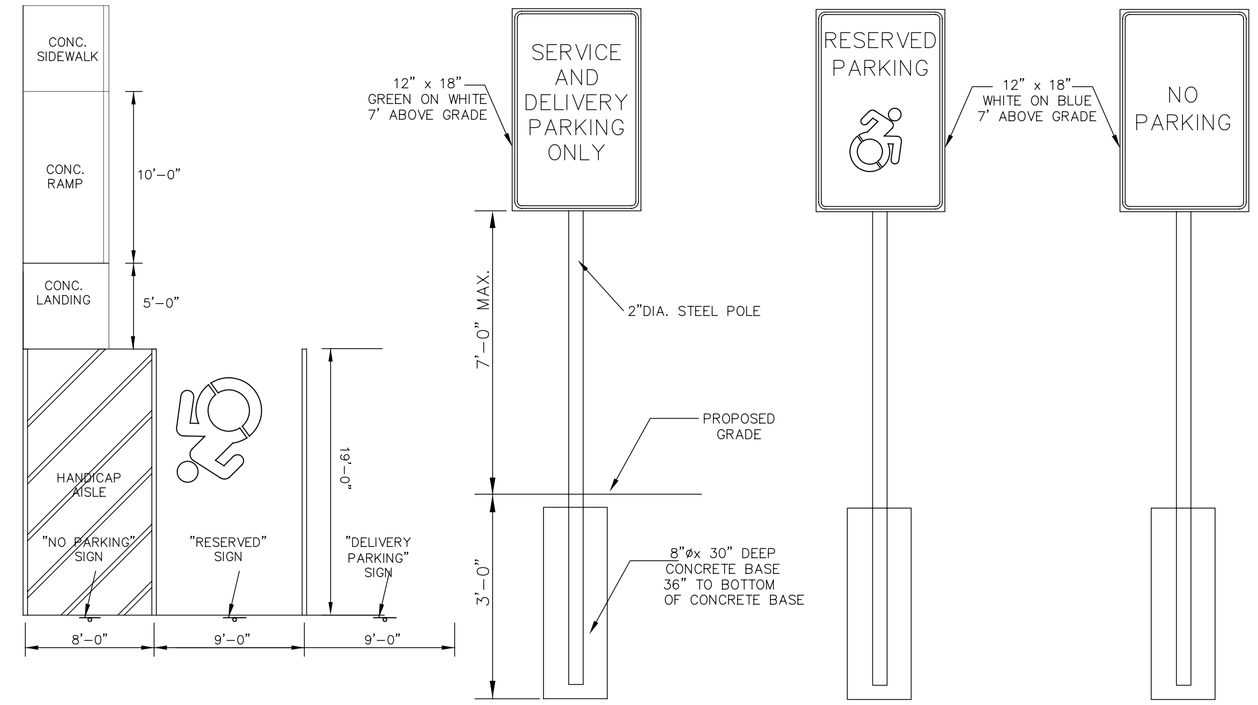
2. ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN DUMPSTER(S) WITHIN.

3. VINYL FENCE MAY BE SUBSTITUTED.



CONCRETE APRON & DUMPSTER PAD

N.T.S.



HANDICAP RAMP, PARKING STALL AND SIGNS

N.T.S.

\\Statlocal\JVACE\M1924 Sweet Home\Kenmore\Mxd\2071 Sweet Home Road\DWGS\Site 2.dwg, 3/29/2021 9:54:15 AM

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CAD FILE:	M-1924

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REVISIONS	DATE	BY/CHK
TOWN COMMENTS	03.26.21	ARH/JCM
TOWN COMMENTS	02.26.21	ARH/JCM

METZGER
CIVIL
ENGINEERING, PLLC

8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK
JAMES C. METZGER
066745
LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS

SCALE:	NTS
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	DT-3
	SHEET 10

METZGER CIVIL ENGINEERING, PLLC

January 22, 2021

Mrs. Ellen Kost - Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: Major Site Plan Application
Mixed Use Development
2071 Sweet Home Road

Dear Mrs. Kost:

On behalf of our client, Wyse Properties, we are pleased to submit the included materials in support of a Major Site Plan Application. The proposed project includes the construction of a mixed use development consisting of first floor retail space with apartment units on the upper floors. Enclosed please find the following materials:

- Fourteen (14) copies of the Major Site Plan Application
- Fourteen (14) copies of the fully engineered Site Plans dated 12.24.20 with the boundary survey
- Fourteen (14) copies of the long Environmental Assessment Form
- Four (4) copies of the Town board rezoning resolution
- Four (4) copies of the Engineer's Report
- Four (4) copies of the Stormwater Pollution Prevention Plan
- Four (4) copies of the Geotechnical Report (prepared by SJB)
- Four (4) copies of the building elevations
- Four (4) copies of the "No Impact" Archaeological Survey letter (issued by SHPO)
- One (1) copy of the 8.5" x 11" Site Plan
- Review fee in the amount of $1,265.00

A .pdf copy of these materials has been emailed to your department for display on the Towns website.

We ask that this project be placed on the March 18, 2021 Planning Board agenda and the enclosed materials be distributed as necessary to receive applicable comments prior to said meeting. Should you have any questions or comment, please don't hesitate to contact the undersigned at your convenience via email at meteng@roadrunner.com or by phone at 716-633-2601.

Yours truly,

Jacob Metzger, P.E.

cc: Kevin Wyse (letter only)

8245 Sheridan Drive - Williamsville, NY 14221 **Phone 716-633-2601/Fax 716-633-2704**

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office

_____ _____
VERIFIED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	1,250.00
Each Additional acre or fraction thereof	$ 650.00/acre	0
Amendments to Site Plans	$1,200.00	
Request for Relief of / or Change to Conditions of Site Plan Approval	$1,200.00	
Request for Extension of Site Plan Approval	$ 450.00	
Stormwater Pollution Prevention Plan		
1-4.99 Acres	$ 500.00	
5-10 Acres	$ 750.00	
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	$ 15.00	15.00
	TOTAL FEE:	$1,265.00

Materials Received by Planning Department

_____ _____
RECEIVED BY DATE

Materials Accepted by Town Clerk & Fee Paid

_____ _____
ACCEPTED BY DATE

To Be Completed By Applicant

Petitioner: Name: Kevin Wyse

Address: 2217 Sweet Home Road

Amherst NY 14228
city state zip code

Phone: 716-688-2526 Fax: _____ E Mail: info@wyseproperties.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

MAJOR SITE PLAN APPLICATION con't. PAGE 2

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Metzger Civil Engineering PLLC

Address: 8245 Sheridan Drive

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716-633-2601 Fax: 716-633-2704

E Mail: meteng@roadrunner.com

Project Location (must be verified by Town Assessor's Office):

Address: 2071 Sweet Home Road
Amherst, NY 14228

SBL No(s): 40.04-2-72

Project Name: Mixed Use Building - 2071 Sweet Home Road

Project Description: Development includes the construction of a 3 story, mixed use building, paved parking lot, concrete side walks and dry detention stormwater area.

The building will consist of first floor retail space and 4 apartments on the upper floors.
The existing dwelling and garage will be demolished.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

	existing	proposed	total
Gross Floor Area (non-residential):	0	2028+/-	2028
Number of Residential Units:	1	4	4
Number of Parking Spaces:	4	23	23

Acreage of Parcel: 0.33

Frontage on Public Roads: 72' on Sweet Home Road

Existing Zoning District(s) NCD-ND

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application***.

Item No.	Item	Submitted	Official use
I Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**	x	
2.0	**Title of Drawing**	x	
3.0	**Name and address of Applicant**	x	
4.0	**Name of person preparing drawing**	x	
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**	x	
6.0	**Project address**	x	
7.0	**Zoning of subject property and adjacent parcels**	x	
8.0	**North point, scale, date, and revision date(s)**	x	
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**	x	
1.1	Names of all existing and proposed streets	x	
1.2	Width and radii of proposed curb-cuts	x	
1.3	Existing curb-cuts on adjacent and opposite properties	x	
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	x	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	x	
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement	n/a	
1.7	Designation of Fire Lanes (if applicable)	x	
1.8	Fire apparatus access roads	n/a	
1.9	Label any proposed roads as public or private	n/a	
1.10	Location and dimensions of sidewalks	x	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	x	
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures	x	
2.2	Setback dimensions of structure(s) to all property lines	x	
2.3	Proposed use of structures	x	
2.4	Gross square feet area of each structure	x	
2.5	Location of all building entrances	x	
2.6	Indicate type of roof construction/materials	x	
2.7	Location, height, and design detail of existing and proposed fences and walls	x	
2.8	Location of light standards and building mounted lights	x	
2.9	Location of dumpster and detail of dumpster enclosure with gate	x	
2.10	Layout and dimensions of the lot(s) proposed for development	x	

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)	x	
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)	x	
4.1	Show screening of mechanical equipment	x	
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas	x	
5.2	Setback dimensions of all paved areas to property lines	x	
5.3	Dimension of typical parking space and drive aisles	x	
5.4	Location and layout of handicapped parking spaces & access aisles	x	
5.5	Detail of vertical signage for handicapped parking and access aisles	x	
5.6	Indicate minimum parking requirement & number of spaces provided	x	
5.7	Proposed signage for directing and guiding traffic	x	
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)	To be forwarded	
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**	x	
III Utilities and Drainage			
1.0	**Engineers Report**		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	x	
1.2	Proposed water service sizing calculations	x	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows)	x	
1.4	Proposed storm drainage facility calculations (see information included with this application)	x	
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated	x	
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities	x	
3.2	Location of existing and proposed fire hydrant location(s)	x	
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems	x	
3.4	Existing and proposed meter/RPZ size and location	x	
3.5	Applicable construction details	x	
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	x	
4.2	Applicable construction details	x	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)	n/a	
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	x	

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Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
5.2	Connection of roof drains to proposed drainage system	x	
5.3	Applicable construction details	x	
5.4	Existing and proposed swales and ditches	x	
5.5	Detention area cross-section and high-level elevations	n/a	
5.6	County and State approval for tie-in to existing sewers	n/a	
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable. See attached checklist.**	x	
7.0	**Natural Gas Service**	n/a	
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**	n/a	
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**	n/a	
1.1	Detail of all light standards, including dimension of height from finished grade	x	
1.2	Detail of all exterior lighting fixtures	x	
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**	x	
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**	x	
3.0	**Indicate location, size, number and type of proposed landscape materials**	x	
4.0	**Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained**	x	
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**	x	
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**	x	
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**	n/a	
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**	n/a	
5.0	**<u>Completed and signed</u> Environmental Assessment Form**	x	
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)	x	
5.2	Traffic Impact Study (if applicable)	n/a	
5.3	Archaeological survey (if applicable	x	
5.4	Wetland Delineation report (if applicable)	n/a	

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Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.		Submitted	Official use
VI Other Required Information/General Requirements (cont'd)			
6.0	Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan	x	
7.0	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status	n/a	
8.0	Location of Floodway and floodplain (if applicable)	n/a	
9.0	Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)	x	
10.0	Documentation related to any required variances granted by the ZBA	n/a	
11.0	For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.	n/a	
12.0	8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)	x	
13.0	A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)	x	

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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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Redevelopment of a single home to a mixed use building		
Project Location (describe, and attach a general location map): 2071 Sweet Home Road Amherst, NY 14228		
Brief Description of Proposed Action (include purpose or need): Proposed development includes the construction of a 3-story mixed-use building, which will consist of apartment units as well as retail space on the first floor. The proposed development will include public utilities (i.e. water, sanitary sewer) and private utilities (i.e. phone, cable, electric, etc) as well as an asphalt surface parking.		
Name of Applicant/Sponsor: Wyse Properties LLC	Telephone: 716-688-2526 E-Mail: kjwyse58@aol.com	
Address: 2217 Sweet Home Road		
City/PO: Amherst	State: NY	Zip Code: 14228
Project Contact (if not same as sponsor; give name and title/role): Metzger Civil Engineering PLLC	Telephone: 716-633-2601 E-Mail: meteng@roadrunner.com	
Address: 8245 Sheridan Drive		
City/PO: Williamsville	State: NY	Zip Code: 14221
Property Owner (if not same as sponsor): Kevin Wyse	Telephone: 716-688-2526 E-Mail: kjwyse58@aol.com	
Address: 60 Smith Road		
City/PO: Amherst	State: NY	Zip Code: 14228

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board Rezoning	10/01/20
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Major Site plan	01/22/21
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	ECHealth - Water and sewer ECWA - Water service	01/22/21
f. Regional agencies ☐Yes ☑No	ECDEP - Sanitary lateral	01/22/21
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑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?) ☑Yes ☐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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
NCD - ND

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? Sweet Home Central School District

b. What police or other public protection forces serve the project site?
Amherst Police Department

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

d. What parks serve the project site?
Letchworth Woods Park; Walton Woods Park; and Willow Ridge 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)? Mixed-use (commercial/residential)

b. a. Total acreage of the site of the proposed action? 0.33 acres
b. Total acreage to be physically disturbed? 0.33 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.33 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: 8 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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2.f

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				4

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 35 height; 39 width; and 52 length
iii. Approximate extent of building space to be heated or cooled: 12000 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:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
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: 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):

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):

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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: 1045 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: 1,100 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: Town of Amherst Waste Water Treatment Plant
- Name of district: Amherst Consolidated 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

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- Do existing sewer lines serve the project site? ☑ Yes ☐
- 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):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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)?

- 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_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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2.f

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 ½ 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: _____

Typical usage for small retail / office/ apartment use

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 grid

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: 0700-1900
- Saturday: 0700-1900
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: Continuous
- Saturday: Continuous
- Sunday: Continuous
- Holidays: Continuous

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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:

General construction noise from equipment during construction activities (i.e. 0700-1900)

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 proposed mounted on the building for resident building access.

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 month (unit of time)

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

- Construction: Recycling will take place during construction in designated dumpsters typical of construction practices
- Operation: Recycling will be the responsibility of the tenants and will be collected by the refuse service providers

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

- Construction: Commercial hauler to the designated landfill
- Operation: Commercial hauler to the designated landfill

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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): Student Housing & Institutional

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.06	.21	.15
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn and/or landscaping	.27	.12	-.15

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

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:
Sweet Home High School

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:

iii. Describe any development constraints due to the prior solid waste activities: _____

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):

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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 seasonl 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: _____

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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):

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:
Spiny Softshell

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:

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:

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

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 fives 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 Date 01/18/2021

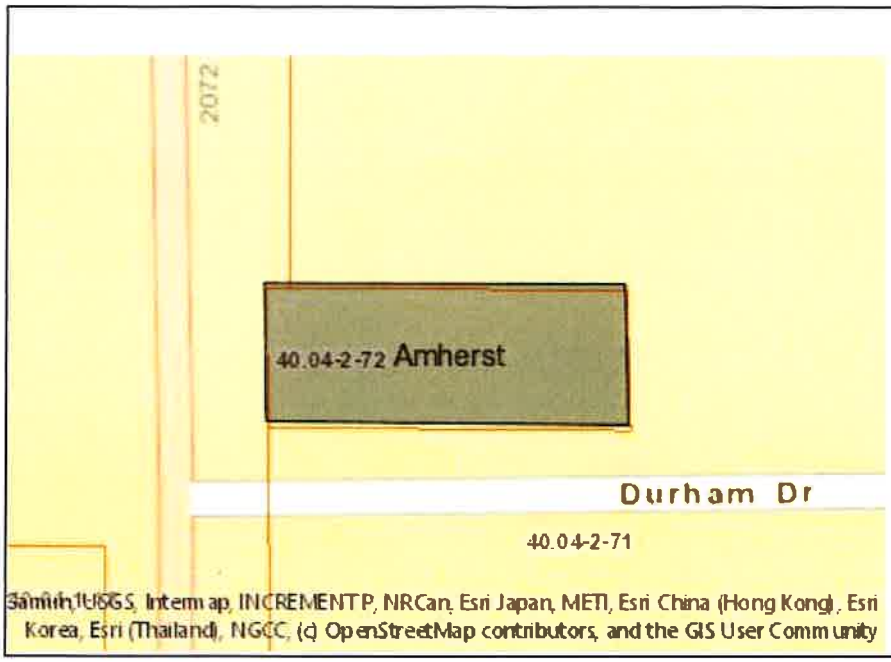
Signature _____ Title Engineering Consultant

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

PRINT FORM

EAF Mapper Summary Report

Friday, January 15, 2021 11:07 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.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]	No
E.2.h.iii [Surface Water Features]	No
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]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	Yes

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

E.3.a. [Agricultural District]	No
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

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Odessa silt Loam (OdA)	Severe	Severe	Severe	Severe	Moderate

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   x Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☒ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☒ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☒ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   661 Skinnersville,2021 Sweet Home,Hollys vineyard-695 Skinnersville,Alexander Estates-2217 Sweet Home

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☒ Yes ☐ No
   Describe Similar development proposed at 2021 Sweet Home and 661 Skinnersville by the same owner.

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 22
   Source: US Department of Transportation - Federal Highway Administration Development and Application of Trip Generation Rates

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

    1,100 average flow 4,852 peak flow.

    (Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

RESOLUTION 2020-700
ADOPTED DOC ID: 22148

2071 Sweet Home Road Rezoning

Adoption of Local Law
to Amend the Audubon Development Plan and the Zoning Map
[2071 Sweet Home Road (NCD); Z-2020-01]

RESOLVED, that pursuant to 6NYCRR Part 617 (SEQR) and Town Code Section 104, as amended, that the requirements of SEQR have been completed and the Town Board issues the attached Negative Declaration, and be it further

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolution of April 23, 2020 that the proposed New Community District - Neighborhood use classification at 2071 Sweet Home Road is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that to the extent the proposed Audubon Development Plan Amendment is not consistent with the adopted Comprehensive Plan, the plan is hereby amended to be consistent with the proposed zoning at this location, and be it further

RESOLVED, that in accordance with Section 203-8-3 & Section 203-8-15 of the Town Code (Zoning), the Town Board adopts Local Law (#___) to amend the Audubon Development Plan and Town Zoning Map subject to the following condition as recommended by the Planning Board:

1. That the residential density of the subject 0.33 ± acre site be limited to 12 units per acre.

And the following conditions offered by the petitioner:

2. There shall not be any parking spaces located in the area between the front setback of the mixed-use building and the Sweet Home Road Right-of-Way.

3. The following uses shall be prohibited on the subject parcel:

   A. Drive though facilities;

   B. Storage yards for house trailers, boats and similar equipment and for open space maintenance equipment; and

   C. All Motor Service type uses including but not limited to new and used vehicle and equipment sales, car wash facilities, vehicle repair facilities, oil change facilities, etc.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

9/08/2020
Supervisor Kulpa received a request from the petitioner to adjourn the public hearing to a later date. A motion to adjourn until Oct. 6th was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0.

10/06/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 4-0. The public hearing was opened at 7:04 PM.

Sean W. Hopkins, Esq., presented and answered questions.

The following speaker addressed the Town Board:
Katie Weissman, 140 Troy Del Way - Questioned high end apartments for students

There were no further speakers from the public, therefore Supervisor Kulpa moved to adjourn the public hearing and set a Decision Date for October 19th. The motion was seconded by Councilmember Bucki and unanimously approved 4-0. The public hearing was adjourned at 7:20 PM.

10/19/2020
Due to a request from Attorney Sean Hopkins to adjourn the public hearing to October 26th, Supervisor Kulpa motioned to adjourn, seconded by Councilmember Bucki and unanimously approved 5-0.

10/26/2020
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0. The public hearing was opened at 7:04 PM.

Sean W. Hopkins, Esq., gave an updated presentation.

The following speaker addressed the Board:
Don Smith, N. Long St.

There were no further speakers from the public, therefore Supervisor Kulpa moved to close the public hearing, seconded by Councilmember Szukala and unanimously approved 5-0. The public hearing was closed at 7:15 PM.

A motion to approve the Negative Declaration was made by Supervisor Kulpa, seconded by Councilmember Lavin and approved 4-1 (nay, Bucki).

A motion to approve the resolution was made by Supervisor Kulpa and seconded by Deputy Supervisor Berger. A motion to amend was then made by Supervisor Kulpa, seconded by Councilmember Lavin and approved via Roll Call Vote 4-1 (nay, Bucki). Amendment adds additional conditions.

Supervisor Kulpa then motioned to approve as amended, seconded by Deputy Supervisor Berger and approved via Roll Call Vote 4-1 (nay, Bucki).

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

RESULT:	**ADOPTED AS AMENDED [4 TO 1]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Jacqualine Berger, Deputy Supervisor
AYES:	Brian J. Kulpa, Jacqualine Berger, Shawn Lavin, Michael Szukala
NAYS:	Deborah Bruch Bucki

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

ENGINEER'S REPORT

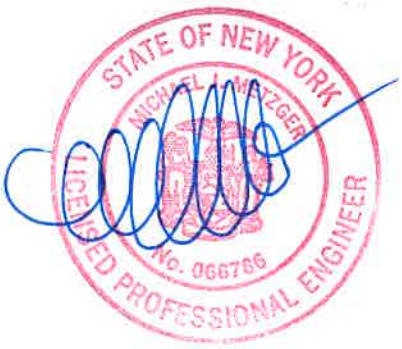
Mixed Use Building
2071 Sweet Home Road
Amherst, New York

December 4, 2020

Prepared for:
Kevin Wyse
Wyse Properties LLC
2217 Sweet Home Road
Amherst, NY 14228

Project M-1924

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 633-2601
Fax: 633-2704
meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Project Description:

Currently, the subject property addressed at 2071 Sweet Home Road contains a single family home and garage which will be demolished. The proposed development will consist of a mixed use 3-story building with retail on the first floor and apartments above.

The scope of the development includes the construction of a 3 story mixed used building consisting of approximately 4,056 ft^2 of floor area. The site will contain a paved parking lot, concrete sidewalks and stormwater management system with on site detention draining to the existing municpal storm system on Sweethome Road. The proposed building will be serviced by an 2" water service, which is connected to the existing municipal water main in front of the site on Sweethome Road. In addition, a sanitary sewer lateral will be connected to the existing municipal sanitary sewer line in front of the site on Sweethome Road. Additional development is also planned including private utilities (i.e. electric, gas and telecommunication lines).

The area of disturbance needed for the construction of the building, related parking and stormwater management system will be under 1.0 acre and therefore will not require coverage under the NYSDEC General SPDES GP-0-20-002. However, an Erosion and Sediment Control plan has been prepared to meet the Town of Amherst stormwater regulations and is included within the site design plans.

Water Supply System:

The potable water needs for the proposed building shall be met by a new 2" water lateral off of the existing 36" DIP water main on Sweethome Road directly in front of the site. The line will be split before it enters the building to allow for a 2" service to the sprinkler system during an emergency. A reduced pressure zone (RPZ) device will be installed on the domestic water line in the new building to prevent cross contamination with the municipal main. A double check valve assembly (DCVA) will be installed on the dedicated sprinkler line. The RPZ and DCVA will be designed, installed and tested in accordance with the Erie County Water Authority and the Department of Health standards.

The ECWA has provided hydrant flow test data in the vicinity of the property. The hydrant flow test indicates that there is sufficient pressure and flow to serve the project. A pressure / water demand analysis for the project was performed and is included in Appendix A of this report.

Construction, inspection and testing of the new water service will be in conformance with all applicable Town, ECWA, AWWA, New York State Health Department, and the "Ten State" standards.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Sanitary Sewer:

The site will be serviced by a 6" diameter SDR-35 PVC lateral at a slope of 2.0%, which will connect to the existing municipal PVC sanitary sewer located in front of the project site. The hydraulic loading calculations are included in Appendix B of this report.

Construction, inspection and testing will be in conformance with all Town, Erie County Health Department, and "Ten State" standards.

Storm Drainage System:

Drainage of surface water runoff from the proposed development will be accomplished via a proposed network consisting of roof gutters, downspouts and a storm drainage system utilizing catch basins and storm water piping into the dry detention areas.

In accordance with Town of Amherst stormwater requirements, stormwater generated on the site will be collected in the dry detention area, which will detain the flows from a 25-year post development storm and release the stormwater at a rate less than a 10-year pre development storm level.

The TR-55 analysis and hydrograph (attached) for the site shows that a pre development 10-year storm will produce a peak flow of 0.68 cfs while a post development 25-year storm will produce a flow of 1.42 cfs. Calculations based on these flows show the difference in stormwater volume between the post development 25-year storm and a pre development 10-year storm was approximately 532 cubic feet.

Detention will be accomplished by directing the on site flows to a dry detention area. The outlet for this detention areas will be a 8" diameter pipe. This pipe will be capped with a 3" orifice hole drilled in the cap. The cap will be removable for periodic maintenance of the pipe as needed. The orifice has been sized using Torricelli's equation at 3" per the design calculations included as Appendix D of this report.

A complete set of stormwater calculations via the TR-55 method along with a hydrograph of storm events has been included with this report in Appendix C.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

APPENDIX A

Water Demand Calculations

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

METZGER CIVIL ENGINEERING

Water Demand & Pressure Analysis
2071 Sweet Home Road
Town of Amherst, NY
M-1924
12/4/2020

4 Apartments @ 2 persons each	8	People
Retail 2,028 sqft x 0.1 = 202.8 gpd	3	People
Equivalent Design Population	11	
Water use per person per day	95	gallons
Average Daily Flow	1045	gpd
Average Daily Flow	0.0010	MGD
Maximum Daily peaking factor	2.00	per ECWA design manual 3.10
Maximum Daily Flow	2090	gpd - Average Daily Flow x peaking factor
Maximum Daily Flow	0.0021	MGD - Average Daily Flow x peaking factor
Maximum Daily Flow	1.5	gpm
Peak Hourly peaking factor	3.00	per ECWA design manual 3.10
Peak Hourly Flow	0.0031	MGD - Average Daily Flow x peaking factor
Peak Hourly Flow	2.2	gpm - Average Daily Flow x peaking factor
Required Fire flow (sprinklers)	300.0	gpm
Total Peak Flow	350.0	gpm

Flow Test Data		
Date of Hydrant test	11.04.08	
Location of Hydrant	1st hyd east of Sweet Home	
Hydrant A - static pressure before test	104	psi
Hydrant A - residual pressure during test	93	psi
Hydrant B - Flow during test (Qf)	1404	gpm
Desired residual pressure	20	psi
Static pressure - desired pressure (Hr)	84	psi
Pressure drop during test (Hf)	11	psi
Calculate flow at 20 psi		
Qr = Qf x Hr^0.54 / Hf^0/54	4208	gpm
Peak flow needed at 20 psi	350.0	gpm
Calculate residual pressure at peak flow		
Static -(Peak flow x (Hf^0.54)^1.8518519 / Qf	103.2	psi

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

METZGER CIVIL ENGINEERING

Water Demand & Pressure Analysis
2071 Sweet Home Road
Town of Amherst, NY
M-1924
12/4/2020

Static Pressure at Main during fire flow	103.2	psi
Existing Flow of Main at 20 psi	4208	gpm
Peak Flow needed at 20 psi	350	gpm
Elevation difference connection to design pt	3	feet
Length of Pipe in Feet	3	
Number of Fittings in line 45 deg or less	0	
Number of Tees in Line - In line flow	0	
Number of Tees in Line - 90 deg bend	2	
Number of Valves in Line	1	
"D" Diameter of Waterline in inches	2	
Type of Pipe	Copper	
Standard Diameter Ratio	NA	
AWWA Specification	C900	
"C" Hazen Williams Coefficient	100	
Equivalent Length of Each 45 deg	1.7	feet
Equivalent Length of Each Tee - in line	1.8	feet
Equivalent Length of Each Tee - 90 deg bend	6.6	feet
Equivalent Length of Each Valve in feet	2.6	feet
"L" Design Length of Pipe in feet	18.8	feet
Friction Loss "hf" of Pipe in feet		
$\text{"hf"} = \frac{(10.44 \times \text{"L"}) \times (\text{"gpm"}^{\wedge} 1.85)}{(\text{"C"}^{\wedge} 1.85) \times (\text{"D"}^{\wedge} 4.8655)}$	-68.35	feet
"hf" in psi (2.3 feet = 1 psi)	-29.7	psi
Head due to elevation in psi	-1.3	psi
Loss through rpz and meter	-5.0	psi
Total difference in psi	-36.0	psi
Pressure Available in psi (existing - loss)	67.1	psi
Pressure Required in psi	20	psi

Calculations By:	ARH
Checked By:	JCM

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

APPENDIX B

Sanitary Sewer Flow Calculations

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601, Fax: 716-633-2704

Project:	2071 Sweet Home Road	By:	ARH	Date:	12/3/2020
Location:	Town of Amherst, New York	Checked:	JCM	Date:	

Sanitary Sewer Flow Calculations

Retail Space:
Design flow = 2,028 sqft x 0.1 gpd/sqft = 202.8 gpd (equal to 3 population)

Apartments:
No of apartments = 4 x 2 people per apartment (equal to 8 population)

Equivalent Design Population, p = 11

		Design Average Flow		
100 gpcd x design population =	1100 gpd	=	**0.00**	**mgd**
Hydraulic Loading = [(18+((p/1000)^0.5)) / (4+((p/1000)^0.5))] =	4.41			
Peaking Factor, PF =				
	4852 gpd	=	**0.00**	**mgd**

Maximum Design Flow = Design Average Flow x Peaking Factor =

NOTE: Per "The 100 gpcd figure shall be used in conjunction with a peaking factor from Figure 1(as calculated above), is intended to cover normal infiltration for systems built with modern construction techniques."

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

APPENDIX C-1

Stormwater Calculations
Predevelopment Calculations

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

WinTR-55 Current Data Description

--- Identification Data ---

User: Al Hopkins
Project:
SubTitle: Pre Dev
State: New York
County: Erie
Filename: \\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2071 Sweet Home Road\DOCS\Pre dev.w55

Date: 1/7/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Pre		Outlet	0.33	83	.248

Total area: .33 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)
SUBAREAS	
Pre	0.68
REACHES	
OUTLET	0.68

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)
SUBAREAS	
Pre	0.68 12.05
REACHES	
OUTLET	0.68

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Pre	.33	0.248	83	Outlet	

Total Area: .33 (ac)

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Pre							
SHEET	100	0.0120	0.150				0.242
SHALLOW	40	0.0120	0.050				0.006
						Time of Concentration	.248

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Pre Dev
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Pre	Open space; grass cover > 75% (good)	D	.27	80
	Paved parking lots, roofs, driveways	D	.06	98
	Total Area / Weighted Curve Number		.33	83

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

APPENDIX C-2

Stormwater Calculations
Post development Calculations

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

WinTR-55 Current Data Description

--- Identification Data ---

User: Al Hopkins
Project:
SubTitle: Post Dev
State: New York
County: Erie
Filename: \\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2071 Sweet Home Road\DOCS\Post dev.w5

Date: 1/15/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
Post		Outlet	0.33	91	0.1

Total area: .33 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)
SUBAREAS	
Post	1.42
REACHES	
OUTLET	1.42

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)
SUBAREAS	
Post	1.42 11.93
REACHES	
OUTLET	1.42

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Post	.33	0.100	91	Outlet	

Total Area: .33 (ac)

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Post							
SHEET	6	0.0100	0.150				0.027
SHALLOW	46	0.0200	0.025				0.004
CHANNEL	98	0.0020	0.012	0.79	3.14	2.269	0.012
					Time of Concentration		0.1

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Al Hopkins

Post Dev
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Post	Open space; grass cover > 75% (good)	D	.12	80
	Paved parking lots, roofs, driveways	D	.21	98
	Total Area / Weighted Curve Number		.33	91

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

APPENDIX C-3

Stormwater Calculations
10/25 Hydrograph

ENGINEER'S REPORT

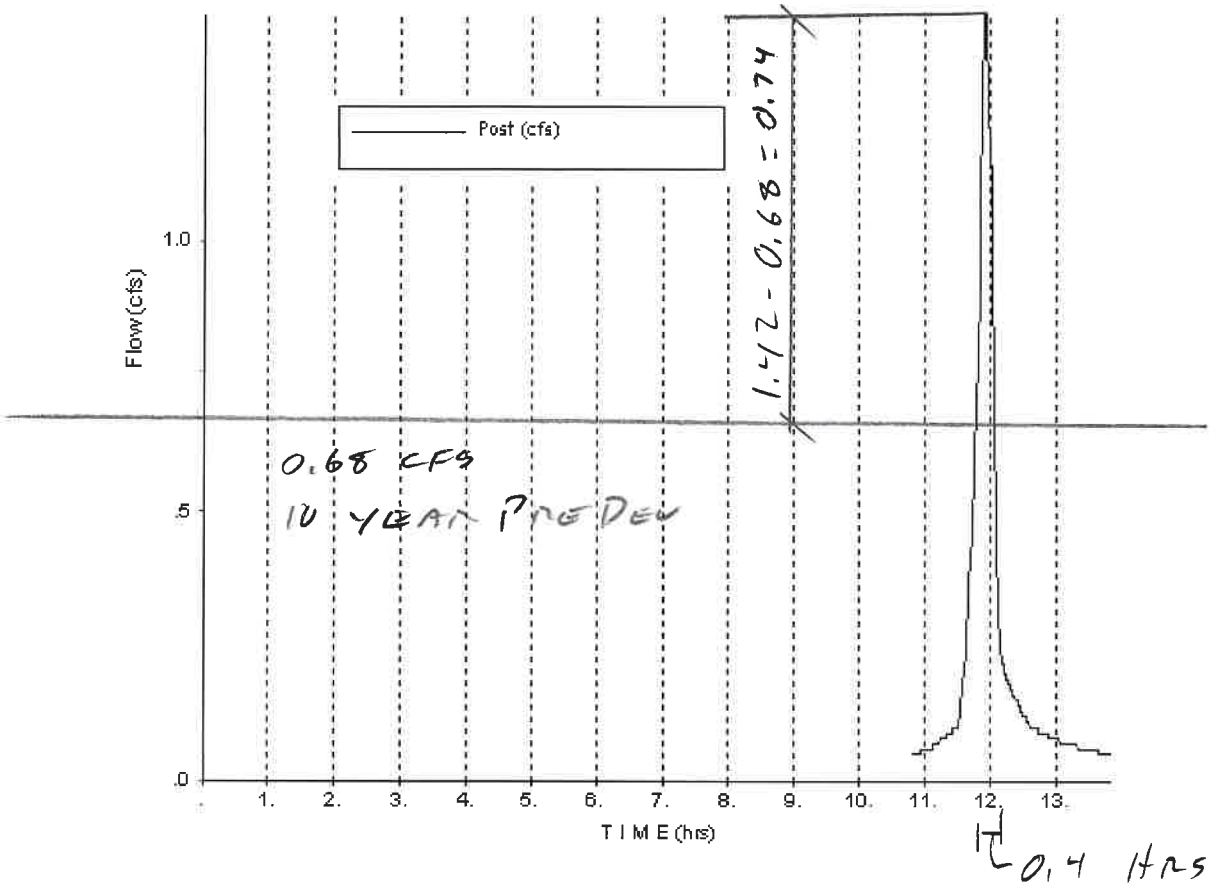
2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

WinTR-55 Output Hydrograph **Project:** 1/15/2021

Subarea: (Post) Storm: 25-Yr

\\Stationa\f\MCE\M1924 Sweet Home-Skinnersville\2071 Sweet Home Road\DOCS\Post dev.w55



$\frac{1}{2}(0.4 \times 3600)\,0.74 = 532$ cu ft

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

APPENDIX D

Outlet control Orifice sizing

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601

Project:	2071 Sweet Home Road	By: ARH
Location:	Amherst	12.03.20

Outlet Control Structure Design - Basin A

	Elev (ft)	Head (h) (ft)	Pre Development Discharge Rate (cfs) (from TR-55)	Post Development Discharge Rate (cfs) (from TR-55)	Actual Discharge from Orifice (cfs)
Cl of orifice	572.90				
Normal Water Level	572.77				
10 year storm event	573.75		0.68		
25 year storm event	574.75	1.85		2.90	0.33

Oriface Diameter	3	inch
Oriface Diameter	0.25	ft
Area of Pipe (A)	0.049	sq ft
Orifice coefficient (C)	0.61	
Acceleration (g)	32.2	ft/sec2

Torricelli Equation - Orifice Calculations

Q=CA(2gh)^.5

Total Flow		
10 year pre	0.68	cfs
25 year post	0.33	cfs

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

APPENDIX E

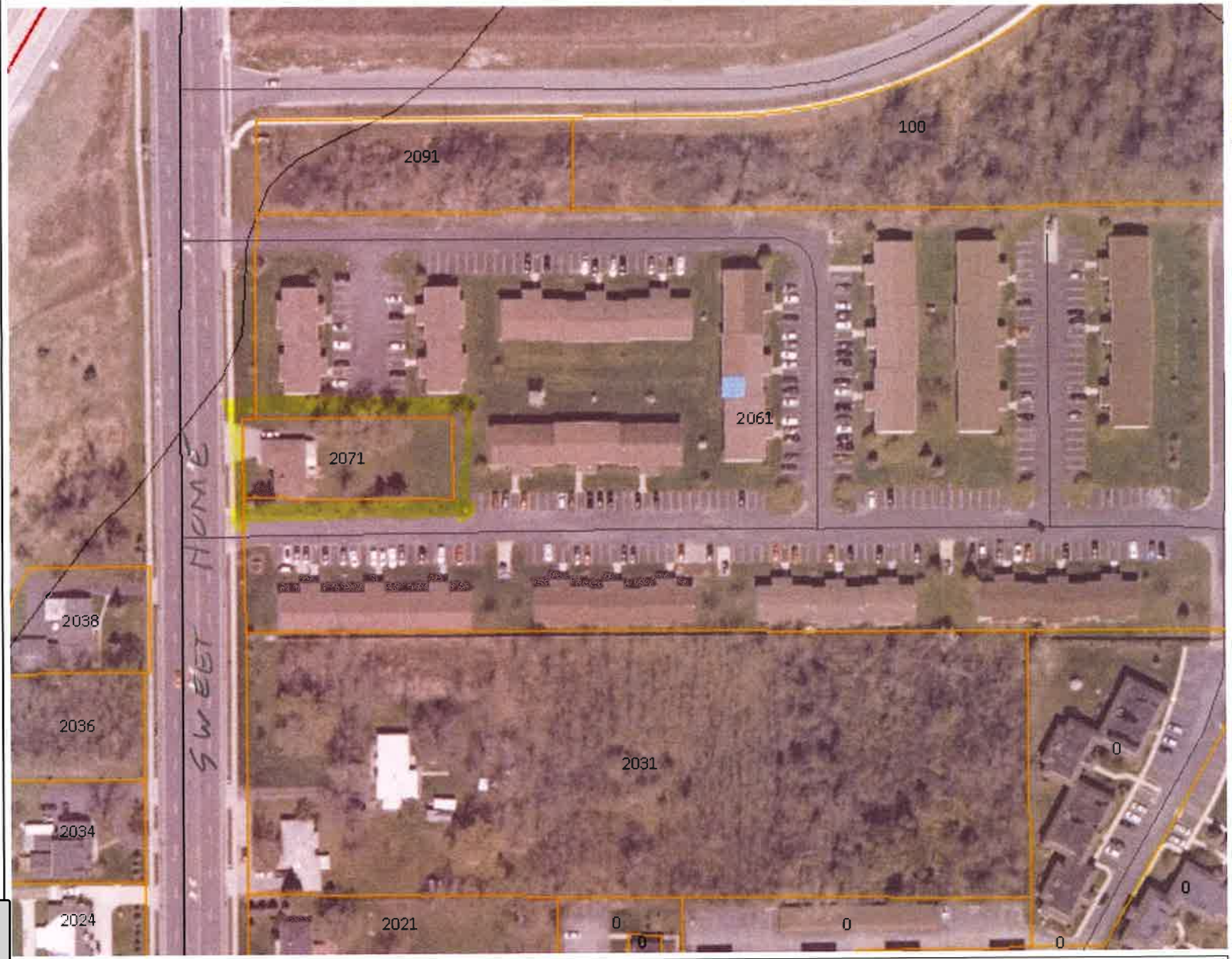
Soils Survey Map

ENGINEER'S REPORT

2071 Sweethome Road
Amherst, New York

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Erie County On-Line Mapping Application





Legend

- Parcels
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local Road
- Detailed Soils

100%
OdA - ODESSA
SILT LOAM

HSG - "D"

0.5 GW

0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 2,257

STORMWATER POLLUTION PREVENTION PLAN

Mixed Use Building
2071 Sweet Home Road
Amherst, NY

December 4, 2020

Prepared for:
Kevin Wyse
Wyse Properties LLC
2217 Sweet Home Road
Amherst, NY 14228

Project M-1924

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 633-2601
Fax: 633-2704
Email: meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

TABLE OF CONTENTS*

Introduction

Part I Erosion and Sediment Control Component
- A. Background Information
- B. Site Map
- C. Soil Description
- D. Construction Phasing
- E. Pollution Prevention Measures
- F. Soil Stabilization and Restoration
- G. Erosion & Sediment Control Plan
- H. Dimensions, Material Specifications, and Installation Details
- I. Erosion & Sediment Control Inspection Schedule
- J. Pollution Prevention Measures to Control Construction and Waste Materials
- K. Stormwater Discharges From Sources Other Than Construction
- L. Identification of Elements of the Design Not In Conformance with the "Technical Standards"

Part 2 Post Construction Stormwater Management Practice Component
- A. Permanent Stormwater Management Practices
- B. Site Plan
- C. Stormwater Analysis
- D. Soil Test Analysis
- E. Infiltration Test Results
- F. Post Construction O&M plan

Part 3 Enhanced Phosphorus Removal Standards
- A. Enhanced Phosphorus Removal Standards

APPENDICES
A. Soil Survey Map

* Developed from the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Introduction

The property limits and disturbance needed for the construction of the building and related amenities for this site is less than the 1.0 acre threshold that would require a SPDES permit coverage. Therefore, in accordance with Part 1 of the NYSDEC General Permit GP-20-001 "Permit Coverage and Limitations" the proposed action does not need SPDES permit coverage. As such, this SWPPP has been prepared to meet the Town of Amherst stormwater regulations.

For "consistency" this SWPPP was prepared and numbered in general conformance with the guidelines set forth in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities – Permit No. GP-0-20-001.

Part 1: Erosion and Sediment Control Component

A. Background Information

Currently, the subject property addressed at 2071 Sweet Home Road contains a single family home and garage which are to be demolished. The proposed development will consist of a mixed use building to be utilized for retail and apartments.

The scope of the development includes the construction of a mixed use building, paved parking lot, concrete sidewalks and stormwater sewer system draining to a dry detention area.

B. Site Map

A site map has been included on the cover sheet of the plan set which is part of this SWPPP.

C. Soil Description

According to the USDA Soil Survey, 100% of the soils on the site are Odessa silt loam soils (OdA). This soil type is classified as belonging to the hydrologic soil group (HSG) "D".

D. Construction Phasing

1. Installation of silt sock outlining the limits of disturbance.
2. Demolition of existing structures.
3. Installation of the stabilized construction entrance per the design standards.
4. Clearing and grubbing.
5. Removal and stockpiling of topsoil.
6. Construction of the stormwater detention area.
7. Infrastructure construction (storm sewer piping and DI's, water, sanitary sewer, etc).
8. Install temporary Drop Inlet protection per the design plans.
9. Earthwork (construction of the driveways, building pad, etc)*.
10. Building construction
11. Seeding and landscaping
12. Removal of the control measures upon establishment of grass as outlined herein.

*Temporary stabilization may be necessary if areas are left dormant for a maximum of 14 days.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

E. Pollution Prevention Measures

The site is to be serviced by various pollution prevention measures including: silt socks to prevent siltation during construction; inlet protection will be placed around all storm inlets; a concrete washout will contain runoff from concrete operations; and a stabilized construction entrance to prevent sediments from leaving the site and tracking onto public roadways.

A stabilized construction entrance will be maintained until a permanent entrance has been constructed as outlined by "New York State Guidelines for Erosion and Sediment Control section 5A.75". This entrance must be kept clean to ensure no mud is allowed to enter the public roadway. Dust must be controlled by sweeping and or washing. Truck wash water must be properly contained on site.

The "General Contractor" will ultimately be responsible for all subcontracted work, and therefore, the installation, maintenance and removal of SWPPP devices.

F. Soil Stabilization and Restoration

Seeding and mulching the area may achieve temporary stabilization of any idle areas. Planting and establishing grass as soon as possible upon fine grading of any particular area will accomplish final stabilization of the site. Use a suitable grass seed mix containing 60% Kentucky bluegrass, 20% perennial ryegrass and 20% fine fescue or other grass seed mixture approved by the town. The seed must be sown using application rates as directed by the seed supplier and covered with small grain straw mulch. All sediment controls are to remain in place until turf has been established as determined by the Qualified Professional. All temporary erosion and sediment controls are to remain in place until turf has been established.

G. Erosion and Sediment Control Plan:

An Erosion and Sediment Control Plan along with applicable details have been prepared as part of the construction plan set to show the size and location of stormwater pollution prevention devices to be employed during this project.

H. Dimensions, Material Specifications and Installation Details

The size, material specifications and installation requirements of stormwater pollution prevention devices are given on the detail sheets for this project.

I. Erosion & Sediment Control Inspection Schedule

A "trained contractor" must be on site daily when soil disturbance activities are being performed and must inspect, clean and repair as required all stormwater pollution prevention devices on site.

All devices must be in place prior to work in any upstream area and maintained at all times during construction.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

J. Pollution Prevention Measures to Control Construction and Waste Materials

The site is to be kept free of litter by providing on site waste receptacles. Contractors are to be instructed not to place litter in open excavations or the rear of open bed trucks.

Contractors are to ensure that construction chemicals are handled in strict compliance with OSHA standards. This includes proper storage containers and labeling of chemicals. On site storage of chemicals should be avoided whenever possible. Chemicals are to be protected from rain and wind. Chemical spills are to be reported immediately to NYSDEC spill response.

Long-term on-site storage of construction debris should be avoided whenever possible. On-site construction debris is to be kept in a fashion to prevent the pollution via wind or Stormwater runoff.

K. Stormwater Discharges From Sources Other Than Construction

The site has no stormwater discharges from sources other than construction.

L. Identification of Elements of the Design Not In Conformance with the "Technical Standards"

The Erosion and Sediment Control elements for this site have been designed to be in general compliance with the New York State Standards and Specifications for Erosion and Sediment Control.

Part 2 Post Construction Stormwater Management Practice Component

A. Permanent Stormwater Management Practices

Drainage of surface water runoff will be accomplished via a proposed network consisting of roof gutters, downspouts and a storm drainage system utilizing catch basins and piping that discharge to a stormwater detention basin before ultimately flowing into the municipal storm sewer system.

The detention basin will receive and detain flows until the storm subsides and allows the detention basin to drain through an outlet control orifice. The detention basin and outlet control structure has been designed, in accordance with the Town of Amherst Stormwater Management practices, to allow for sufficient storage to attenuate and release of stormwater from the developed site at discharge rates not exceeding the pre-developed rates.

Complete stormwater calculations and orifice sizing can be reviewed in the Engineer's Report prepared by MCE dated December 4, 2020 in Appendix C & D.

B. Site map

A Grading and Drainage Plan has been prepared as part of the fully engineered Site Plans, which depict the specific location and size of each stormwater management practice.

C. Stormwater analysis

A complete stormwater analysis and calculations are provided in Appendix C of the Engineer's Report prepared by MCE dated December 4, 2020.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

D. Soil Test Analysis

The United States Department of Agriculture, Soil Conservation Service and Cornell University tested this site in 1978 as part of a joint project. The results of their soil survey revealed that the soil found on this site have the profile listed below.

Odessa silt loam (ODA)

0-9"	SILT loam (ML)
9-22"	Silty Clay loam (CL)
22-60"	Silty Clay (CL)

According to the Erie County Soil Survey, perched groundwater may be encountered between 0.5-1.5' below the existing ground surface while bedrock is generally encountered at a depth below 60". It should be noted these soil characteristics are based on a generalized survey conducted by the USDA-SCRS and the University of Cornell. Site-specific soil characteristics including the presence of fill, groundwater depth, soil stratigraphy, etc. may differ from the generalized survey.

E. Infiltration Test Results

According to the Erie County Soil Survey, the infiltration rates over the Odessa soil stratigraphy varies from approximately 0.2 to 0.6 inches per hour. It should be noted that site-specific infiltration tests should be performed to obtain actual infiltration rates and the Erie County Soil Survey should be used as a generalized survey.

F. Post Construction Operation and Maintenance Plan

Practice	Frequency
Removal of Trash and Debris from the storm water piping	Continuous
Maintaining the detention area vegetation	Weekly
Inspection and cleaning of catch basins and /or detention basin	Annually
Removal of accumulated silt from detention basin	10-20 years

Part 3 Enhanced Phosphorus Removal Standards

A. Enhanced Phosphorus Removal Standards

This site does not lie in any watershed identified in New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activities - Permit No. GP-0-20-001 and is therefore not subject to enhanced phosphorus removal standards.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

STORMWATER POLLUTION PREVENTION PLAN

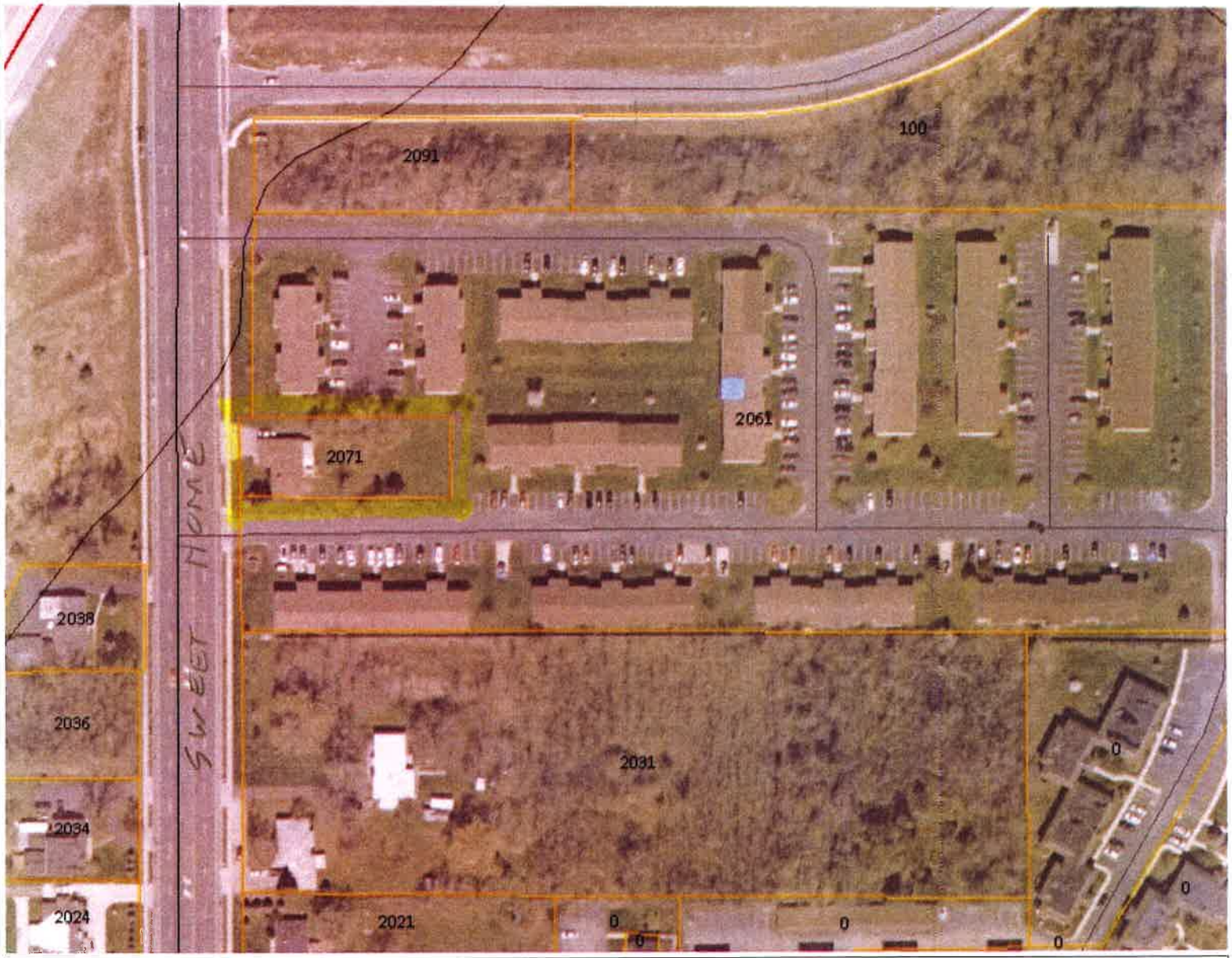
Mixed Use Building
2071 Sweet Home Road
Amherst, NY

APPENDIX A

Soil Survey Map

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

Erie County On-Line Mapping Application





Legend

- Parcels
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local Road
- Detailed Soils

100%
OdA - ODESSA
SILT LOAM

HSG - "D"

0.5 GW

0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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1: 2,257

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

WMA ENGINEERING DPC|DBA
EMPIRE GEOTECHNICAL ENGINEERING SERVICES

☐ CORPORATE/ BUFFALO OFFICE
5167 South Park Avenue
Hamburg, NY 14075
Phone: (716) 649-8110
Fax: (716) 649-8051

☐ ALBANY OFFICE
PO Box 2199
Ballston Spa, NY 12020

5 Knabner Road
Mechanicville, NY 12118
Phone: (518) 899-7491
Fax: (518) 899-7496

☐ CORTLAND OFFICE
60 Miller Street
Cortland, NY 13045
Phone: (607) 758-7182
Fax: (607) 758-7188

☐ ROCHESTER OFFICE
535 Summit Point Drive
Henrietta, NY 14467
Phone: (585) 359-2730
Fax: (585) 359-9668

April 23, 2020
Project No.: WB-20-045-B
Ref. SJB Project No.: BE-20-045

Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, New York 14221

Attention: Jake Metzger, P.E.

Re: Subsurface Exploration and
Geotechnical Evaluation
2071 Sweet Home Road
Amherst, New York

Dear Mr. Metzger:

This report summarizes the geotechnical evaluation completed by Empire Geotechnical Engineering Services (Empire) with regard to the proposed mixed use building planned at 2071 Sweet Home Road in Amherst, New York. One (1) hard copy of this report has been mailed to you. We have also e-mailed you an electronic copy (pdf file format) of this report for your use, and for distribution, as appropriate.

It is our understanding that the proposed mixed use building will consist of a three-story, wood framed structure covering approximately 2,544 square feet (53'x 48'). The proposed building will not include a depressed crawl space or basement structure. It is anticipated that the site grades are within 1 to 2 feet of the proposed final site grades.

This letter summarizes the subsurface conditions encountered, along with our findings and recommendations for the foundation design associated with the proposed building construction. The geotechnical engineering evaluation work was completed at the request of and as authorized by SJB Services, Inc. (SJB), our affiliated drilling and testing company, who was retained by Metzger Engineering to complete this work.

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

SUBSURFACE EXPLORATION PROGRAM

The subsurface exploration program consisted of one (1) conventional test boring drilled by our affiliated drilling company, SJB Services, Inc. (SJB), on April 16, 2020. The test boring is designated as B-1 and its approximate location is shown on Figure 2.

Metzger provided SJB with a site plan illustrating the location of the proposed building and test boring. SJB then staked the boring location in the field using a handheld global positioning system (gps) instrument, based on GPS coordinates obtained from Google Earth™. Empire plotted their locations using the coordinates along with a Google Earth™ aerial photograph of the site. Figure 1 illustrates the existing site conditions, approximate exploration locations and presents the GPS coordinates.

Laser survey level measurements were utilized to determine the relative ground surface elevations at boring location using the rim of the drainage inlet located on the neighboring property as a benchmark. The benchmark was assigned an arbitrary elevation datum of 100.0 feet by SJB. The approximate location of the benchmark is shown on Figure 1.

The test boring was drilled using a Central Mine Equipment model 550X all-terrain tire mounted drill rig, using hollow stem auger and split spoon sampling techniques until a depth of 37.0 feet where auger refusal was met. Split spoon samples and Standard Penetration Tests (SPT) were taken continuously from the ground surface until a depth of 12 feet and then in intervals of five feet until sample spoon refusal was met a depth of 36.9 feet. The split spoon sampling and SPTs were completed in general accordance with *ASTM D1586 – "Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils"*.

SJB's geologist prepared the boring log based on visual observation of the recovered soil samples and review of the driller's field notes. The soil samples were described based on visual/manual estimation of the grain size distribution, along with characteristics such as color, relative density, consistency, moisture, etc. The boring log is presented in Appendix A, along with general information and a key of terms and symbols used to prepare the log.

SUBSURFACE CONDITIONS

The general soil stratigraphy encountered by the test boring consisted of surface topsoil underlain by silty sand fill soils, extending to a depth of about 2 feet,

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followed by indigenous silty clay and sand soil deposits overlying possible bedrock.

It is expected the fill or reworked/disturbed soils will vary away from the boring location. The existing fill soils are also expected to be encountered near the nearby existing building structures and will extend at least to the bottom of previous excavations for the existing foundations and utilities.

The indigenous soils are classified as CL and SC-SM group soils using the Unified Soil Classification System - USCS (ASTM D2488). The Standard Penetration Test (SPT) "N" values obtained in the indigenous soils indicate the cohesive clay soils vary from a soft to hard consistency, while the sand soils are very compact.

The boring was terminated with auger refusal at a depth of 37.0 feet. The refusal conditions suggest encountering the possible top of bedrock. Rock coring, however, was not performed at the test boring location, therefore, the exact nature of the refusal material encountered was not definitively confirmed (i.e. bedrock or possibly a cobble/boulder obstruction).

Freestanding water was encountered a depth of about 20 feet immediately following the completion of overburden drilling and sampling. Groundwater may not have had sufficient time to fully stabilize in the test hole within the time that had elapsed from the completion of drilling operations and the time of measurement. It appears groundwater may be present at a depth of about 10 feet based on the moist-wet soil samples as well as the softer consistency clay soils recovered at and below this depth.

The soil stratigraphy encountered, and the groundwater conditions observed are described in more detail on the boring logs in Appendix A.

GEOTECHNICAL EVALUATION

Foundation Design

The subsurface conditions encountered in the boring are considered to be generally suitable to support the proposed relatively lightly loaded wood framed structure using a conventional spread foundation system. The indigenous, stiff to very stiff silty soils encountered beneath the fill and upper softer clay soils, at and below a depth of about 5 feet at the boring location will provide a suitable bearing stratum to support the proposed foundations. Therefore, it is

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recommended the foundations bear on the indigenous, stiff to very stiff silty clay soils following removal of the topsoil, any organics, all fill, and any soft, loose, wet or otherwise unsuitable indigenous soil conditions. In all cases, foundations, however, should not bear any deeper than 5.5 feet below the existing ground surface due to the influence of the soft clay soils with regard to settlement.

Subsurface conditions are expected to vary away from the boring location and most likely will require adjustments in the suitable subgrade elevation, based on the actual conditions encountered at the time of construction. Accordingly, close inspection of the foundation bearing grades is recommended at the time of construction to ensure the foundations are seated on suitable undisturbed, indigenous soil subgrades.

If necessary, the foundations could be constructed on an Engineered Fill layer (i.e. Structural Fill or flowable backfill) which is properly placed over suitable indigenous soil subgrades.

If Structural Fill is placed beneath the foundations, it should extend out horizontally beyond the foundation limits, a distance equal to at least 0.5 times the thickness of the Structural Fill layer beneath the foundation. This will need to be considered when sizing the foundation excavations and in preparing the foundation bearing grades. Recommendations for Structural Fill material along with its placement and compaction are presented below.

As an alternative to Structural Fill, a non-swelling, cement / fine aggregate flowable backfill material having a minimum 28-day compressive strength (f'c) of 250 pounds per square inch (psi) could be considered. The flowable backfill should extend at least 12 inches horizontally beyond the foundation limits for its entire depth.

Based on our evaluation, spread foundations constructed on suitable indigenous soil bearing grades or on properly constructed Engineered Fill materials placed over the suitable bearing grades can be sized based on a maximum net allowable bearing pressure of 1,500 pounds per square foot (psf).

Continuous wall footings should be at least 2.0 feet in width and column/individual footings should be at least 3.0 feet in width in order to develop adequate bearing capacity. The actual foundation widths, however, will need to be sized based on the actual wall and column loads anticipated. Foundation widths, however, should not exceed a maximum of 6 feet for isolated column foundations and 3 feet for continuous wall foundations, in order to limit

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settlement to a tolerable range (i.e. about 1 ¼-inch or less). Accordingly, the use of spread foundations would be acceptable for column loads up to about 54 kips and wall loads up to 4.5 kips per linear foot. In addition, as noted above, foundations should not bear any deeper than 5.5 feet below existing site grades.

A minimum of 4.0 feet of embedment below the finished exterior grades is required for frost protection. All foundations, however, must bear at or below the suitable bearing grades in accordance with the recommendations above.

Seismic Design Criteria

Based on the subsurface conditions encountered in the test borings, the project site can be classified as Seismic Site Class "D" in accordance with ASCE 7, Table 20.3-1, as referenced in the Building Code of New York State (IBC 2015). Therefore, seismic design can be based on this seismic site classification.

The spectral response accelerations at the project site were obtained by Empire using the SEAOC / OSHPD web site application https://seismicmaps.org/. The accelerations are based on the 2008 USGS Seismic Hazard Data - Risk Targeted Maximum Considered Earthquake Ground Motion Response Acceleration Maps, as presented in the Building Code of New York State (IBC 2015).

Using the site location, the calculated spectral response accelerations for Site Class "B" soils are 0.212g for the short period (0.2 second) response (S_S) and 0.061g for the one second response (S_1). For design purposes, these spectral response accelerations must be adjusted for the Seismic Site Class "D" soil profile determined for the project site.

Accordingly, the adjusted spectral response accelerations for Site Class "D" are as follows:

- Short Period Response (S_{MS}) - 0.340g
- 1 Second Period Response (S_{M1}) - 0.145g

The corresponding five percent damped design spectral response accelerations (S_{DS} and S_{D1}) are as follows:

- S_{DS} - 0.226g
- S_{D1} - 0.097g

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Construction Considerations

Prior to any fill placement within the area of the foundation or slab on grade, any existing topsoil, vegetation and any other deleterious materials should be removed. The site grade fill material should be placed and compacted in accordance with our recommendations provided below.

Excavation to the proposed bearing grades for foundation construction should be performed using a method, which reduces disturbance to the bearing grade soils, such as a backhoe equipped with a smooth blade bucket. Any ridges or loose soil left by machine excavation should be manually trimmed and removed prior to constructing the foundations.

All bearing grades for foundation construction should be protected from precipitation and surface water. No water should be allowed to accumulate on the foundation bearing grades. The bearing grades should not be allowed to freeze, either prior to or after construction of foundations. If the bearing grades are not protected and degrade, they must be undercut/removed accordingly.

Foundation excavations should be backfilled as soon as possible prior to construction of the superstructure. The foundations may be generally backfilled with the on-site soils provided they are free of organics or deleterious material. We recommend, however, that the backfill consist of Structural Fill or Suitable Granular Fill where interior and exterior slabs or pavement will be constructed over the backfill. Recommendations for Structural Fill and Suitable Granular fill are presented below. The backfill should be placed in lifts and properly compacted. Care must be exercised when placing and compacting the fill against the walls so as not to induce additional lateral loads on the walls.

Structural Fill Material

Structural Fill, placed beneath foundations and slab-on-grade or used as foundation backfill, should consist of crusher run stone, which should be free of clay, organics and friable or deleterious particles. As a minimum, the crusher stone should meet the requirements of New York State Department of Transportation, Standard Specifications, Item 304.12 – Type 2 Subbase, with the following gradation requirements.

Sieve Size Distribution	Percent Finer by Weight
2 inch	100

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¼ inch	25-60
No. 40	5-40
No. 200	0-10

The crusher run stone Structural Fill should be compacted to dense stable matrix, where its total thickness over the indigenous soil subgrades is less than 1 foot, and to a minimum of 95 percent of the maximum dry density as measured by the modified Proctor test (ASTM D1557), where its total thickness will exceed 1 foot. Placement of the fill should not exceed a maximum loose lift thickness of 8 to 10 inches. It may be necessary to reduce the loose lift thickness depending on the type of compaction equipment used so that the required density is attained. The crusher run stone should have a moisture content within two percent of the optimum moisture content prior to compaction.

Suitable Granular Fill Material

Suitable soil material, which is well graded from coarse to fine, and classified as GW, GP, GM, SW, SP and SM soils using the Unified Soil Classification System (ASTM D-2487) and having no more than 85- percent by weight material passing the No. 4 sieve, no more than 20- percent by weight material passing the No. 200 sieve and which is generally free of particles greater than 6 inches, will be acceptable as Suitable Granular Fill. It should also be free of topsoil, asphalt, concrete rubble, wood, debris, clay and other deleterious materials.

Suitable Granular Fill can be used as foundation backfill and as subgrade fill to raise site grades beneath slab-on-grade construction. Material meeting the requirements of New York State Department of Transportation, Standard Specifications, Item 203.07 – Select Granular Fill is acceptable for use as Suitable Granular Fill.

The Suitable Granular Fill should be placed and compacted in accordance with the requirements for the Structural Fill as stated above.

CLOSING

This report was prepared to assist in the design and construction of the proposed mixed use building planned at 2071 Sweet Home Road in Amherst, New York. The report has been prepared for the exclusive use of Metzger Civil Engineering, PLLC and other members of the project design team, for specific application to this site and this project only.

The project information and recommendations presented in this report were prepared based on Empire's understanding of the proposed project and the

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subsurface exploration work completed by SJB Services, Inc. as described herein, and through the application of generally accepted soils and foundation engineering practices. No warranties, expressed or inferred, are made by the conclusions, opinions, recommendations or services provided.

Additional information regarding the use and interpretation of this report is presented in Appendix B.

Respectfully Submitted:

EMPIRE GEOTECHNICAL ENGINEERING SERVICES

Wanda M. Allen, P.E.
Senior Geotechnical Engineer

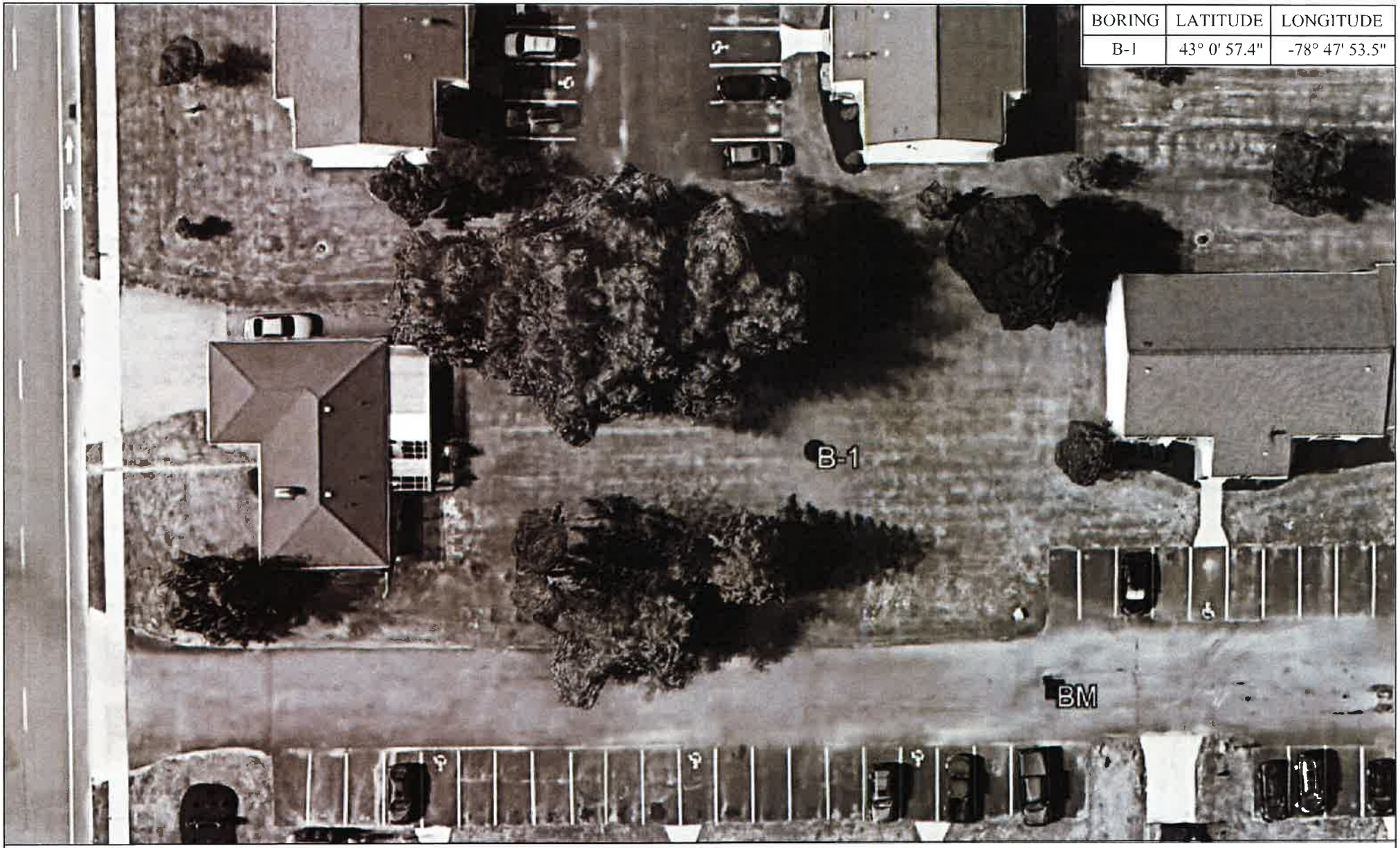


Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

FIGURE

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

BORING	LATITUDE	LONGITUDE
B-1	43° 0' 57.4"	-78° 47' 53.5"



LEGEND:

B-1 INDICATES APPROXIMATE LOCATION AND DESIGNATION OF TEST BORING.

M BENCHMARK: RIM OF DRAINAGE INLET. ASSIGNED ARBITRARY ELEVATION DATUM OF 100.0 FEET BY SJB SERVICES, INC.

TE:

IGUI

N

WMA ENGINEERING DPC|DBA
EMPIRE GEO TECHNICAL ENGINEERING SERVICES

PROPOSED MIXED USE BUILDING
2071 SWEET HOME ROAD
AMHERST, NEW YORK

SUBSURFACE EXPLORATION PLAN

DR BY: WMA	SCALE: NTS	PROJECT NO.: WB-20-045E

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APPENDIX A

SUBSURFACE EXPLORATION LOG

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

DATE:
START 4/16/2020
FINISH 4/16/2020
SHEET 1 OF 1

SJB SERVICES, INC.
SUBSURFACE LOG

HOLE NO. B-1
SURF. ELEV 101.9'
G.W. DEPTH See Notes

PROJECT: PROPOSED MIXED USE BUILDING
PROJ. NO.: BE-20-045
LOCATION: 2071 SWEETHOME RD.
AMHERST, NY

DEPTH FT.	SMPL NO.	BLOWS ON SAMPLER 0/6	6/12	12/18	N	SOIL OR ROCK CLASSIFICATION	NOTES
	1	1	1			TOPSOIL	Driller noted topsoil at the surface
		1	2		2	Brown f-m SAND, some Clayey Silt, tr.gravel, tr.organics	
	2	1	1			(moist-wet, FILL)	
		1	4		2	Brown-Gray Silty CLAY, little f-m Sand (moist, soft, CL)	
5	3	2	3			Contains tr.sand (medium)	
		5	7		8		
	4	9	11			(v.stiff)	
		10	14		21		
	5	7	11				
10		13	11		24		
	6	WOH	1			(moist-wet, soft)	WOH = Weight of Hammer and Rods
		1	2		2		
15							
	7	1	1				
		1	2		2		
20							
	8	1	1			Contaisn some f-c Sand, tr.gravel	
		2	2		3		
25							
	9	11	13			(moist, hard)	
		21	27		34		
30							
	10	17	24				
		36	41		60		
35							REF = Sample Spoon Refusal
	11	27	41			Brown f-c SAND, some fine Gravel, little Silty Clay	
		50/0.4			REF	(moist-wet, v.compact, SC-SM)	
40						Boring Complete with Auger Refusal at 37.0'	Free Standing Water recorded at 20.0' at boring completing

N = NO. BLOWS TO DRIVE 2-INCH SPOON 12-INCHES WITH A 140 LB. PIN WT. FALLING 30-INCHES PER BLOW

CLASSIFIED BY: Geologist

DRILLER: S. WOLKIEWICZ, JR.

DRILL RIG TYPE : CME-550X

METHOD OF INVESTIGATION ASTM D-1586 USING HOLLOW STEM AUGERS

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

DATE

STARTED _____

FINISHED _____

SHEET _____ OF _____

SJB SERVICES, INC.
SUBSURFACE LOG

PROJ. No. _____

HOLE No. _____

SURF. ELEV. _____

G.W. DEPTH _____

PROJECT _____ LOCATION _____

DEPTH (ft)	SAMPLES	SAMPLE No.	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	BLOWS ON CASING C	SOIL OR ROCK CLASSIFICATION	NOTES
0		1	3	3	4	8	7	10	3" TOPSOIL	Groundwater at 10' upon completion, and 5' 24 hrs. after completion
								15	Brown SILT, some Sand, trace clay, ML (Moist-Loose)	
								50/.5		
5									Gray SHALE, medium hard, weathered, thin bedded, some fractures	Run#1, 2.5'-5.0' 95% Recovery 50% RQD

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)

(7) *(numbered features explained on reverse)*

TABLE I

- Split Spoon Sample
- Shelby Tube Sample
- Geoprobe Macro-Core
- Auger or Test Pit Sample
- Rock Core

TABLE II

Identification of soil type is made on basis of an estimate of particle sizes, and in the case of fine grained soils also on basis of plasticity.

Soil Type	Soil Particle Size	
Boulder	>12"	Coarse Grained (Granular)
Cobble	3" - 12"	
Gravel - Coarse	3" - 3/4"	
- Fine	3/4" - #4	
Sand - Coarse	#4 - #10	
- Medium	#10 - #40	
- Fine	#40 - #200	
Silt - Non Plastic (Granular) Clay - Plastic (Cohesive)	<#200	Fine Grained

TABLE III

The following terms are used in classifying soils consisting of mixtures of two or more soil types. The estimate is based on weight of total sample.

Term	Percent of Total Sample
"and"	35 - 50
"some"	20 - 35
"little"	10 - 20
"trace"	less than 10

(When sampling gravelly soils with a standard split spoon, the true percentage of gravel is often not recovered due to the relatively small sampler diameter.)

TABLE IV

The relative compactness or consistency is described in accordance with the following terms:

Granular Soils		Cohesive Soils	
Term	**Blows per Foot, N**	**Term**	**Blows per Foot, N**
Very Loose	0 - 4	Very Soft	0 - 2
Loose	4 - 10	Soft	2 - 4
Firm	10 - 30	Medium	4 - 8
Compact	30 - 50	Stiff	8 - 15
Very Compact	>50	Very Stiff	15 - 30
		Hard	>30

(Large particles in the soils will often significantly influence the blows per foot recorded during the penetration test)

TABLE V

Varved	Horizontal uniform layers or seams of soil(s).
Layer	Soil deposit more than 6" thick.
Seam	Soil deposit less than 6" thick.
Parting	Soil deposit less than 1/8" thick.
Laminated	Irregular, horizontal and angled seams and partings of soil(s).

TABLE VI

Rock Classification Term		Meaning
Hardness	- Soft	Scratched by fingernail
	- Medium Hard	Scratched easily by penknife
	- Hard	Scratched with difficulty by penknife
	- Very Hard	Cannot be scratched by penknife
Weathering	- Very Weathered	Judged from the relative amounts of disintegration, iron staining, core recovery, clay seams, etc.
	- Weathered	
	- Sound	

Rock Classification Term		Meaning	
Bedding	- Laminated	(<1")	Natural breaks in Rock Layers
	- Thin Bedded	(1" - 4")	
	- Bedded	(4" - 12")	
	- Thick Bedded	(12" - 36")	
	- Massive	(>36")	

(Fracturing refers to natural breaks in the rock oriented at some angle to the rock layers)

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GENERAL INFORMATION & KEY TO SUBSURFACE LOGS

The Subsurface Logs attached to this report present the observations and mechanical data collected by the driller at the site, supplemented by classification of the material removed from the borings as determined through visual identification by technicians in the laboratory. It is cautioned that the materials removed from the borings represent only a fraction of the total volume of the deposits at the site and may not necessarily be representative of the subsurface condition between adjacent borings or between the sampled intervals. The data presented of the Subsurface Logs together with the recovered samples provide a basis for evaluating the character of the subsurface conditions relative to the project. The evaluation must consider all the recorded details and their procedures to more accurately evaluate the subsurface conditions. Any evaluation of the contents of this report and recovered samples must be performed by qualified professionals. The following information defines some of the procedures and terms used of the Subsurface Logs to describe the conditions encountered, consistent with the numbered identifiers shown on the Key opposite this page.

1. The figures in the Depth column define the scale of the Subsurface Log.
2. The Samples column shows, graphically, the depth range from which a sample was recovered. See Table I for descriptions of the symbols used to represent the various types of samples.
3. The Sample No. is used for identification on sample containers and/or Laboratory Test Reports.
4. Blows on Sampler – shows the results of the "Penetration Test", recording the number of blows required to drive a split spoon sampler into the soil. The number of blows required for each six inches is recorded. The first 6 inches of penetration is considered a seating drive. The number of blows required for the second and third 6 inches of penetration is termed the penetration resistance, N
5. Blows on Casing – Shows the number of blows required to advance the casing a distance of 12 inches. The casing size, hammer weight, and length of drop are noted at the bottom of the Subsurface Log. If the casing is advanced by means other than driving, the method of advancement will be indicated in the Notes column or under the Method of Investigation at the bottom of the Subsurface Log. Alternatively, sample recovery may be shown in this column or other data consistent with the column heading.
6. All recovered soil samples are reviewed in the laboratory by an engineering technician, geologist, or geotechnical engineer, unless noted otherwise. Visual descriptions are made on the basis of a combination of the driller's field descriptions and noted observation together with the sample as received in the laboratory. The method of visual classification is based primarily on the Unified Soil Classification System (ASTM D 2487) with regard to the particle size and plasticity (See Table No. II), and the Unified Soil Classification System group symbols for the soil types are sometimes included with the soil classification. Additionally, the relative portion, by weight, of two or more soil types is described for granular soils in accordance with "Suggested Methods of Test for Identification of Soils" by D.M. Burmister, ASTM Special Technical Publication 479, June 1970. (See Table No. III). Description of the relative soil density or consistency is based upon the penetration records as defined in Table No. IV. The description of the soil moisture is based upon the relative wetness of the soil as recovered and is described as dry, moist, wet, and saturated. Water introduced into the boring either naturally or during drilling may have affected the moisture condition of the recovered sample. Special terms are used as required to describe soil deposition in greater detail; several such terms are listed in Table V. When sampling gravelly soils with a standard two inch diameter split spoon, the true percentage of gravel is often not recovered due to the relatively small sampler diameter. The presence of boulders and large gravel is sometimes, but not necessarily, detected by an evaluation of the casing and sampler blows or through the "action" of the drill rig as reported by the driller.
7. Rock description is based on review of the recovered rock core and the driller's notes. Frequently used rock classification terms are included in Table VI.
8. The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Solid stratification lines delineate apparent changes in soil type, based upon review of recovered soil samples and the driller's notes. Dashed lines convey a lesser degree of certainty with respect to either a change in soil type or where such change may occur.
9. Miscellaneous observations and procedures noted by the driller are shown in this column, including water level observations. It is important to realize the reliability of the water level observations depends upon the soil type (water does not readily stabilize in a hole through fine grained soils), and that any drill water used to advance the boring may have influenced the observations. The ground water level will fluctuate seasonally, typically. One or more perched or trapped water levels may exist in the ground seasonally. All the available readings should be evaluated. If definite conclusions cannot be made, it is often prudent to examine the conditions more thoroughly through test pit excavations or groundwater observation wells.
10. The length of core run is defined as the length of penetration of the core barrel. Core recovery is the length of core recovered divided by the core run. The RQD (Rock Quality Designation) is the total length of pieces of NX core exceeding 4 inches divided by the core run. The size core barrel used is also noted in the Method of Investigation at the bottom of the Subsurface Log.

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APPENDIX B

GEOTECHNICAL REPORT LIMITATIONS

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)

GEOTECHNICAL REPORT LIMITATIONS

WMA Engineering DPC / DBA Empire Geotechnical Engineering Services (Empire) has endeavored to meet the generally accepted standard of care for the services completed, and in doing so is obliged to advise the geotechnical report user of our report limitations. Empire believes that providing information about the report preparation and limitations is essential to help the user reduce geotechnical-related delays, cost over-runs, and other problems that can develop during the design and construction process. Empire would be pleased to answer any questions regarding the following limitations and use of our report to assist the user in assessing risks and planning for site development and construction.

PROJECT SPECIFIC FACTORS: The conclusions and recommendations provided in our geotechnical report were prepared based on project specific factors described in the report, such as size, loading, and intended use of structures; general configuration of structures, roadways, and parking lots; existing and proposed site grading; and any other pertinent project information. Changes to the project details may alter the factors considered in development of the report conclusions and recommendations. *Accordingly, Empire cannot accept responsibility for problems which may develop if we are not consulted regarding any changes to the project specific factors that were assumed during the report preparation.*

SUBSURFACE CONDITIONS: The site exploration investigated subsurface conditions only at discrete test locations. Empire has used judgement to infer subsurface conditions between the discrete test locations, and on this basis the conclusions and recommendations in our geotechnical report were developed. It should be understood that the overall subsurface conditions inferred by Empire may vary from those revealed during construction, and these variations may impact on the assumptions made in developing the report conclusions and recommendations. *For this reason, Empire should be retained during construction to confirm that conditions are as expected, and to refine our conclusions and recommendations in the event that conditions are encountered that were not disclosed during the site exploration program.*

USE OF GEOTECHNICAL REPORT: Unless indicated otherwise, our geotechnical report has been prepared for the use of our client for specific application to the site and project conditions described in the report. *Without consulting with Empire, our geotechnical report should not be applied by any party to other sites or for any uses other than those originally intended.*

CHANGES IN SITE CONDITIONS: Surface and subsurface conditions are subject to change at a project site subsequent to preparation of the geotechnical report. Changes may include, but are not limited to, floods, earthquakes, groundwater fluctuations, and construction activities at the site and/or adjoining properties. *Empire should be informed of any such changes to determine if additional investigative and/or evaluation work is warranted.*

MISINTERPRETATION OF REPORT: The conclusions and recommendations contained in our geotechnical report are subject to misinterpretation. *To limit this possibility, Empire should review project plans and specifications relative to geotechnical issues to confirm that the recommendations contained in our report have been properly interpreted and applied.*

Subsurface exploration logs and other report data are also subject to misinterpretation by others if they are separated from the geotechnical report. This often occurs when copies of logs are given to contractors during the bid preparation process. *To minimize the potential for misinterpretation, the subsurface logs should not be separated from our geotechnical report and the use of excerpted or incomplete portions of the report should be avoided.*

OTHER LIMITATIONS: Geotechnical engineering is less exact than other design disciplines, as it is based partly on judgement and opinion. For this reason, our geotechnical report may include clauses that identify the limits of Empire's responsibility, or that may describe other limitations specific to a project. These clauses are intended to help all parties recognize their responsibilities and to assist them in assessing risks and decision making. Empire would be pleased to discuss these clauses and to answer any questions that may arise.

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4 North (Driveway)
1/8" = 1'-0"

3 South (Side)
1/8" = 1'-0"



1 East (Rear)
1/8" = 1'-0"

2 West (Sweet Home)
1/8" = 1'-0"

Wyse Properties

WARNING
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

ENGINEER:
DAVID A. CIPRI P.E.
155 HANDWOOD DRIVE
WILLIAMSVILLE, NY 14221

Revisions / Issues

No	Description	Date

Client Name
Wyse Property

Project Name
Apartment Building with Retail 2071 Sweet Home Rd. Amherst NY

Sheet Name
Elevations

Project Number	N/A
Date	03/14/2020
Designed by	KW/TZ
Drawn by	TZ
Checked by	KW

A101

Scale 1/8"

NEW YORK STATE OF OPPORTUNITY | **Parks, Recreation, and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

February 07, 2020

Michael Metzger
PE
Metzger Civil Engineering PLLC
8245 Sheridan Drive
Williamsville, NY 14221

Re: SEQRA
Mixed Use Development - Demolition & Redevelopment Project
2071 Sweet Home Rd, Buffalo, Erie County, NY
20PR00739

Dear Michael Metzger:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

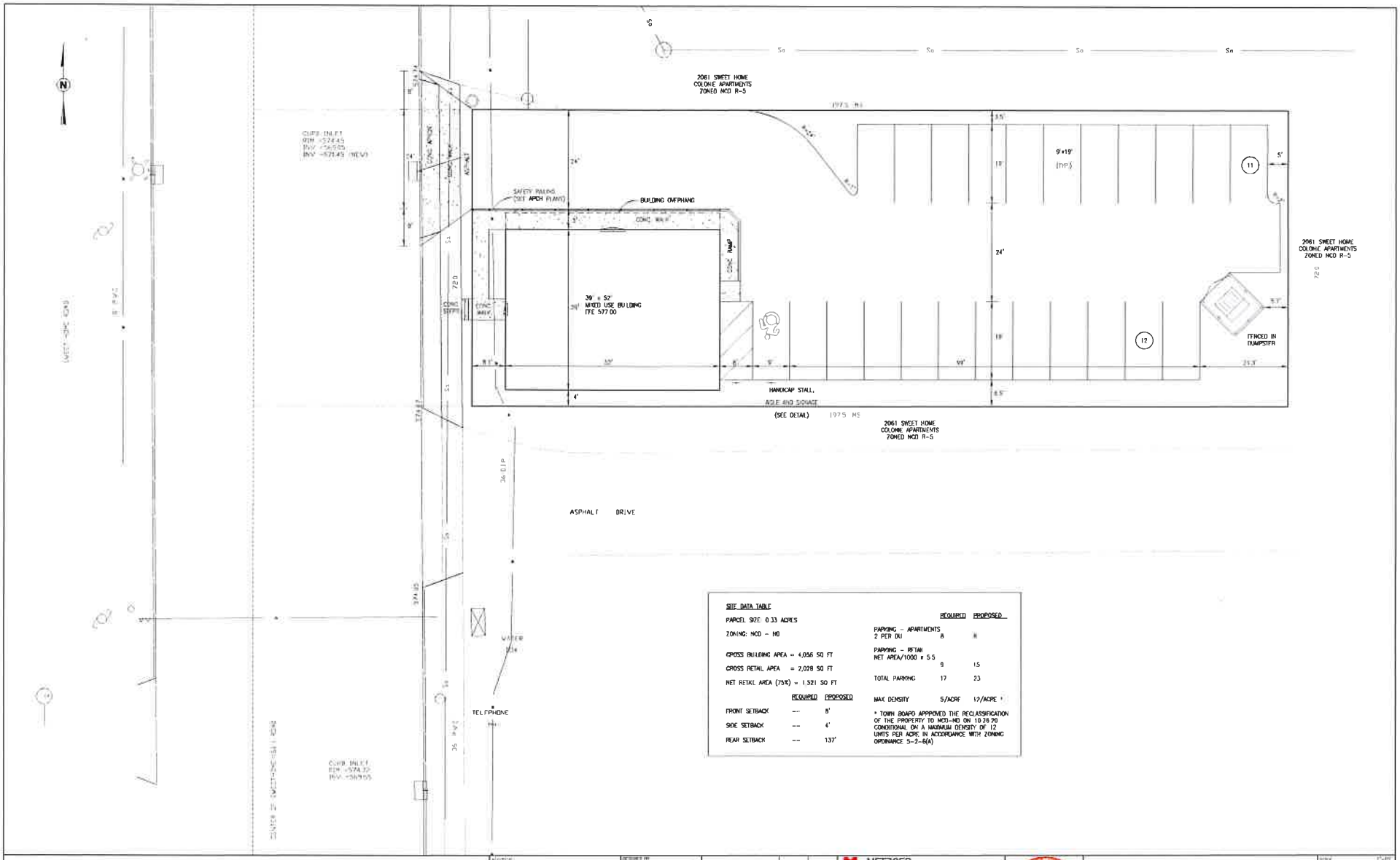
If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)



NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DIOP APONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH 716-633-2801
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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE PLAN

SP-1

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Attachment: SP-2021-02_application_041521 (22845 : Sp-2021-02)



1 North (BackYard)
1/8" = 1'-0"

2 South (Skinnerville)
1/8" = 1'-0"



3 South (Driveway)
1/8" = 1'-0"

4 West (Rear)
1/8" = 1'-0"

3/4/2021 8:05:43 PM

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ENGINEER:
DAVID A. CARR P.E.
355 RANDWOOD DRIVE
WILLIAMSVILLE NY14221

Revisions / Issues

No.	Description	Date

Client Name
Wyse Property

Project Name
Apartment Building with Retail 661 Skinnersville Rd. Amherst NY

Sheet Name
Elevations

Project number	N/A
Date	3/12/2020
Designed by	KW/TZ
Drawn by	TZ
Checked by	KW

A101

Scale

Attachment: SP-2021-02_drawings_041521 (22845 : Sp-2021-02)



2 South (Driveway)
1/8" = 1'-0"



3 East (Sweet Home)
1/8" = 1'-0"



1 North
1/8" = 1'-0"



4 West (Rear)
1/8" = 1'-0"

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Wyse Properties

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ENGINEER:
DAVID A. CARR P.E.
355 RANDWOOD DRIVE
WILLIAMSVILLE NY14221

Revisions / Issues

No.	Description	Date

Client Name
Wyse Property

Project Name
Apartment Building with Retail 2021 Sweet Home Rd. Amherst NY

Sheet Name
Elevations

Project number	N/A
Date	03/14/2020
Designed by	KW/TZ
Drawn by	TZ
Checked by	KW

A101

Scale

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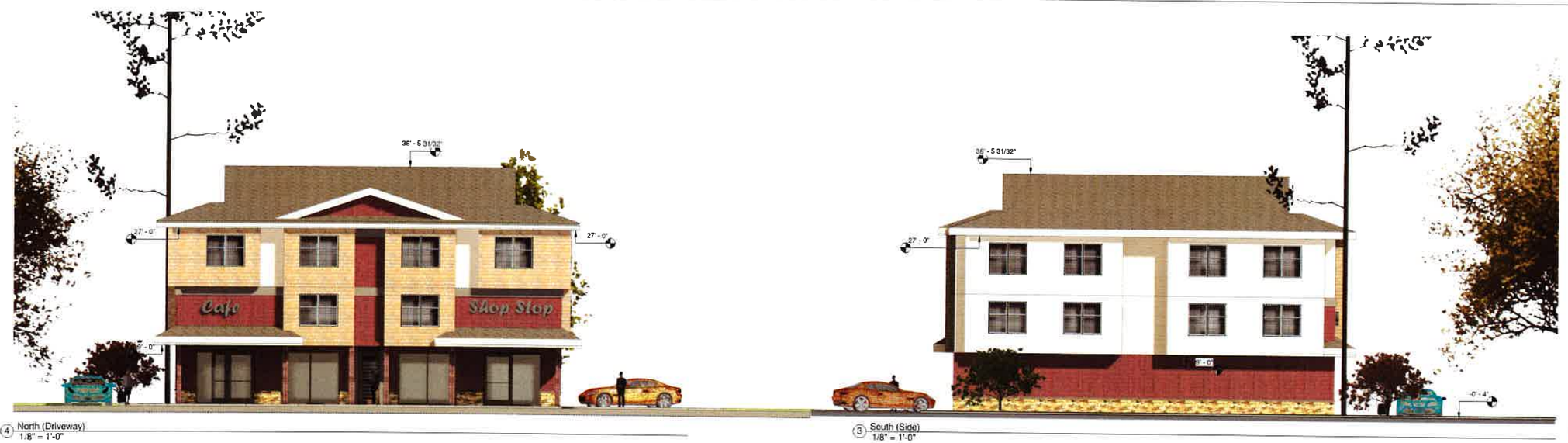
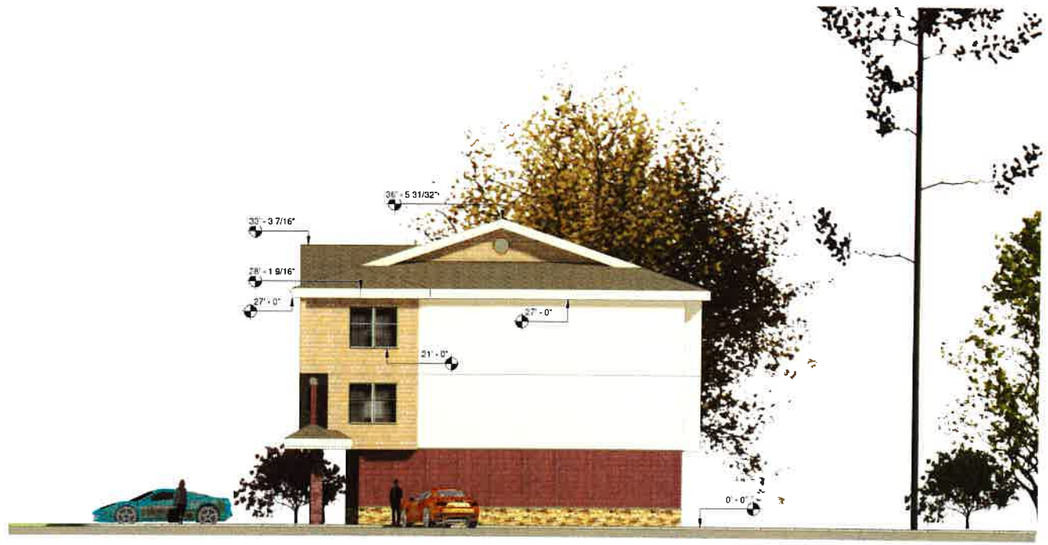


4 North (Driveway)
1/8" = 1'-0"

3 South (Side)
1/8" = 1'-0"



1 West (Rear)
1/8" = 1'-0"



2 East (Sweet Home)
1/8" = 1'-0"

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Wyse Properties

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ENGINEER:
DAVID A. CARR P.E.
355 RANDWOOD DRIVE
WILLIAMSVILLE NY14221

Revisions / Issues

No.	Description	Date

Client Name
Wyse Property

Project Name
Apartment Building with Retail 2071 Sweet Home Rd. Amherst NY

Sheet Name
Elevations

Project number	N/A
Date	03/14/2020
Designed by	KW/TZ
Drawn by	TZ
Checked by	KW

A101

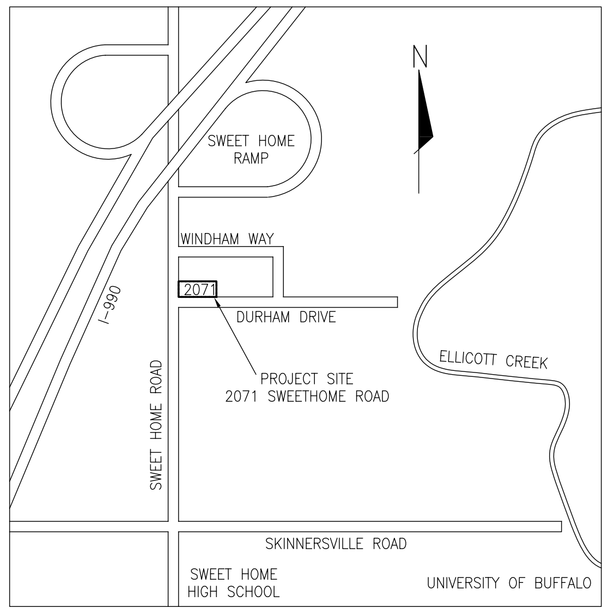
Scale

Attachment: SP-2021-02_drawings_041521 (22845 : Sp-2021-02)

Attachment: SP-2021-02_drawings_041521 (22845 : Sp-2021-02)

MIXED USE BUILDING
2071 SWEETHOME ROAD

TOWN OF AMHERST, ERIE COUNTY, NEW YORK



LOCATION MAP
N.T.S.

OWNER:
WYSE PROPERTIES
2217 SWEETHOME ROAD
AMHERST, NY 14228

CIVIL ENGINEER:
METZGER CIVIL ENGINEERING, PLLC.
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221
PHONE: (716) 633-2601
FAX: (716) 633-2704
EMAIL: meteng@roadrunner.com

PROJECT LEGEND

EXISTING FEATURES*		PROPOSED FEATURES	
	PROJECT BOUNDARY LINE		STORM CATCH BASIN
	CENTERLINE	WV	WATER VALVE
MB	MAIL BOX	SA SA	SANITARY SEWER LATERAL
	SIGN	ST ST	STORM SEWER LINE
ELEC. M.H. E	ELECTRIC MANHOLE	W W	WATERLINE
TELE. M.H. T	TELEPHONE MANHOLE		SIGN
SA SA	SANITARY MANHOLE & LINE	× 575.75	SPOT ELEVATION
W	WATER LINE		FLOW DIRECTION
	UTILITY POLE		INLET PROTECTION
WV	WATER VALVE		SILT SOCK
	HYDRANT		STABILIZED CONSTRUCTION ENTRANCE
G	GAS LINE		
OH	OVERHEAD WIRES		

* WHERE APPLICABLE

SCHEDULE OF DRAWINGS:

SHEET NO	DRAWING	DESCRIPTION
1	CS	COVER SHEET
2	--	BOUNDARY & TOPOGRAPHIC SURVEY
3	SP-1	SITE PLAN
4	GD-1	GRADING & DRAINAGE PLAN
5	UP-1	UTILITY PLAN
6	ESC-1	EROSION AND SEDIMENT CONTROL PLAN
7	LP-1	LANDSCAPE PLAN
8	DT-1	MISCELLANEOUS DETAILS -1
9	DT-2	MISCELLANEOUS DETAILS -2
10	DT-3	MISCELLANEOUS DETAILS -3

METZGER CIVIL ENGINEERING, PLLC

TOWN OF AMHERST NOTES:
1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN CONSTRUCTION SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS.

SCALE:	NTS
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	CS
	SHEET 1

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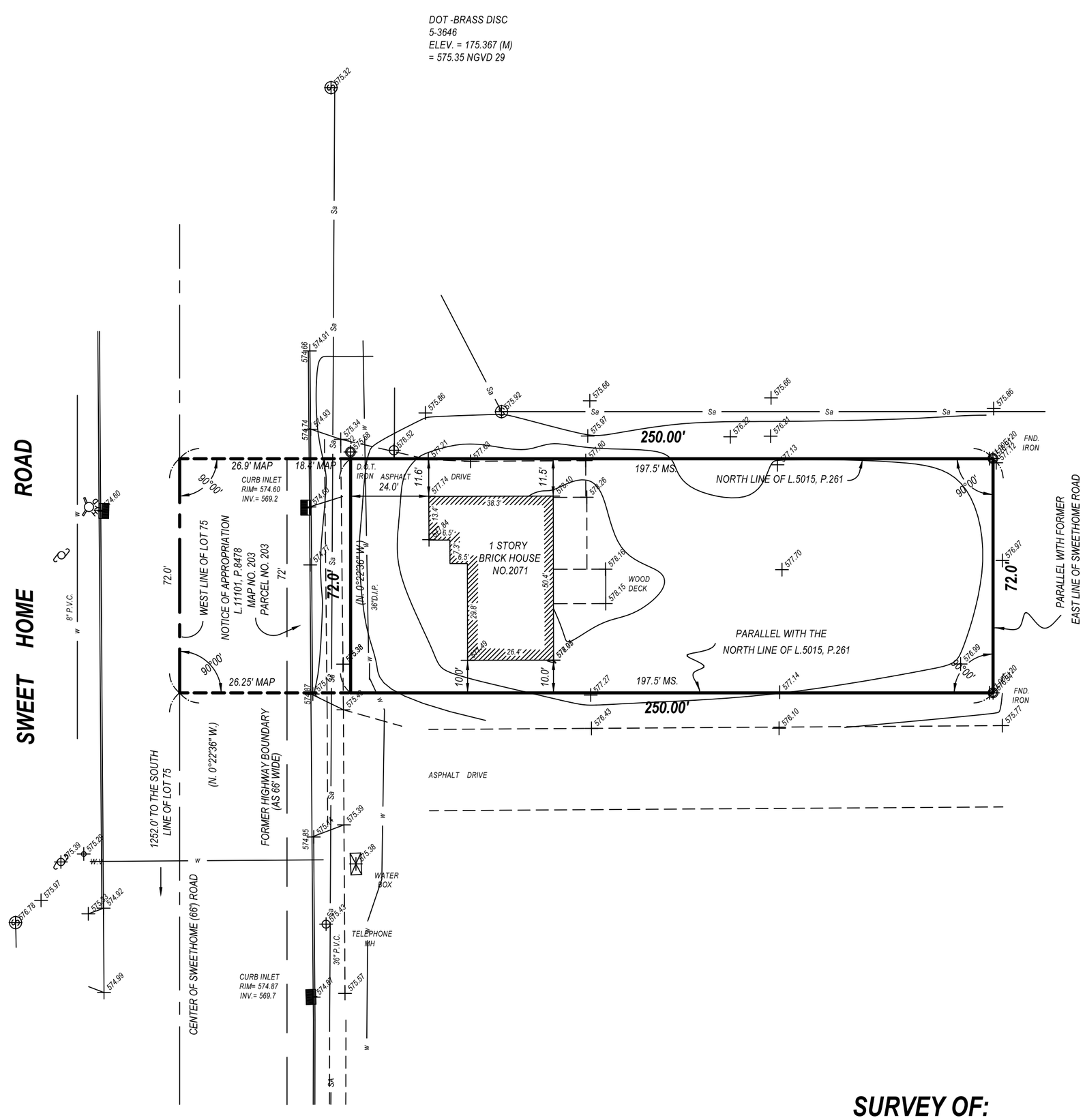
Attachment: SP-2021-02_drawings_041521 (22845 : Sp-2021-02)

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

JOB NO. 2020002-2071sweethome



LEGEND

S	*SANITARY MANHOLE*
D	*STORM MANHOLE*
	CATCH BASIN/RECIEVER
	CURB INLET
OH elect.	*OVERHEAD ELECTRIC*
	POWER POLE
	LIGHT POLE
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	SIGN
100	*EXIST. CONTOUR*
101	*PROPOSED CONTOUR*
99.5	*EXIST. ELEV.*
101	*PROPOSED ELEV.*

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SURVEY OF:

PART OF LOT 75, TOWNSHIP 12 - RANGE 7, H.L.C.S.
TOWN OF AMHERST, ERIE COUNTY, NEW TORK

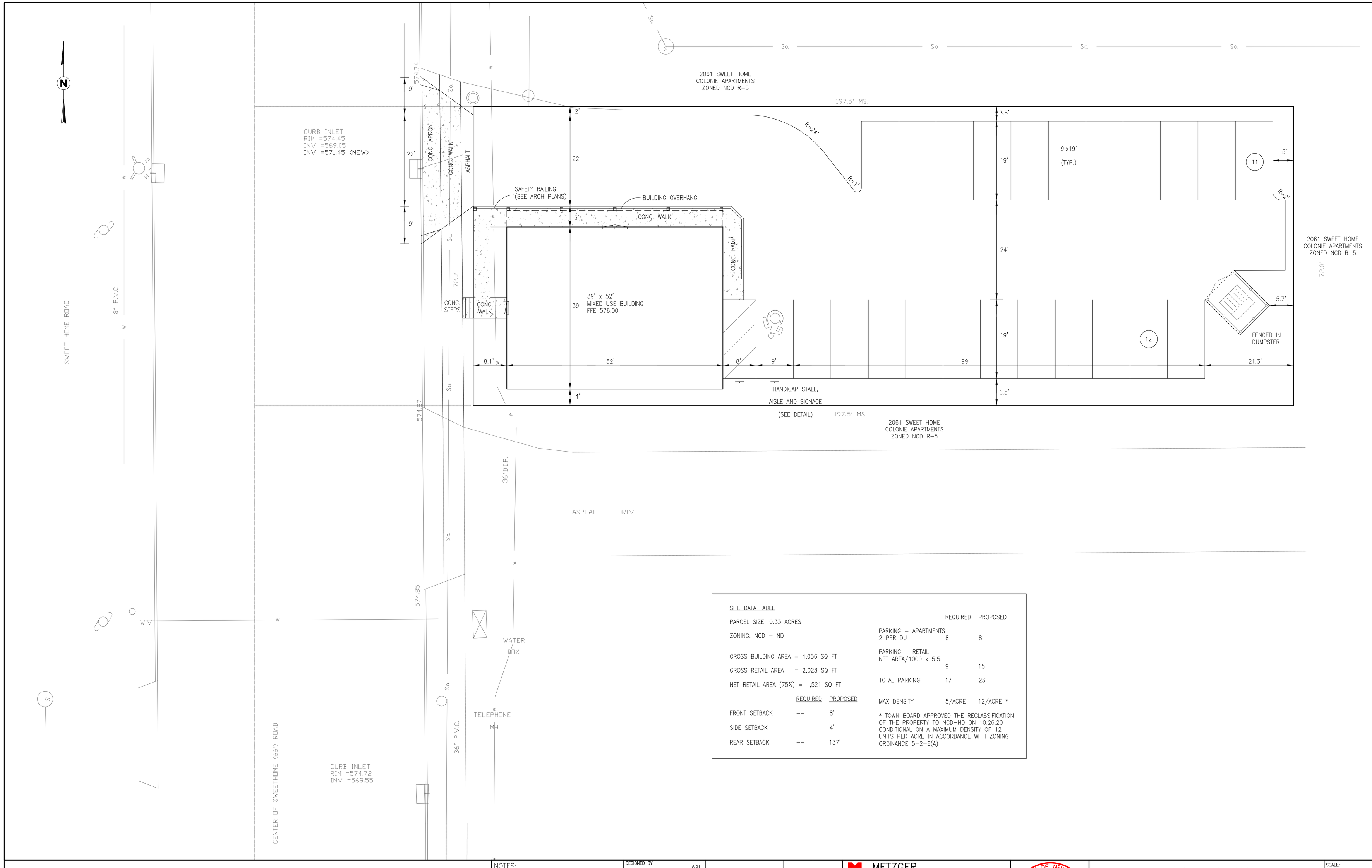
SCALE: 1"=30' ***DATE: FEBRUARY 5, 2020***

NOTES:

1.) This survey was prepared without the benefit of an up to date abstract of title and is subject to any state of facts that may be revealed by an examination of such.

2.) All features indicating easements, agreements, reservations & rights, in premises are not shown on this map & is subject to the following deeds of record:

RICHARD J. ARONICA
LAND SURVEYOR NYS 49799
10569 ROCKY MOUNTAIN ROAD
P.O. BOX 339
NORTH COLLINS, NEW YORK 14111
PHONE: 716-337-3420



SITE DATA TABLE

PARCEL SIZE: 0.33 ACRES

ZONING: NCD – ND

GROSS BUILDING AREA = 4,056 SQ FT

GROSS RETAIL AREA = 2,028 SQ FT

NET RETAIL AREA (75%) = 1,521 SQ FT

	REQUIRED	PROPOSED
FRONT SETBACK	--	8'
SIDE SETBACK	--	4'
REAR SETBACK	--	137'

	REQUIRED	PROPOSED
PARKING – APARTMENTS 2 PER DU	8	8
PARKING – RETAIL NET AREA/1000 x 5.5	9	15
TOTAL PARKING	17	23
MAX DENSITY	5/ACRE	12/ACRE *

* TOWN BOARD APPROVED THE RECLASSIFICATION OF THE PROPERTY TO NCD-ND ON 10.26.20 CONDITIONAL ON A MAXIMUM DENSITY OF 12 UNITS PER ACRE IN ACCORDANCE WITH ZONING ORDINANCE 5-2-6(A)

NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DICK ARONICA, LS DATED JANUARY 22, 2020. THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

REVISIONS	DATE	BY/CHK

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8245 SHERIDAN DRIVE
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CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK · MICHAEL J. METZGER · 0066786 · LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

SITE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	SP-1
	SHEET 3

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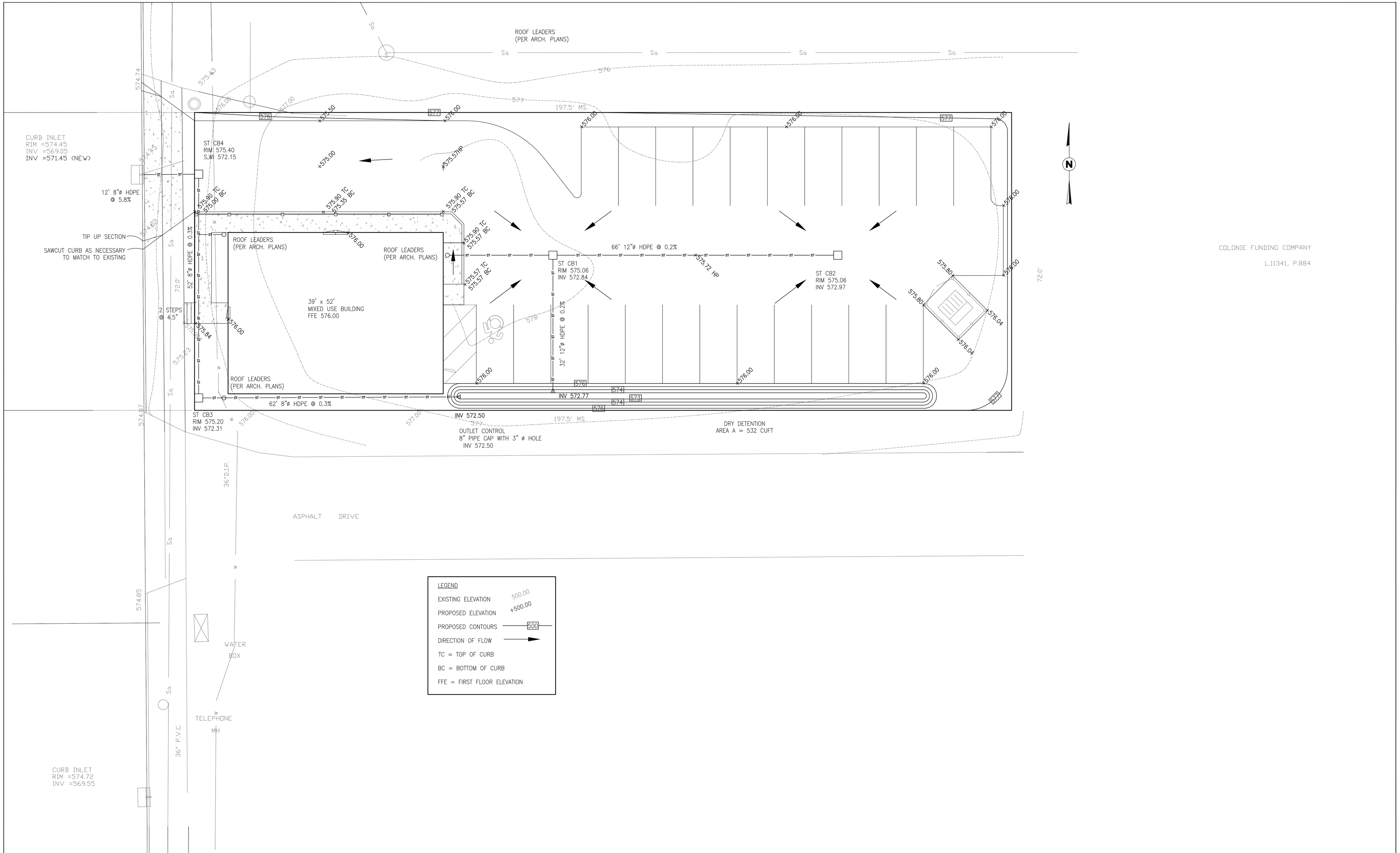
Attachment: SP-2021-02_drawings_041521 (2284S : SP-2021-02)



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MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GRADING & DRAINAGE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	GD-1
	SHEET 4

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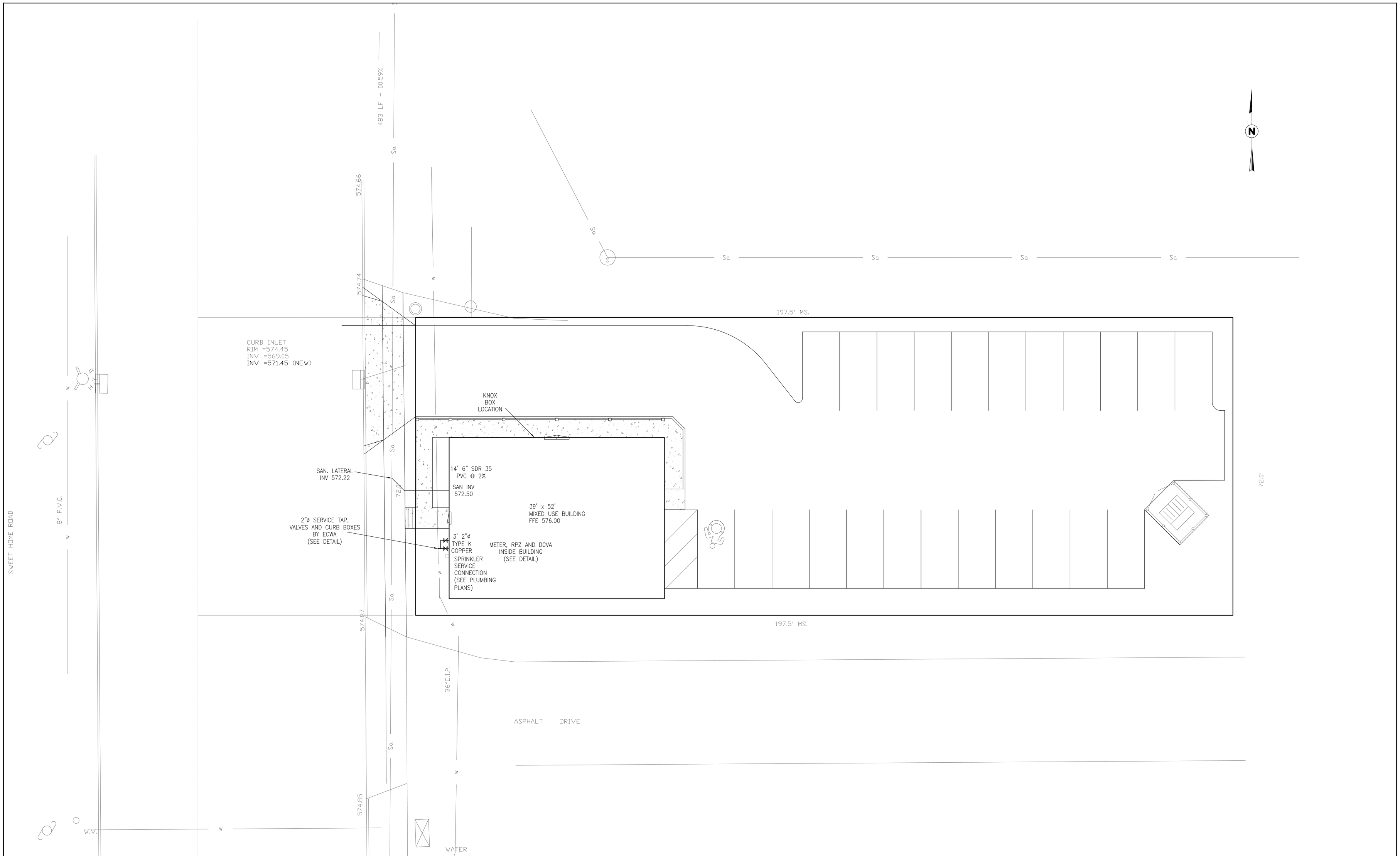

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MICHAEL J. METZGER
066786
LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

UTILITY PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	UP-1
	SHEET 5

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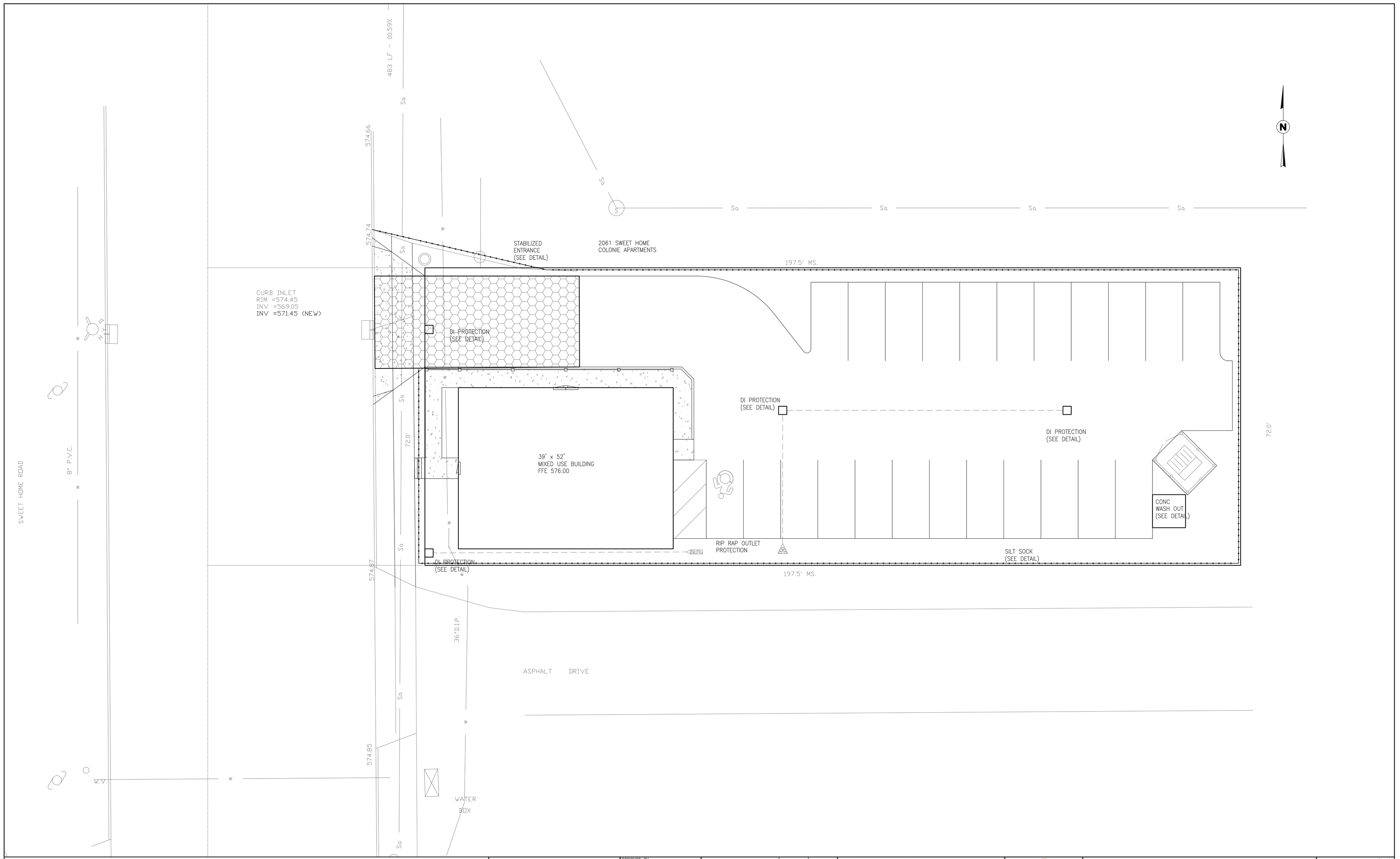

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MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

EROSION & SEDIMENT CONTROL PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	ESC-1
	SHEET 6

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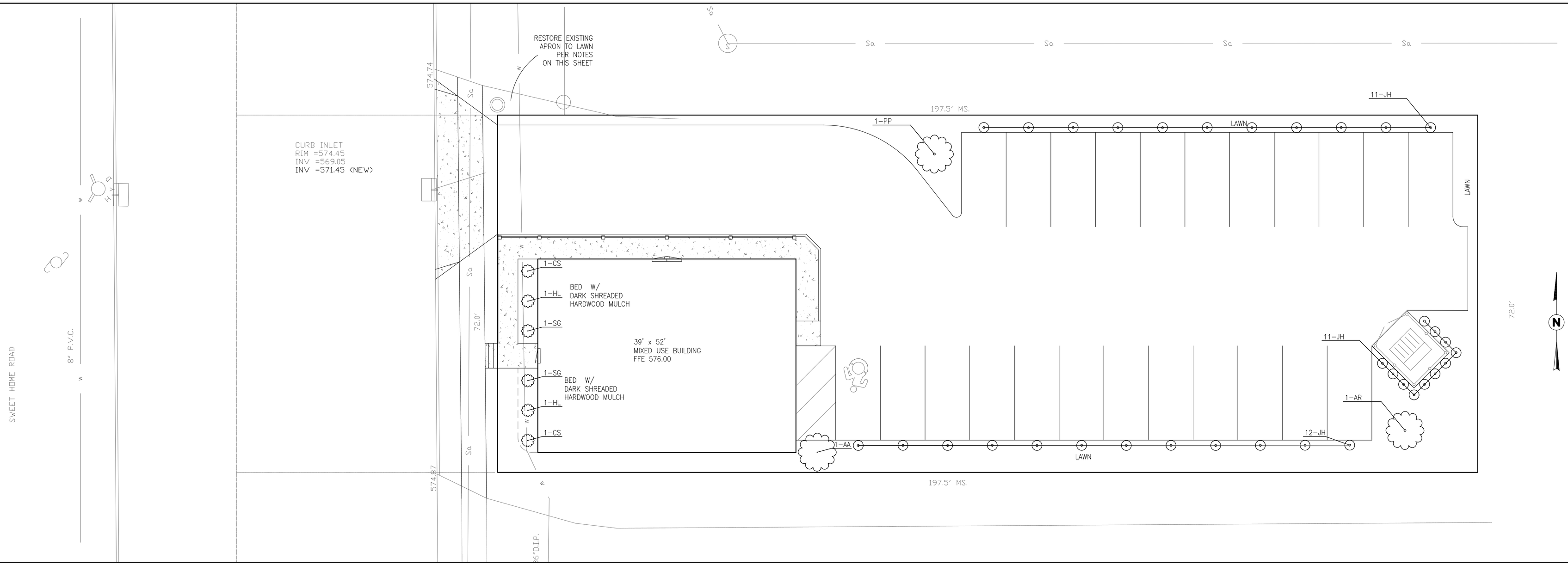

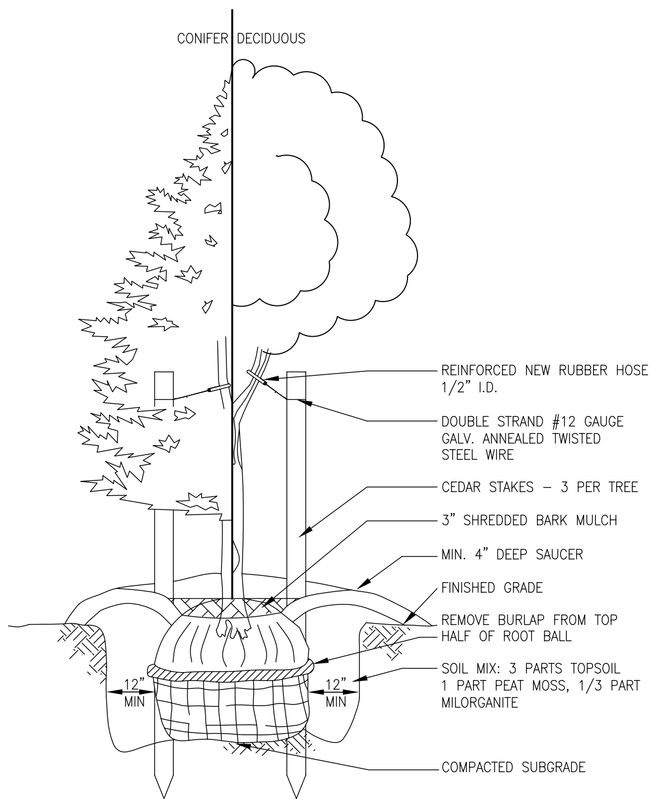

TREE PLANTING DETAIL
NOT TO SCALE

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
				SIZE
AA	1	AMELANCHIER GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	1.75" CAL.
AR	1	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	2.5" CAL.
CS	2	CORNUS STOLONIFERA FARROW	ARCTIC FIRE RED TWIG DOGWOOD	24"
HL	2	HYDRANGEA PANICULATA	LITTLE QUICK FIRE HYDRANGEA	24"
JH	34	JUNIPERUS CHINENSIS COLUMNARIS	"HETZII"STAKED JUNIPER	4'
PP	1	PICEA PUNGENS	COLORADO SPRUCE	5'
SG	2	SPIRAEA BUMALDA "GOLD FLAME"	GOLD FLAME SPIRAEA	24"

*WATER WEEKLY FOR FIRST YEAR AFTER PLANTING; TOLERANT OF DRY SOILS ONCE ESTABLISHED.

ALL PLANTING BEDS AND TREE PITS SHALL RECIEVE A MINUMUM 3 INCH DEPTH OF DARK SHREDED HARDWOOD MULCH, EXCEPT WHERE OTHERWISE NOTED.

LAWN NOTES
FURNISH TOPSOIL FROM THE SITE. IF INSUFFICIENT QUANTITY IS AVAILABLE, CONTRACTOR TO SUPPLY TOPSOIL FROM OFF SITE AT CONTRACTORS EXPENSE.
TOPSOIL SHALL BE NATURAL, FRIABLE GRANULAR SOIL, UNIFORM IN COMPOSITION AND TEXTURE.
CLEAN FROM SUBSOIL, CLAY LUMPS, STONES, WEEDS, STUMPS, ROOTS, TOXIC SUBSTANCES AND DEBRIS 1" OR MORE IS SIZE.

TOPSOIL SHALL HAVE LESS THAN 10% CLAY WITH A pH BETWEEN 5.0–7.0 WITH 5%–20% ORGANIC MATTER.

THE SEED MUST BE SOWN AND FERTILIZED USING APPLICATION RATES AS DIRECTED BY THE SEED SUPPLIER AND COVERED WITH SMALL GRAIN STRAW MULCH WITHIN 7 DAYS AFTER THE END OF DISTURBANCE AND WATERED AS REQUIRED.

LAWN GRASS MIX
45% KENTUCKY BLUEGRASS
36% CREEPING RED FESCUE
19% PERENNIAL RYEGRASS

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DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M–1924

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REVISIONS	DATE	BY/CHK

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STATE OF NEW YORK – MICHAEL J. METZGER – 066788 – LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

LANDSCAPE PLAN

SCALE:	1"=10'
DATE:	DECEMBER 24, 2020
JOB NO:	M–1924
DRAWING NO:	LP–1
	SHEET 7

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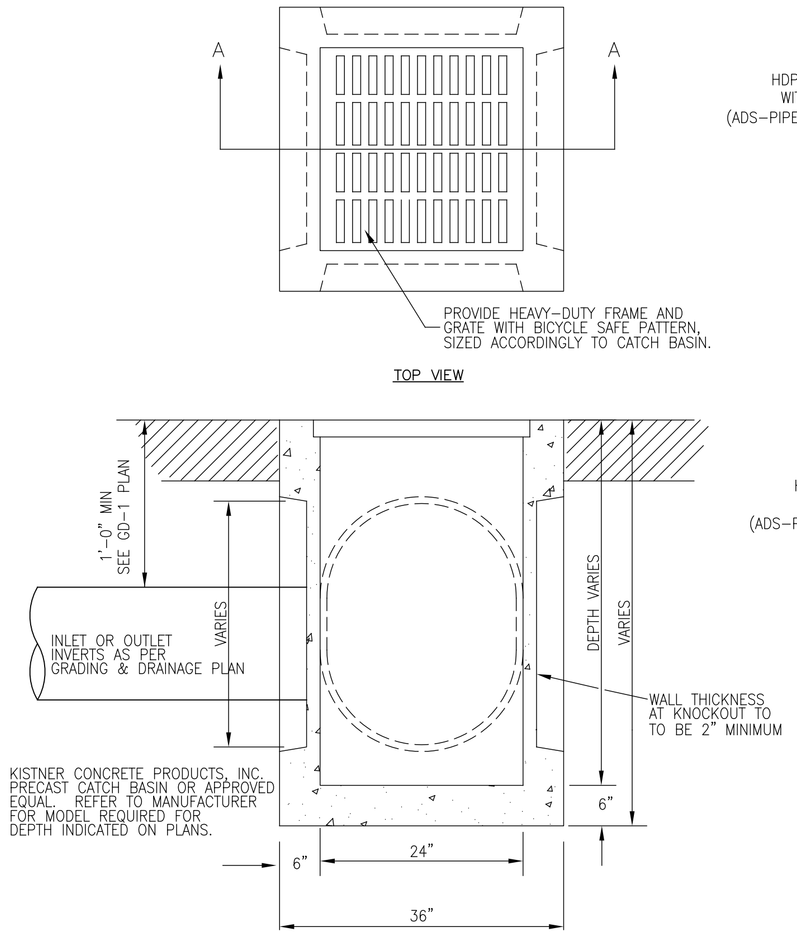
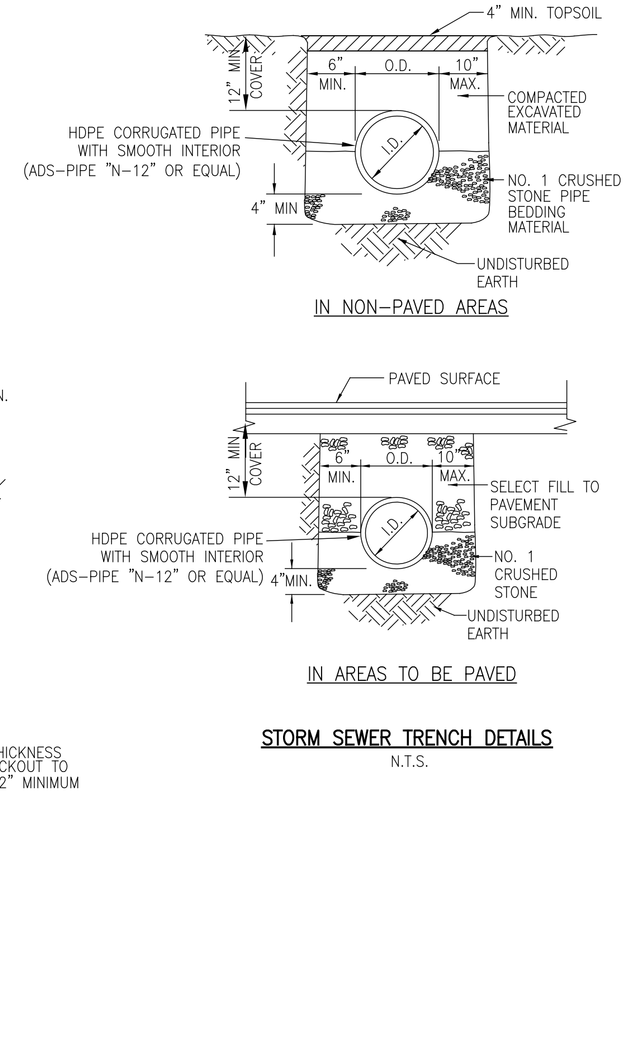


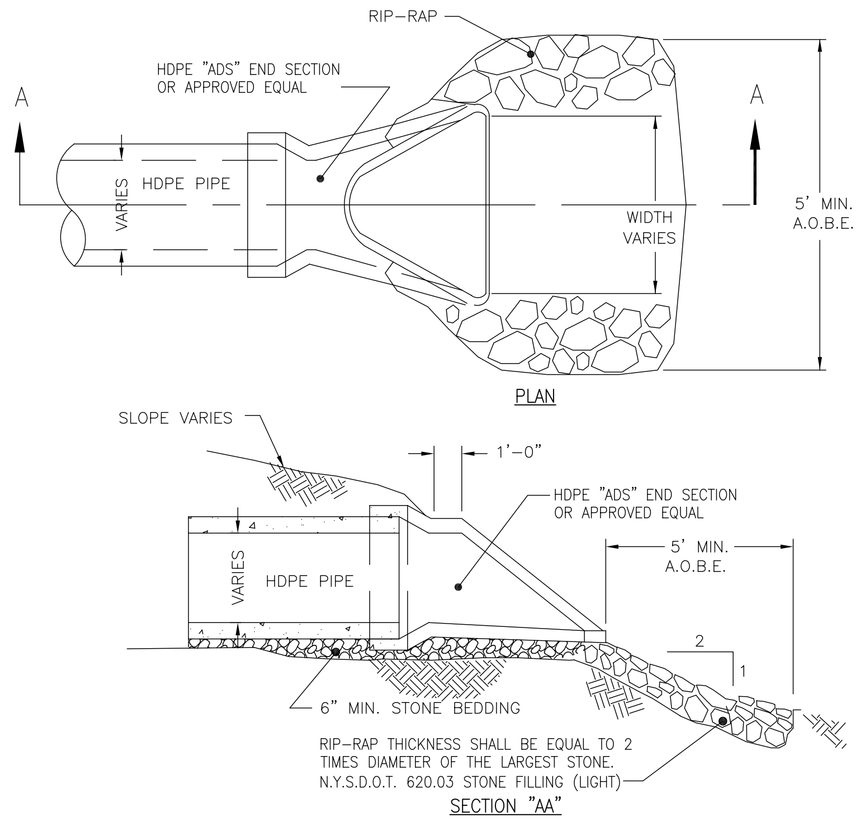
CATCH BASIN DETAIL

N.T.S.



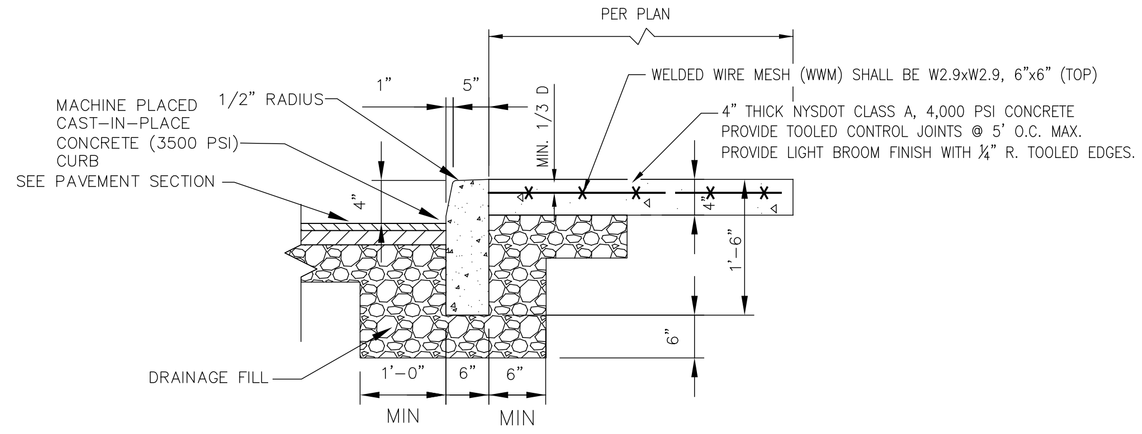
STORM SEWER TRENCH DETAILS

N.T.S.



END SECTION WITH RIP-RAP DETAIL

N.T.S.

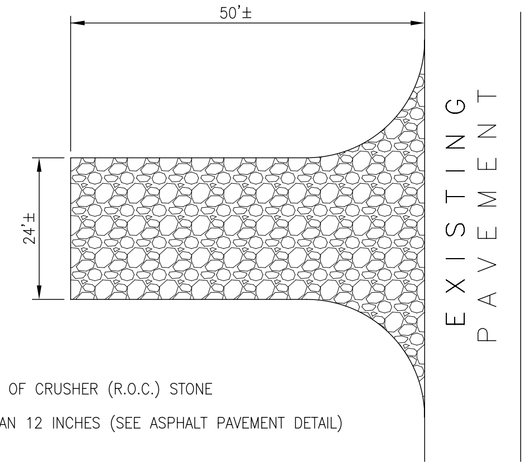


NOTES:

1. PROVIDE 2" DEEP SAW CUT CONTROL JOINT AT 10'-0" O.C. (WITHIN 24 HOURS OF PLACEMENT).
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINTS AT A MAXIMUM 30'-0" O.C.
3. PROVIDE FINE BROOM FINISH TO EXPOSED PORTION OF CONCRETE CURB.
4. SLOPE TOP OF CURB DOWN TO MEET PAVEMENT ELEVATION WITHIN 4'-0" WHERE CURB ENDS AT LAWN TERMINATIONS.
5. DEPTH OF DRAINAGE FILL TO BE 6" IF NO UNDERDRAIN IS CALLED FOR.

CONCRETE SIDEWALK AND 4" UPRIGHT CURB

N.T.S.

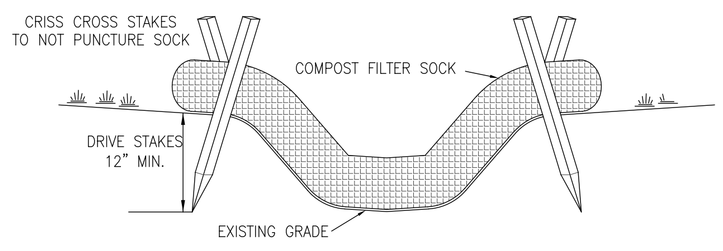


NOTES:

1. STONE SIZE – USE 2" RUN OF CRUSHER (R.O.C.) STONE
3. THICKNESS – NOT LESS THAN 12 INCHES (SEE ASPHALT PAVEMENT DETAIL)
4. WIDTH – 24' WIDE
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE (SEE ROADWAY PAVEMENT DETAIL).
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

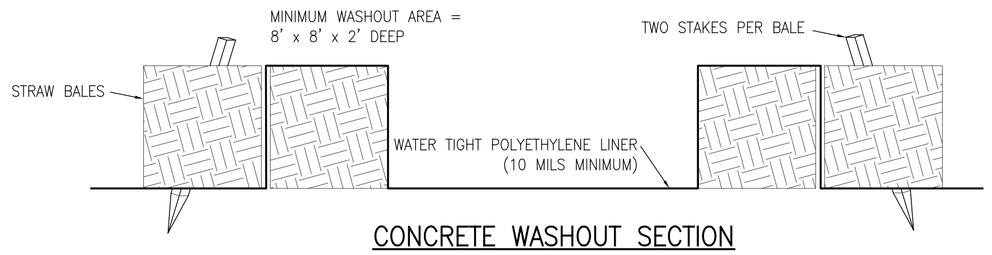


NOTES:

1. COMPOST FILTER SOCK MUST CONFORM TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (FILTREXX SILTSOXX OR APPROVED EQUAL).
2. INSTALL 3' LONG 2"x2" HARDWOOD STAKES AT 10' INTERVALS OR AS SPECIFIED BY THE SOCK MANUFACTURER.
3. WOODEN STAKES TO BE INSTALLED IN A CRISS CROSS PATTERN SO AS NOT TO PUNCTURE THE SOCK.
4. WOODEN STAKES TO BE DRIVEN AT LEAST 12" INTO GROUND.
5. ABUTTING ENDS MUST BE OVERLAPPED TO PROVIDE CONTINUOUS PROTECTION.
6. ALL SOCK SHALL BE 12".

COMPOST FILTER SOCK

N.T.S.

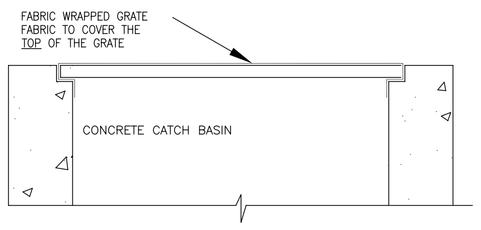


CONCRETE WASHOUT SECTION

N.T.S.

NOTES:

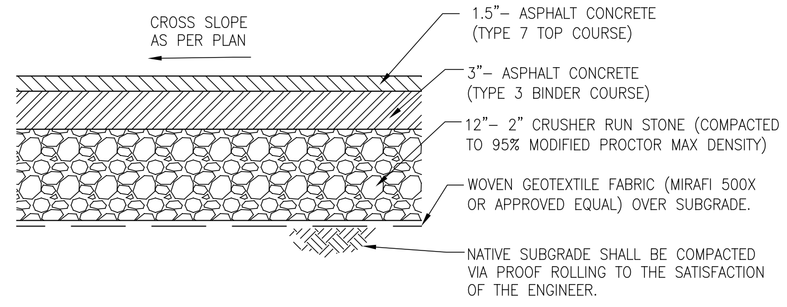
1.CONCRETE WASHOUT BASIN TO CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DESIGN CRITERIA.
2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY IS FILLED.
3. INSPECT WASHOUT FACILITY DAILY AND REPAIR LEAKING LINER AS NECESSARY.



1) LIFT METAL GRATE
2) WRAP GRATE IN FILTER FABRIC (MIRAFI HP 270 OR EQ.)
3) PLACE WRAPPED FRAME BACK INTO MANHOLE
4) WEIGHT OF GRATE TO HOLD FABRIC IN PLACE ON ALL FOUR SIDES
5) REPLACE FABRIC AS REQUIRED
6) FABRIC MAY BE WRAPPED UNDER THE BOTTOM OF THE GRATE DURING THE WINTER MONTHS TO PROTECT AGAINST SNOW PLOWS
7) REMOVE FABRIC AFTER ALL UPSTREAM GRASS HAS BEEN ESTABLISHED AND THE THREAT OF SILTATION FROM CONSTRUCTION VEHICLES NO LONGER EXISTS.

DROP INLET PROTECTION DETAIL

N.T.S.



ASPHALT PAVING SECTION

N.T.S.

DESIGNED BY:	ARH	
DRAWN BY:	ARH	
CHECKED BY:	JCM	
CAD FILE:	M-1924	

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK MICHAEL C. METZGER 096196 LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS -1

SCALE:	NTS
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	DT-1
	SHEET 8

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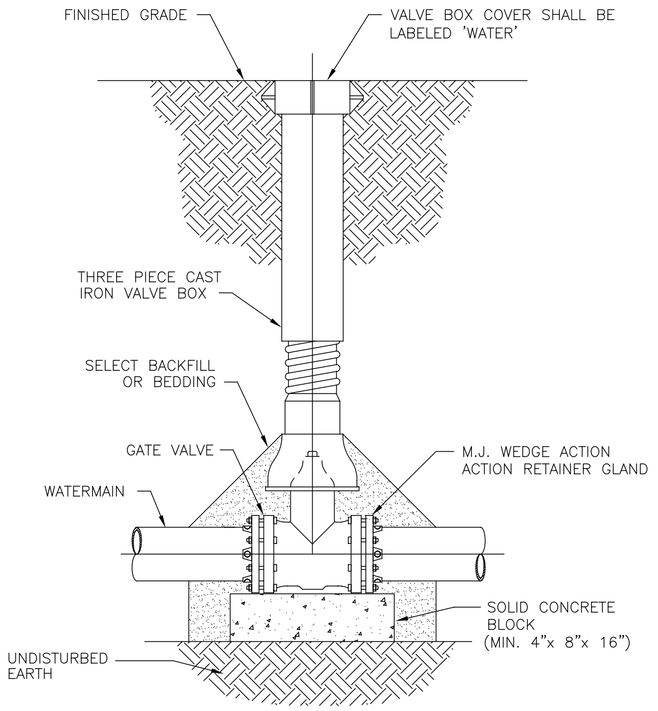
Attachment: SP-2021-02_drawings_041521 (2284S : SP-2021-02)



NOTES:

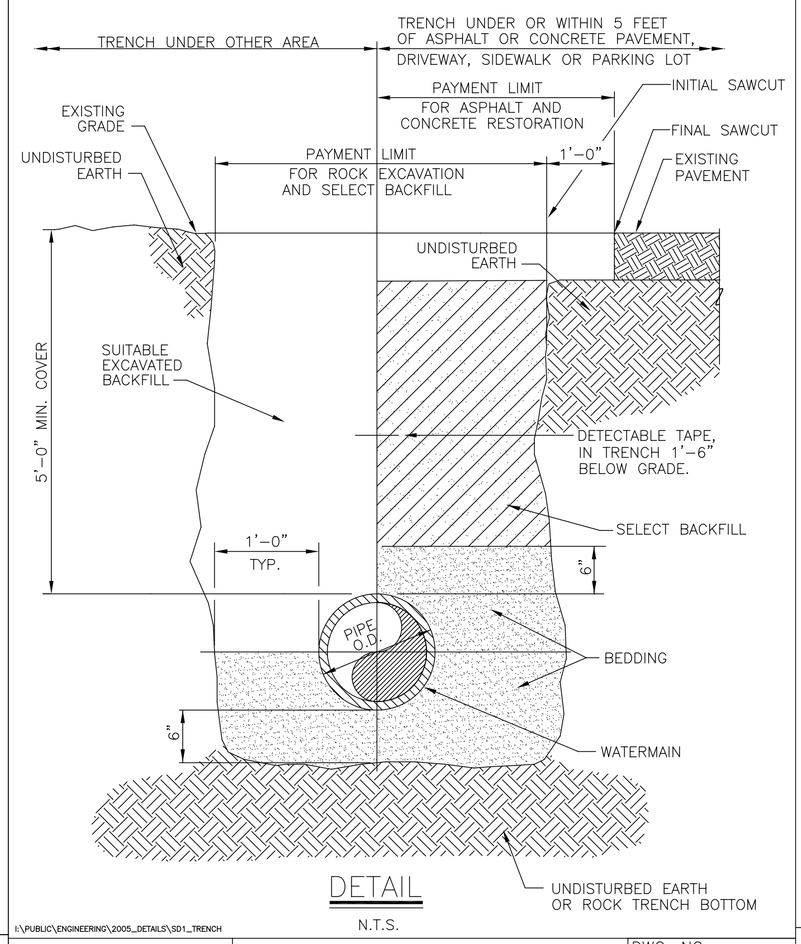
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPENING NUT CENTERED IN BOX.

SECTION

N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD11_GATE_VALVE_SET

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11	
		DATE 4/28/92	REVISED 02/17



DETAIL

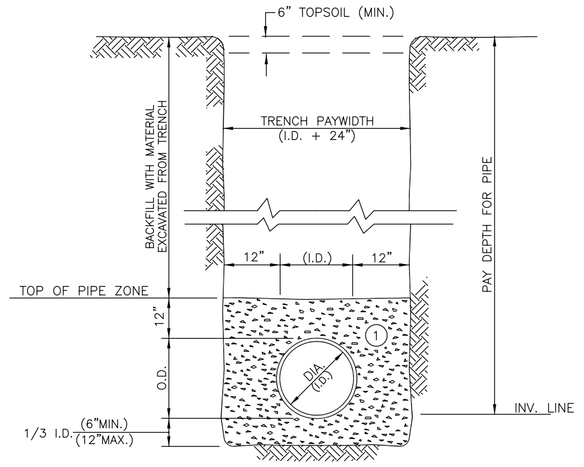
N.T.S.

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD1_TRENCH

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 12-INCH DIAMETER WATERMAIN	DWG. NO. SD1	
		DATE 4/28/92	REVISED 10/05

UNSHEETED TRENCH DETAIL

(JANUARY 2012)



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

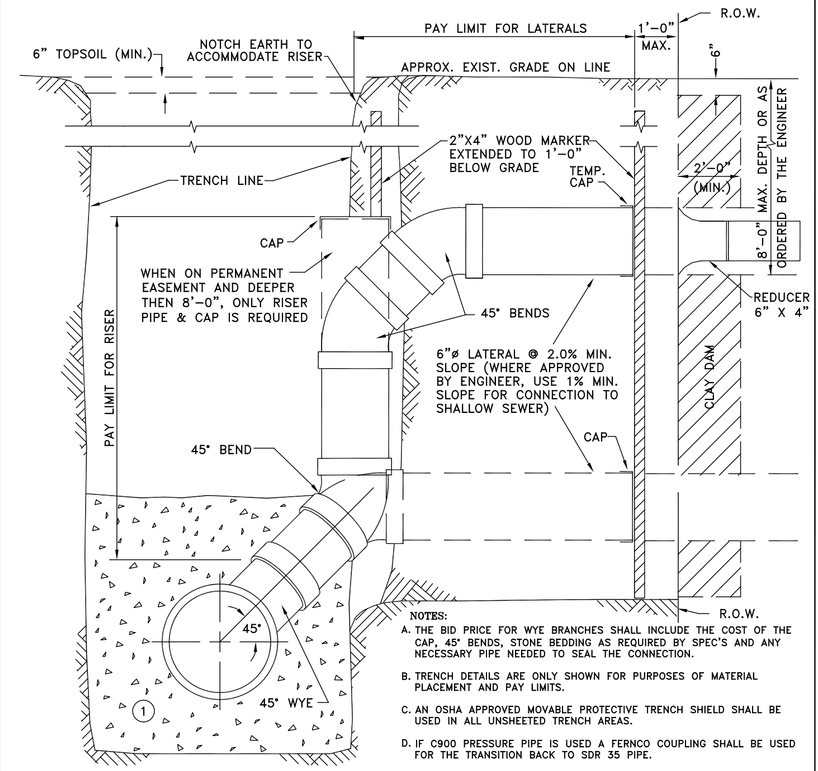
(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (1)

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 5/20/93	NOTE 2: PIPE INSTALLATION	STD.DETAIL 1
	Rev. 2 2/7/94	ADDED NOTE C & D	
	File: d-01	Date: 3/1/91	

RISER DETAIL - SDR35 (MAIN LINE LATERAL CONNECTION)

(JANUARY 2012)



NOTES:

A. THE BID PRICE FOR WYE BRANCHES SHALL INCLUDE THE COST OF THE CAP, 45° BENDS, STONE BEDDING AS REQUIRED BY SPEC'S AND ANY NECESSARY PIPE NEEDED TO SEAL THE CONNECTION.

B. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND PAY LIMITS.

C. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

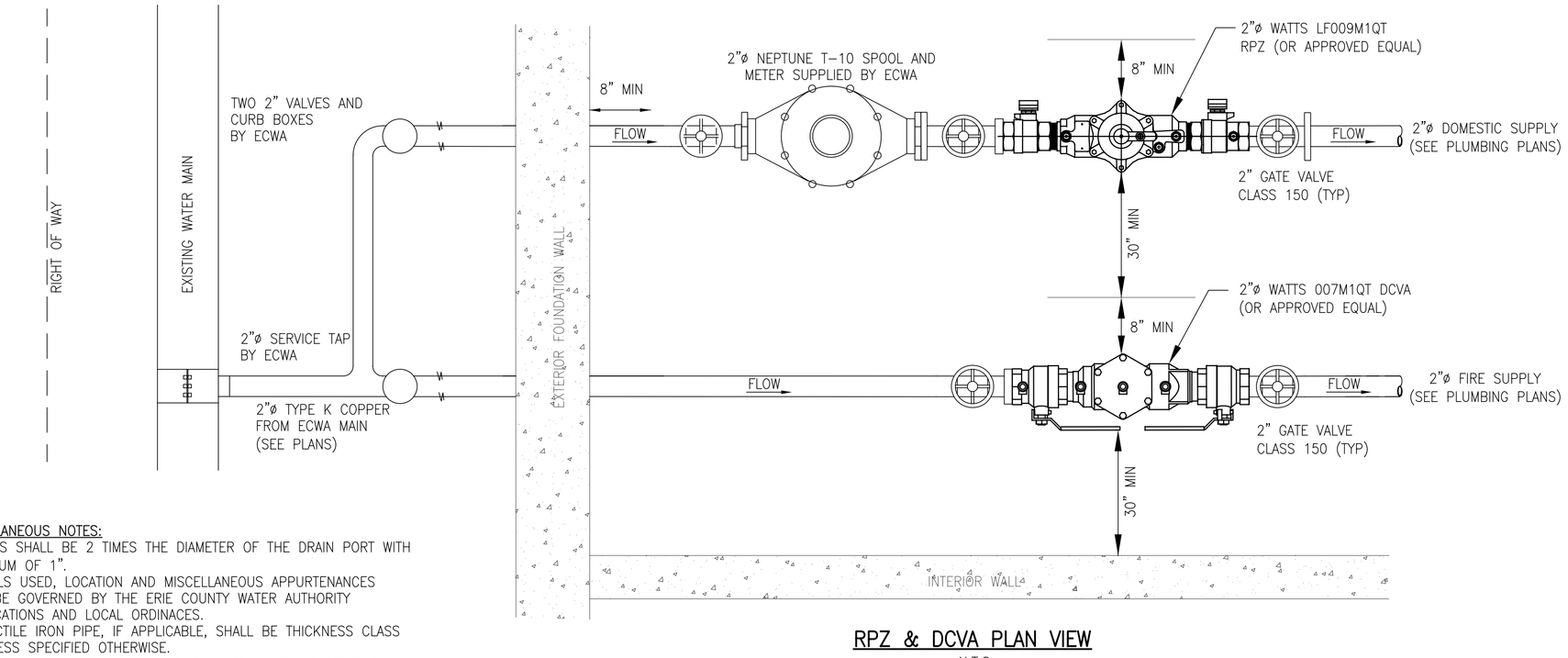
D. IF C900 PRESSURE PIPE IS USED A FERNCO COUPLING SHALL BE USED FOR THE TRANSITION BACK TO SDR 35 PIPE.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER. NO SLAG WILL BE ALLOWED.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 2 1/97	ADDED 1/8 BELL & SPIGOT LONG SWEEP BEND	STD.DETAIL 27
	Rev. 3 12/01	ADDED NOTE D REGARDING LOCATION OF VENTS AND CLEAN OUTS	
	Rev. 4 5/02	CHANGED LONG SWEEP TO NORMAL 45° ADDED CAPS & CORRECTED PAY LIMITS	
	File: d-27	Date: 3/1/91	



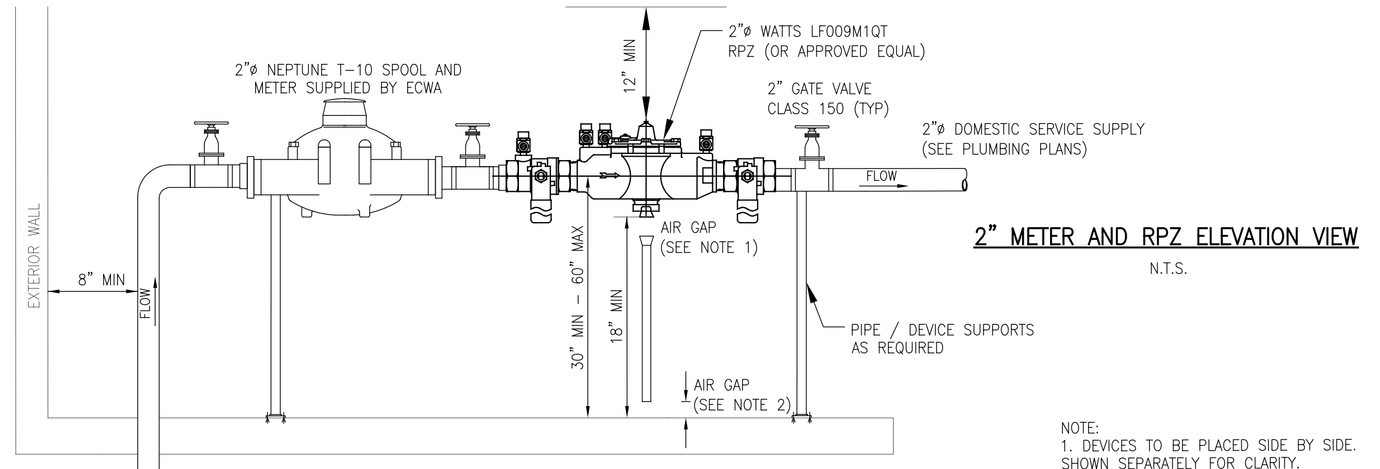
RPZ MISCELLANEOUS NOTES:

1. AIR GAPS SHALL BE 2 TIMES THE DIAMETER OF THE DRAIN PORT WITH A MINIMUM OF 1".
2. MATERIALS USED, LOCATION AND MISCELLANEOUS APPURTENANCES SHALL BE GOVERNED BY THE ERIE COUNTY WATER AUTHORITY SPECIFICATIONS AND LOCAL ORDINACES.
3. ALL DUCTILE IRON PIPE, IF APPLICABLE, SHALL BE THICKNESS CLASS 52 UNLESS SPECIFIED OTHERWISE.
4. ALL DUCTILE IRON FITTINGS, IF APPLICABLE SHALL BE CLASS 350 ANSI/AWWA C110/A21.01-62 UNLESS SPECIFIED OTHERWISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LOCATIONS, DIMENSIONS AND ELEVATIONS SHOWN.
6. DIMENSIONS SHOWN FOR THE WATER METER ARE STANDARD FOR THE SIZE AND MODEL SHOWN. ADEQUATE CLEARANCES MUST BE MAINTAINED ON ALL SIDES.
7. CLEARANCE DIMENSIONS SHOWN FOR THE DEVICES ARE NYSDOH STANDARDS.
8. DEVICES MUST BE PROPERLY SUPPORTED.
9. CONTACT THE ECWA METER SHOP A MINIMUM OF THREE (3) WORKING DAYS TO SCHEDULE THE INSTALLATION OF THE METER. TELEPHONE NUMBER: 685-8226

RPZ & DCVA PLAN VIEW

N.T.S.

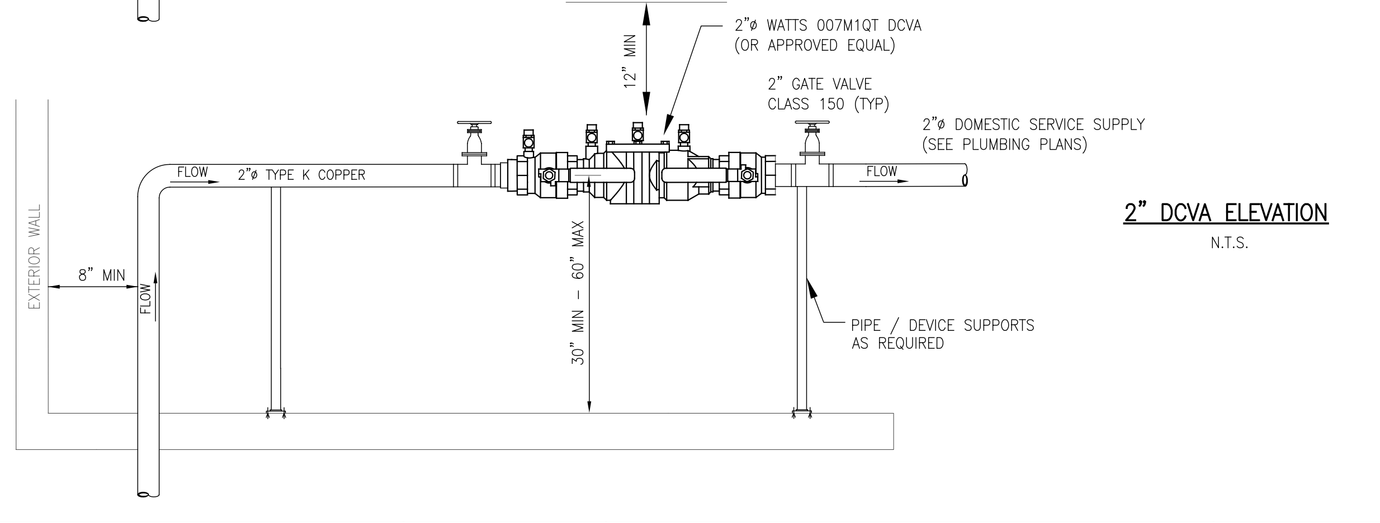
N



2" METER AND RPZ ELEVATION VIEW

N.T.S.

NOTE:
1. DEVICES TO BE PLACED SIDE BY SIDE. SHOWN SEPARATELY FOR CLARITY.



2" DCVA ELEVATION

N.T.S.

DESIGNED BY: ARH				METZGER CIVIL ENGINEERING, PLLC		SCALE: NTS
DRAWN BY: ARH				8245 SHERIDAN DRIVE WILLIAMSVILLE, NY 14221 PH: 716-633-2601 FAX: 716-633-2704	CIVIL ENGINEERING LAND PLANNING SITE DESIGN MUNICIPAL ENGINEERING	DATE: DECEMBER 24, 2020
CHECKED BY: JCM						JOB NO: M-1924
CAD FILE: M-1924						DRAWING NO: DT-2
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW	REVISIONS	DATE	BY/CHK			SHEET 9

STATE OF NEW YORK MICHAEL J. METZGER 096768 LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS - 2

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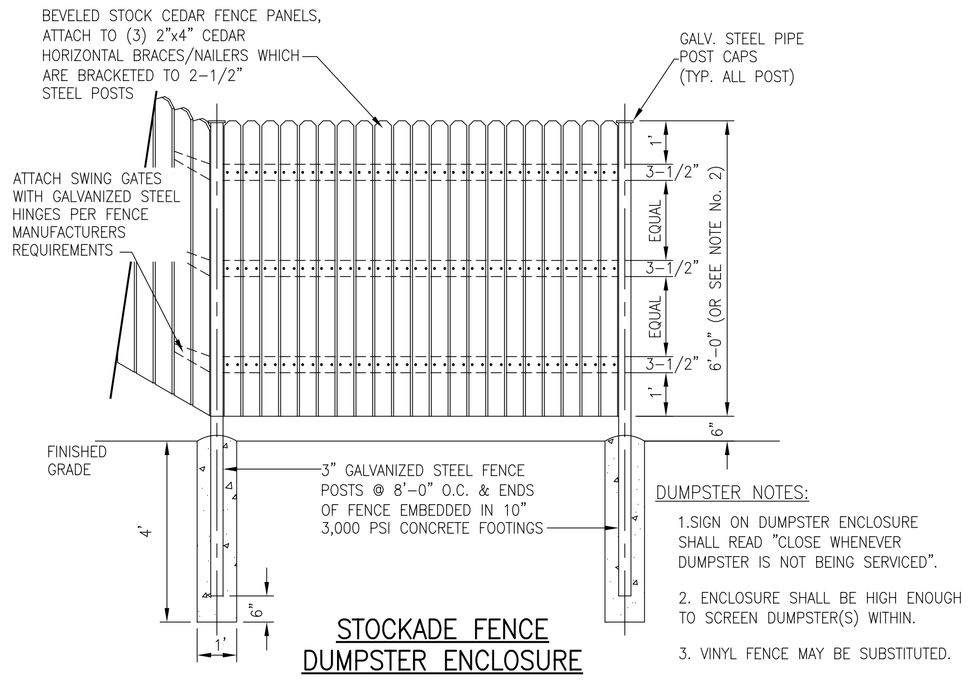
F:\MCE\M1924 Sweet Home-Skinnerville\2071 Sweet Home Road\DWGS\Site 1.dwg, 1/21/2021 2:52:46 PM

Attachment: SP-2021-02_drawings_041521 (22845 : SP-2021-02)



STOCKADE FENCE DUMPSTER ENCLOSURE

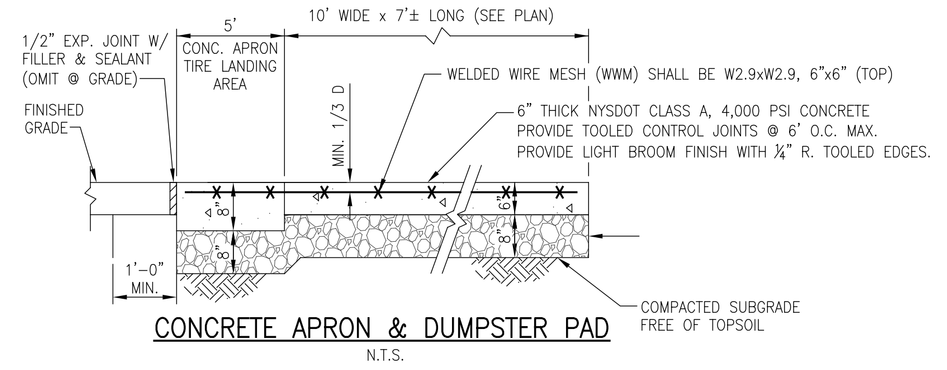
N.T.S.

DUMPSTER NOTES:

1. SIGN ON DUMPSTER ENCLOSURE SHALL READ "CLOSE WHENEVER DUMPSTER IS NOT BEING SERVICED".

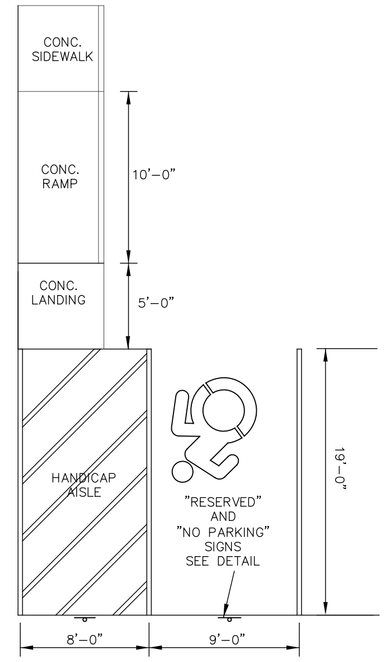
2. ENCLOSURE SHALL BE HIGH ENOUGH TO SCREEN DUMPSTER(S) WITHIN.

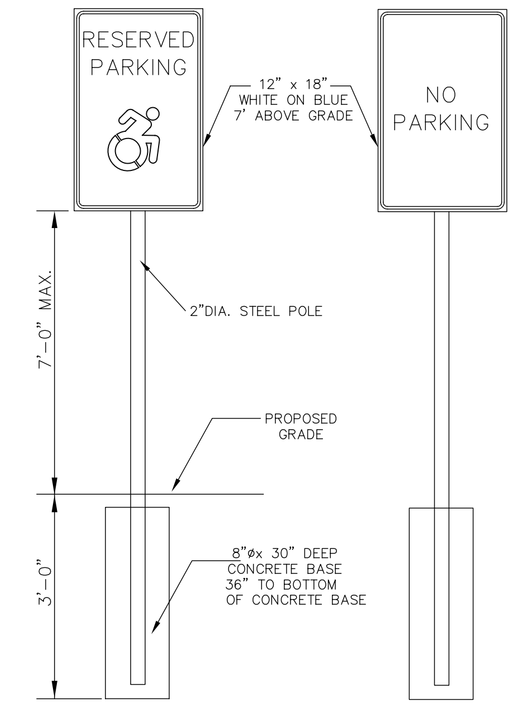
3. VINYL FENCE MAY BE SUBSTITUTED.



CONCRETE APRON & DUMPSTER PAD

N.T.S.





HANDICAP RAMP, PARKING STALL AND SIGNS

N.T.S.

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DESIGNED BY:	ARH
DRAWN BY:	ARH
CHECKED BY:	JCM
CAD FILE:	M-1924

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REVISIONS	DATE	BY/CHK

METZGER CIVIL ENGINEERING, PLLC
8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704
CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

STATE OF NEW YORK — JOSEPH C. METZGER — 096786 — LICENSED PROFESSIONAL ENGINEER

MIXED USE BUILDING
2071 SWEET HOME ROAD
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

MISCELLANEOUS DETAILS

SCALE:	NTS
DATE:	DECEMBER 24, 2020
JOB NO:	M-1924
DRAWING NO:	DT-3
	SHEET 10

F:\MCE\M1924 Sweet Home-Skinnersville\2071 Sweet Home Road\DWGS\Site 1.dwg, 1/21/2021 2:51:50 PM

DRAFT

(04/15/21)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Planning Board

Project: SP-2021-02

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date:

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted action.

Description of Action: Proposed 4-unit mixed use building on a 0.33 ± acre site. The project will consist of a small commercial retail space on the ground level, with 4 dwelling units on the second and third floors. The site will be accessed using Sweet Home Road. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 2071 Sweet Home Road (NCD), Amherst, Erie County

Petitioner: Kevin Wyse

Attachment: SP-2021-02_Draft SEQR Neg Declaration_041521 (22845 : Sp-2021-02)

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) – Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on **April 6, 2021** reviewed the Grading, Drainage and Utility Plans, Engineer's Report, and Erosion Control Plan submitted on January 25, 2021 and Geotechnical Report prepared by Empire Geotechnical Engineering Services. A Stormwater Pollution Prevention Plan (SWPPP) was not required for this project due to the size of the property being less than one acre. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on January 25, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department has reviewed the application documents, along with the Geotechnical Report submitted on January 25, 2021, and determined in their review **of April 6. 2021** that the subject project has or will have met all Zoning Ordinance regulations.

4. The project is not within an area identified by the State as potentially containing significant cultural or archeological resources, nor will it impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the NCD-ND zoning district; neighboring uses are residential and zoned NCD-R-3, NCD-R-5, and R3; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include commercial retail and four residential units, which will not cause a major change in the use of either the quantity or type of energy.

Attachment: SP-2021-02_Draft SEQR Neg Declaration_041521 (22845 : Sp-2021-02)

7. The project will not create any hazard to human health. The Fire Chief's Council on ~~January 29,~~ **April 7,** 2021, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The proposed 4 residential units and 2,028 gross square feet of retail space, will be consistent with the scale of surrounding land uses.

9. The function of the proposed 4 residential units and 2,028 gross square feet of retail space will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated February 1, 2021 and NYSDOT dated_____, indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on February 12, 2021, Assessor on January 29, 2021, Plumbing Division on February 2, 2021, and Right-of-Way Agent on ~~February 26,~~ **March 22**, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: ; Second by: Ayes; Noes Absent

_____ _____
signature & title of preparer Date

_____ _____
Robert J. Gilmour, Planning Board Chair Date

Attachment: SP-2021-02_Draft SEQR Neg Declaration_041521 (22845 : Sp-2021-02)

JQ/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-02_(2071_Sweet_Home_Rd_NCD)_2021\SP-2021-02_Blurb(NCD)_041521.doc
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDEC (type 1's)
NYSDOT (if on state hwy.)
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Attachment: SP-2021-02_Draft SEQR Neg Declaration_041521 (22845 : Sp-2021-02)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-02

PETITIONER

Kevin Wyse
2217 Sweet Home Rd.
Amherst, NY 14228

PROPERTY LOCATION

2071 Sweet Home Road (NCD)

WHEREAS the Town of Amherst Planning Board on Thursday, March 18, 2021 held a remote public hearing on a site plan for the proposed 4-unit, mixed use building, and

WHEREAS the Planning Board has reviewed the plans and specifications for the proposed project, and

WHEREAS the Site Plan has been referred to the Town's various review agencies and they have made findings on this project, and

WHEREAS the Planning Board finds that:

1. The proposed site plan is consistent with the intent, objectives and specific requirements of the Zoning Ordinance, specifically those of the New Community District, Section 5-2.

2. The proposed site plan is in conformity with the Approved Development Plan for the Audubon New Community.

3. Adequate services and utilities are or will be available prior to occupancy.

4. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived since hydric/ potentially hydric soils have not been identified on the parcel

5. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

6. The Site Plan is consistent with all other applicable laws.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-15-9 of the Zoning Ordinance, approves said Site Plan, subject to the following conditions:

Attachment: SP-2021-02_Draft Resolution__041521 (22845 : Sp-2021-02)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-02

PETITIONER	PROPERTY LOCATION
Kevin Wyse	2071 Sweet Home Road (NCD)

1. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and light standards shall not exceed 25 feet in total height from finished grade.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced and enclosure shall be high enough to enclose entire dumpster within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Planning Board Chair Date

JQ/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-02_(2071_Sweet_Home_Rd_NCD)_2021\SP-2021-02_Blurb(NCD)_041521.doc
cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety Coordinator
Highway Superintendent
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Approved Plan: _____
Received: _____

Attachment: SP-2021-02_Draft Resolution__041521 (22845 : Sp-2021-02)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor

Daniel C. Howard, A
Planning Directo

Ellen M. Kost, AICP
Assistant Planning Dir

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-2021-02
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	April 15, 2021

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted action.

Description of Action: Proposed 4-unit mixed use building on a 0.33 ± acre site. The project will consist of a small commercial retail space on the ground level, with 4 dwelling units on the second and third floors. The site will be accessed using Sweet Home Road. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 2071 Sweet Home Road (NCD), Amherst, Erie County

Petitioner: Kevin Wyse

APR23'21 AM 9:28 RCVD

Attachment: SP-2021-02_SEQR_Neg_Declaration_signed_041521 (22845 : Sp-2021-02)

REASONS SUPPORTING THIS DETERMINATION

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) – Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on April 6, 2021 reviewed the Grading, Drainage and Utility Plans, Engineer's Report, and Erosion Control Plan submitted on January 25, 2021 and Geotechnical Report prepared by Empire Geotechnical Engineering Services. A Stormwater Pollution Prevention Plan (SWPPP) was not required for this project due to the size of the property being less than one acre. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on January 25, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department has reviewed the application documents, along with the Geotechnical Report submitted on January 25, 2021, and determined in their review of April 6, 2021 that the subject project has or will have met all Zoning Ordinance regulations.

4. The project is not within an area identified by the State as potentially containing significant cultural or archeological resources, nor will it impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the NCD-ND zoning district; neighboring uses are residential and zoned NCD-R-3, NCD-R-5, and R3; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include commercial retail and four residential units, which will not cause a major change in the use of either the quantity or type of energy.

APR23'21 AM 9:28 RCVD

Attachment: SP-2021-02_SEQR_Neg_Declaration_signed_041521 (22845 : Sp-2021-02)

7. The project will not create any hazard to human health. The Fire Chief's Council on April 7, 2021, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The proposed 4 residential units and 2,028 gross square feet of retail space, will be consistent with the scale of surrounding land uses.

9. The function of the proposed 4 residential units and 2,028 gross square feet of retail space will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated February 1, 2021 indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on February 12, 2021, Assessor on January 29, 2021, Plumbing Division on February 2, 2021, and Right-of-Way Agent on March 22, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: M Chmiel; Second by: D Giuliani Ayes 5; Noes 0; Absent 2 (Gelber, Gill).

signature & title of preparer 4-22-21 Date

Robert J. Gilmour, Planning Board Chair 4-22-21. Date

APR23'21 AM 8:20 RCVD

Attachment: SP-2021-02_SEQR_Neg_Declaration_signed_041521 (22845 : Sp-2021-02)

JQ/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-02_(2071_Sweet_Home_Rd_NCD)_2021\SP-2021-02_SEQR Neg Declaration_041521.docx
cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDOT
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

APR23'21 AM 9:28 RCVD

Attachment: SP-2021-02_SEQR_Neg_Declaration_signed_041521 (22845 : Sp-2021-02)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-02

PETITIONER

Kevin Wyse
2217 Sweet Home Rd.
Amherst, NY 14228

PROPERTY LOCATION

2071 Sweet Home Road (NCD)

WHEREAS the Town of Amherst Planning Board on Thursday, April 15, 2021 held a remote public hearing on a site plan for the proposed 4-unit, mixed use building, and

WHEREAS the Planning Board has reviewed the plans and specifications for the proposed project, and

WHEREAS the Site Plan has been referred to the Town's various review agencies and they have made findings on this project, and

WHEREAS the Planning Board finds that:

1. The proposed site plan is consistent with the intent, objectives and specific requirements of the Zoning Ordinance, specifically those of the New Community District, Section 5-2.

2. The proposed site plan is in conformity with the Approved Development Plan for the Audubon New Community.

3. Adequate services and utilities are or will be available prior to occupancy.

4. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived since hydric/ potentially hydric soils have not been identified on the parcel

5. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

6. The Site Plan is consistent with all other applicable laws.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-15-9 of the Zoning Ordinance, approves said Site Plan, subject to the following conditions:

APR28'21 AM 9:29 RCVD

Attachment: SP-2021-02_Resolution_signed_041521 (22845 : Sp-2021-02)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-02

PETITIONER	PROPERTY LOCATION
Kevin Wyse	2071 Sweet Home Road (NCD)

1. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and light standards shall not exceed 25 feet in total height from finished grade.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced and enclosure shall be high enough to enclose entire dumpster within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

4. That Audubon Amendment #71 from NCD-R-3 to NCD-ND is finalized (Z-2020-02).

5. In the event that a restaurant is included in the development, an appropriately sized external grease interceptor is required to be added during the process of obtaining a Town plumbing permit.

6. That the proposed sanitary service and storm outfall pipe be checked and confirmed not to conflict with the 36-inch transmission watermain.

7. That Erie County Water Authority approval documents associated with the location of this proposed structure and also for the associated water service be provided to the Engineering Department prior to the issuance of any Amherst plumbing permits.

8. That from the building to 10ft. out on all sides, the grade does not change more than 18 inches so that a ground ladder can reach the building's 3rd floor.

9. That an address plan be provided (suite numbers for commercial, letters for apartments).

APR23'21 AM 9:23 RCVD

Attachment: SP-2021-02_Resolution_signed_041521 (22845 : Sp-2021-02)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION (NCD)
SP-2021-02

PETITIONER	PROPERTY LOCATION
Kevin Wyse	2071 Sweet Home Road (NCD)

The foregoing resolution was adopted by the Town of Amherst Planning Board, April 15, 2021; Moved by Chmiel; Seconded by Giuliani; Ayes: 5; Noes 0; Absent (Gelber, Gill).

Robert J. Gilmour, Planning Board Chair

4-22-21
Date

JQ/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-02_(2071_Sweet_Home_Rd_NCD)_2021\SP-2021-02_Resolution_041521.docx

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety Coordinator
Highway Superintendent
Jake Metzger, Metzger Civil Engineering, 8245 Sheridan Dr, Williamsville, NY 14221
Kevin Wyse, 2217 Sweet Home Rd, Amherst, NY 14228

Approved Plan: Metzger Civil Engineering, PLLC
Received: March 30, 2021

APR23'21 AM 9:29 RCVD

Attachment: SP-2021-02_Resolution_signed_041521 (22845 : Sp-2021-02)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 04/15/21 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Bryan Fadel
Initiator: Dan Howard
Sponsors:
DOC ID: 22899

ADOPTED

PLANNING BOARD ITEM (ID # 22899)

Proposed Aspen Heights Student Housing Development – Phase 1, SP-2020-13

Property located at 1081 North French Road (Muir Woods Site B)
Aspen Heights Student VI LLC, Petitioner

Proposed construction of Phase I of a student housing community on Site "B" which is located in the center of the overall Muir Woods site at the north terminus of John James Audubon Parkway. The project requires the extension of Audubon Parkway, a Town public road, to serve the Muir Woods site. Phase I will be situated on the west side of the extended Audubon Parkway. The project will also include the clearing of the 17+ acres on the east side of the extended Audubon Parkway which will be developed as Phase II.

Phase I will consist of 208 units (830 beds) in 56 two-story buildings. The buildings will be a variety of sizes that include 2, 3, 4 or 5 bedrooms each. A total of 665 parking spaces (3.2 spaces per unit) are distributed throughout the site and will be accessed from a proposed roundabout on the extended Audubon Parkway; a 20-ft. wide gated emergency access road is proposed in the southwest corner of the site connecting to Dodge Road. The plan also shows a clubhouse building and a maintenance building, three (3) sand filters, and the extension of a 10-ft. wide paved public trail that will connect all development sites within Muir Woods. The project includes realignment of ditches along the west and south property lines.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Ken Zollitsch, Greenman-Pedersen Inc. and Bob Gassner were also present.

No further comments were heard on this proposal. The hearing was closed.

Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Chmiel and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

ATTACHMENTS:

- SP-2020-13_application_041521 (PDF)
- SP-2020-13_drawings_041521 (PDF)
- SP-2020-13_draft resolution_041521 (PDF)
- SP-2020-13_resolution_signed_041521 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dal Giuliani, Board Member
SECONDER:	Michael Chmiel, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Stephanie S. Gelber, Harbinder Gill

Major Site Plan Application
Proposed Student Housing Project
Location: 1081 & 1121 North French Rd.
Applicant: Aspen Heights Partners
Date: September 21, 2020

Prepared By: Sean W. Hopkins, Esq.
Hopkins Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 510-4338
E-mail: shopkins@hsr-legal.com

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office

_____ _____
VERIFIED BY DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	$ 1,250.00
Each Additional acre or fraction thereof	$ 650.00/acre	$14,950.00
Amendments to Site Plans	$1,200.00	_____
Request for Relief of / or Change to Conditions of Site Plan Approval	$1,200.00	_____
Request for Extension of Site Plan Approval	$ 450.00	_____
Stormwater Pollution Prevention Plan		
1-4.99 Acres	$ 500.00	_____
5-10 Acres	$ 750.00	_____
>10 Acres	$1,000.00	$ 1,000.00
Affidavit Fee for Public Hearing	$ 15.00	$ 15.00
	TOTAL FEE:	$17,215.00

Materials Received by Planning Department

_____ _____
RECEIVED BY DATE

Materials Accepted by Town Clerk & Fee Paid

_____ _____
ACCEPTED BY DATE

RECEIVED
SEP 21 2020
TOWN OF AMHERST
PLANNING DEPT.

To Be Completed By Applicant

Petitioner: Name: Aspen Heights Partners c/o Sean Hopkins, Esq.

Address: 550 Main Street, Suite 343

Williamsville, New York 14221

city state zip code

Phone: 510-4338 Fax: _____ E Mail: shopkins@hsr-legal.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

MAJOR SITE PLAN APPLICATION ***con't.*** ***PAGE 2***

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Greenman-Pedersen Inc. c/o Ken Zollitsch

Address: 4950 Genesee Street, Suite 100

Buffalo (city) New York (state) 14221 (zip code)

Phone: 633-4844 Fax: 633-4940

E Mail: kzollitch@gpinet.com

Project Location (must be verified by Town Assessor's Office):

Address: 1081 and 1121 North French Road

SBL No(s): 40.08-3-1.11/A and 40.08-3-1.11

Project Name: Aspen Heights Student Housing Project

Project Description: Proposed student housing community consisting of 208 attached residential units for lease. There will be 56 buildings along with a clubhouse building. A more detailed project description is provided at Exhibit "1" of this Site Plan Application.

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

Not Applicable.

Gross Floor Area (non-residential):	0 existing	15,311 sq. ft. proposed	15,311 sq. ft. total
Number of Residential Units:	0 existing	208 proposed	208 [830 beds] total
Number of Parking Spaces:	0 existing	666 proposed	666 total

Acreage of Parcel: 23.7 acres to be developed in Phase [The property consists of 41.4 acres]

Frontage on Public Roads: The Project Site has frontage on the terminus of John James Audubon Parkway.

Existing Zoning District(s) NCD-ND and NCD-GC

Note: A completed Part 1 of the Full Environmental Assessment Form is attached as Exhibit "2" of this Site Plan Application. The proposed project is consistent the Amended Findings Statement issued by the Town of Amherst Town Board pursuant to the State Environmental Quality Review Act ("SEQRA") on August 5, 2019. A copy of the Amended Findings Statement issued by the Town Board pursuant to SEQRA on August 5, 2019 is provided at Exhibit "3". The Town Board issued a Special Use Permit for Dormitory Use on November 12, 2019. A copy of Resolution 2019-1030 as adopted by the Town Board for the purpose of issuing a Special Use Permit is attached as Exhibit "8".

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Exhibit 1 – Description of Proposed Student Housing Community on Site "B" of the Muir Woods Property

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

EXHIBIT 1 OF MAJOR SITE PLAN APPLICATION

DESCRIPTION OF PROPOSED STUDENT HOUSING PROJECT

I. PROJECT DESCRIPTION:

Aspen Heights Partners ("Project Sponsor") is requesting that the Planning Board grant Site Plan Approval for Phase I of the proposed student housing project on the Project, which is commonly referred to as Site "B" of the Muir Woods Property. The documentation attached to this Major Site Plan Application consists of Exhibits "2" to "13" as follows:

- **Exhibit 2:** Part 1 of the Full Environmental Assessment Form Prepared Pursuant to the State Environmental Quality Review Act ("SEQRA") with Attached Page 5[a];
- **Exhibit 3:** Amended Findings Statement Issued by the Town of Amherst Town Board Pursuant to the State Environmental Quality Review Act ("SEQRA") on August 5, 2019;
- **Exhibit 4:** Reduced Size Copy of Site Plan as Prepared by Greenman-Pedersen, Inc. [Sheet No. SP];
- **Exhibit 5:** Reduced Size Copies of Erosion & Sediment Control Plans as Prepared by Greenman-Pedersen, Inc. [Sheets No. 22, 23 & 24];
- **Exhibit 6:** Reduced Size Copy of Survey of the Project Site as Prepared by GPI Engineering, Landscape, Architecture & Surveying, LLP dated August 14, 2018 with Attached Legal Description of the Project Site;
- **Exhibit 7:** Certified Copy of Resolution 2019-826 as Adopted by the Town of Amherst Town Board on August 5, 2019;
- **Exhibit 8:** Certified Copy of Resolution 2019-1030 as Adopted by the Town of Amherst Town Board on November 12, 2019;
- **Exhibit 9:** Certified Copy of Resolution 2019-1220 as Adopted by the Town of Amherst Town Board on November 12, 2019;
- **Exhibit 10:** No Impact Determination Letter Issued by Ruth Pierpont, Director, New York State Office of Parks, Recreation and Historic Preservation, dated October 10, 2001;

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

- **Exhibit 11:** Permit No. 9-1422-00398/0001 as issued by David S. Denk, Regional Permit Administrator, New York State Department of Environmental Conservation, dated December 17, 2019;

- **Exhibit 12:** Modification of Department of Army Permit No. LRB-2001-00067 as issued by Diane C. Kozolowski, Chief, Regulatory Branch, United States Army Corps of Engineers, dated December 12, 2019; and

- **Exhibit 13:** Color Copy of Figure 6 of the Town of Amherst Comprehensive Plan – Conceptual Land Use Plan

The student housing project consists of 208 attached residential units for lease [total of 830 beds], a clubhouse and all related site improvements depicted on the fully engineered plans prepared by Greenman Pedersen, Inc., including 666 parking spaces and all required infrastructure improvements including off-site sanitary sewer infrastructure improvements. A reduced size copy of the Site Plan depicting the layout of the project is provided at Exhibit "4". A copy of the survey and legal description of Site "B" of the Muir Woods Property is provided at Exhibit "6".

The Town Board issued an Amended Findings Statement pursuant to the State Environmental Quality Review Act ("SEQRA") on August 5, 2019 and the proposed student housing project is consistent with the Amended Finding Statement. A copy of the Amended Findings Statement issued by the Town Board pursuant to SEQRA on August 5, 2019 is provided at Exhibit "3". The Town Board issued a Special Use Permit for Dormitory Use on November 12, 2019. A copy of Resolution 2019-1030 as adopted by the Town Board for the purpose of issuing a Special Use Permit is attached as Exhibit "8".[1]

[1] The Town Board also adopted Resolution 20198-1220 during its meeting on November 12, 2019 for the purpose of acquiring approximately 134 acres of the overall Muir Woods Property as permanent open space to remain undeveloped. A copy of Resolution 2019-1220 as adopted by the Town of Amherst Town Board on November 12, 2019 is provided at Exhibit "9".

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

The proposed student housing project is consistent with the Town's adopted Comprehensive Plan as indicated by Figure 6 which designates the Project Site as appropriate for Mixed Residential and Commercial Office uses. A copy of Figure 6 of the Comprehensive Plan is attached as Exhibit "13".

The pending request for Site Plan Approval includes the necessary clearing for the eastern portion of the Project Site in order to impact wetlands. The wetland impacts associated with the development of Site "B" have been approved by the NYSDEC (Permit No. 9-1422-0398/00001) as issued on December 17, 2019 and USACE (Permit No. 2001-00067) as issued by the USACE on December 12, 2019. A copy of Permit No. 9-1422-0398/00001 as issued by the NYSDEC on December 17, 2019 is attached as Exhibit "11". A copy of Permit No. 2001-00067 as issued by the USACE on December 12, 2019 is attached as Exhibit "12".]. Reduced size copies of the Erosion & Sediment Control Plans as prepared by Greenman-Pedersen, Inc. [Sheets No. 22, 23 & 24] depicting the clearing to occur on Site "B" of the Muir Woods Property are provided at Exhibit "5" and full size copies of these plans are also included with the fully engineered plans prepared by Greenman-Pedersen, Inc. submitted with this Major Site Plan Application.

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Exhibit 2 – Part 1 of the Full Environmental Assessment Form Prepared Pursuant to the State Environmental Quality Review Act ("SEQRA") with Attached Page 5[a]

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Part 1 of Full Environmental Assessment Form
Date: September 21, 2020

Full Environmental Assessment Form Part 1 - Project and Setting

Prepared By: Sean Hopkins, Esq.
Hopkins Sorgi & Romanowski PLLC
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Student Housing Community		
Project Location (describe, and attach a general location map): 1081 and 1121 North French Road [SBL Nos. 40.08-3-1.11/A & 40.08-3-1.11] - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed action consists of Phase 1 of a student housing project at 1081 and 1121 North French Road (the "Project Site"). The project consists of 208 units (830 beds) and there will be 666 parking spaces. The project includes necessary clearing of the entire Project Site including the easternmost 17.7 acres to developed in future as Phase 2 of the project. The action has been defined broadly to include all required discretionary approvals and permits as well as all site improvements including the proposed student housing buildings, an extension of John James Audubon as a public roadway to be dedicated to the Town of Amherst, parking spaces, driveways, wetland impacts, lighting, landscaping, on-site storm water management improvements, on-site and off-site sanitary sewer improvements, water lines and connections and all other required utility improvements. The project purpose is to develop Site "B" of overall Muir Woods Project Site as a student housing community in a manner generally consistent with the fully engineered for the student housing community. The project is a Type I action pursuant to SEQRA. The Town of Amherst Town Board issued an Amended Findings Statement pursuant to SEQRA to allow student housing on the Project Site on August 5, 2019 and the project is consistent with the Amended Findings Statement.		
Name of Applicant/Sponsor: Aspen Heights Partners c/o Sean Hopkins, Esq.	Telephone: (716) 510-4338 E-Mail: shopkins@hsr-legal.com	
Address: 5500 Main Street, Suite 343		
City/PO: Williamsville	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Ciminelli Muir Woods LLC	Telephone: (716) 631-8000 E-Mail: afaeth@ciminelli.com	
Address: 50 Fountain Plaza, Suite 500		
City/PO: Buffalo	State: NY	Zip Code: 14202

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	Town Board - PIPs and ownership of off-site sanitary sewer improvements	To be determined
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Planning Board - Site Plan Approval	September 20, 2020
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☑Yes☐No	Eng. Department - Stormwater Permit; Building Department - Building and Floodplain Permits	To be determined
e. County agencies ☑Yes☐No	ECWA - Water connection; ECHD - Sanitary Sewer Permit	To be determined
f. Regional agencies ☑Yes☐No	Potential Extension of NFTA light rail and related on-site improrvements [east portion of Project Site]	Not Applicable
g. State agencies ☑Yes☐No	NYSDOT - Break-in-Access & Highway Work Permit and NYSDEC - SPDES Permit	Break-in-Access Application pending
h. Federal agencies ☐Yes☐No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑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?) ☑Yes☐No

If Yes, identify the plan(s): [Note: The proposed project will not have any adverse impacts on the West Erie Canal Corridor.]

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? ☐Yes☑No

If Yes, identify the plan(s):

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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?
The Project Site is zoned New Community District ("NCD") pursuant to the Town of Amherst Zoning Map.

b. Is the use permitted or allowed by a special or conditional use permit? [Special use permit for dormitory use issued by the Town Board on November 12, 2019.] ☑ 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? The western portion of the Project Site is located in the Sweet Home Central School District and the eastern portion of the Project Site is located in the Williamsville School District.

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department.

c. Which fire protection and emergency medical services serve the project site?
Fire Protection- Getzville Fire Company. Emergency Medical Ambulance Services- Twin City Ambulance Service.

d. What parks serve the project site?
Walton Woods Park- Town of Amherst (.57 mile); Nature View Park- Town of Amherst (2.0 miles); Ellicott Creek Park- Erie County (2.4 miles); Audubon Municipal Golf Course- Town of Amherst (3.5 miles); Glen Oaks Municipal Golf Course- Town of Amherst (4.7 miles)

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)? The proposed project consists of student housing units for lease.

b. a. Total acreage of the site of the proposed action? 41.4± acres
b. Total acreage to be physically disturbed? 38.5± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 326± acres
[Note: The Phase I student housing project will occupy the western 23.7 acres of Site "B" of the Muir Woods Property.]

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? 2
iv. Minimum and maximum proposed lot sizes? Minimum 23.7 acres Maximum 23.7 acres

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) 03 month 2021 year
- Anticipated completion date of final phase 08 month 2025 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

The timing of the development of the eastern portion of Site B has not yet been determined and will be dependent on numerous factors including market conditions at that time.

The first phase of the project will include the construction of the proposed extension of Audubon Parkway as public roadway and a gated emergency access only road connecting Site "B" with Sites "C" and "D" of the overall Muir Woods Project as required by Appendix D of the NYS Fire Code.

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f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				208
At completion of all phases				503

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

If Yes,

i. Total number of structures _____

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

iii. Approximate extent of building space to be heated or cooled: _____ 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 detention

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Management of stormwater runoff from impervious surfaces per applicable stringent NYSDEC stormwater quality and quantity standards.

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: 1.0± 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): Proposed stormwater facilities will be excavated from existing earth and does not constitute a dam.

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): Wetland impacts associated with the development of Site B have been approved by the NYSDEC (Permit No. 9-1422-0398/00001) as issued on December 17, 2019 and USACE (Permit No. 2001-00067) as issued by the USACE on December 12, 2019.

[Note: The project includes the required wetland mitigation for the authorized impacts to wetlands subject to the jurisdiction of the NYSDEC and USACE on Site "B" of the overall Muir Woods Property. A copy of Permit No. 9-1422-0398/00001 as issued by the NYSDEC on December 17, 2019 is attached as Exhibit "11" and a copy of Permit No. 2001-00067 as issued by the USACE on December 12, 2019 is attached as Exhibit "12".]

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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:
Wetland impacts associated with the development of Site B have been approved by the NYSDEC (Permit No. 9-1422-0398/00001) and the USACE (Permit No. 2001-00067). The required wetland mitigation for the wetland impacts for the development of Site "B" will be implemented in connection with its development as a student housing project.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☑ Yes ☐ No
If Yes, describe: Existing Federal Jurisdictional ditches at the property will be relocated and/or removed in association with approved permitting.

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: 263,250± 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: Amherst Water District No. 15
- 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:
  Public extension of waterline along Audubon Parkway to service the site, private extensions throughout site.
- Source(s) of supply for the district: Erie County Water Authority

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: 175,500± 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: Amherst Wastewater Treatment Plant #16
- Name of district: Amherst Sewer District 16
- 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

[Note: In connection with the Site Plan review process, a Downstream Sanitary Sewer Capacity Analysis will be prepared to evaluate downstream sanitary sewer capacity during wet weather conditions.]

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- 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:

Connection of forcemain to the 60" diameter Peanut Line Interceptor from the Project Site and installation of collector sewers in the site.

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):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

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 21.2± acres (impervious surface)

_____ Square feet or 41.4± acres (parcel size)

ii. Describe types of new point sources.

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)?

Storm flow directed to several on-site storm water management areas prior discharging to on-site ditches. The on-site storm water management system will need to be reviewed and approved by the Engineering Dept. in connection with the site plan review process.

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

Town ditch to Ellicott Creek

- 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)

The project may have tractor/trailer based deliveries and will include shuttle bus service for students to and from the UB North Campus.

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

Dependent on weather conditions and building construction schedules, there may be stationary combustion based equipment for power and heating on site

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

Project may require typical commercial grade generators and on-site mechanical units for emergency power and HVAC.

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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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? [Note: An updated TIS us being prepared by GPI Engineering for the purpose of of evaluating potential traffic impacts of the student housing community and copies of the updated TIS will be submitted upon completion. ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend has

☐ 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 ½ 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: _____

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

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 a.m. to 7:00 p.m.
- Saturday: 7:00 a.m. to 5 p.m.
- Sunday: As needed
- Holidays: As needed

ii. During Operations:

- Monday - Friday: 24 hours per day
- Saturday: 24 hours per day
- Sunday: 24 hours per day
- Holidays: 24 hours per day

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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:

Operation of construction vehicles during site construction of the project. This represents a temporary unavoidable impact.

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:

The project will utilize standard pole mounted and exterior wall pack lighting for residential buildings and parking areas.

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):

Potential use of lawn fertilizer and pesticides on maintained portions of property in accordance with applicable standards for application and use of lawn fertilizer and pesticides.

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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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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): Lockport Expressway [I-990]

ii. If mix of uses, generally describe:

The Project Site is located within the Town of Amherst Audubon New Community District, a 3,000 acre planned mixed-use community. The Audubon New Community District features single family residential development, office parks, and major open space in close proximity to the Project Site.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	-	24.2±	+ 24.2
• Forested	24.3±	1.8±	- 22.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	15.7±	0.8±	- 14.9
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.3±	0.8±	+ 0.5
• Wetlands (freshwater or tidal)	1.1±	0.2±	- 0.9
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: Landscaping & Lawns	-	13.6±	+ 13.6

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c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

i. If Yes: explain: The property is privately owned but there has been occasional unauthorized recreational use.

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:

1. Heritage Heights Elementary School (Sweet Home School District- 2545 Sweet Home Road); 2. Creative Play Learning Center (Private Day Care Facility- 647 Dodge Road); 3. Four Seasons Child Care & Preschool (Private Day Care Facility- 1639 North French Road).

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:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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):

_____

_____

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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:

Cosad loamy fine sand	80 %
Cheektowaga fine sandy loam	20 %
	%

d. What is the average depth to the water table on the project site? Average: 0.0-1.5 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 837-27 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) TE-34, TE-22

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: _____
Name - Pollutants - Uses:Ellicott Creek, Lower, and tribs – Nutrients;Silt/Sediment – Aquatic Life

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: _____

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m. Identify the predominant wildlife species that occupy or use the project site:
Birds- The FGEIS identifies the complete list of birds species noted at the subject property. Mammals- The FGEIS identifies the complete list of mammal species noted at the subject property. Reptiles, Amphibians & Fish - The FGEIS identifies the complete list noted at the subject property.

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): _____

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: _____
Spiny Softshell

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: _____

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: _____

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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 [No impact letter issued by SHPO on October 10, 2001.]

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 fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Nature View Park (1,254 acre natural park owned by the Town of Amherst)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local Park that is permanently preserved via a conservation easement held by the Western New York Land Conservancy.

iii. Distance between project and resource: 0.6 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 Aspen Heights Partners Date September 21, 2020

Signature _____ Title Counsel for Project Sponsor

Sean W. Hopkins, Esq.

PRINT FORM

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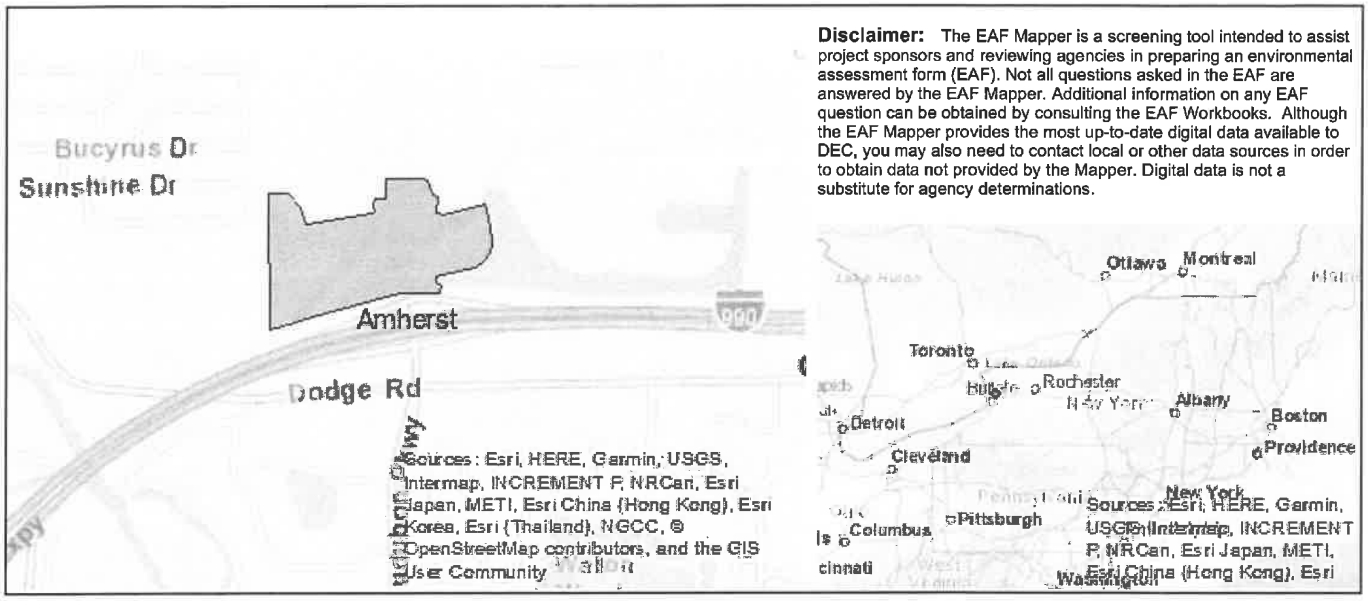
EAF Mapper Summary Report

Wednesday, February 13, 2019 1:50 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
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.iv [Surface Water Features - Stream Name]	837-27
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):42.2, NYS Wetland (in acres):54.3
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	TE-34, TE-22

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E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ellicott Creek, Lower, and tribs – Nutrients;Silt/Sediment – Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Spiny Softshell
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	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

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

MAJOR SITE PLAN APPLICATION – PROPOSED STUDENT HOUSING PROJECT
1081 AND 1121 NORTH FRENCH ROAD – TOWN OF AMHERST

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Cosad loamy fine sand	Severe: wetness, cutbanks cave, too clayey	Severe: Wetness	Severe: wetness	Severe: wetness	Moderate wetness
Cheektowaga fine sandy loam	Severe: wetness, cutbanks cave, too clayey	Severe: Wetness	Severe: wetness	Severe: wetness	Moderate wetness

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   X Geotechnical report attached ___ Not applicable

   [Note: 3 copies of the Geotechnical Engineering Report prepared Empire Geo-Services, Inc. dated July 3, 2019 have been submitted to the Planning Department with the Site Plan Application.]

3. Is your property located: On Youngs Road between Dodge and Klein Roads? □ Yes ✓ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? □ Yes ✓ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? □ Yes ✓ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:

   Not Applicable.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: □ Yes ✓ No

   Describe: **There is a pending application for a mixed-use project on Site "A" of the overall Muir Woods Property.**

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

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7. Maximum number of vehicular trips to be generated per hour upon completion of project: **267 trips during the weekday P.M. peak travel hour for Phase I of the student housing project that consists of 208 units with 830 beds.**

8. Will blasting occur during construction? □ Yes ✓ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ✓ Yes □ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

    175,500 gpd average flow **700,000** gpd peak flow.

    (Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

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Exhibit 3 – Amended Findings Statement Issued by the Town of Amherst Town Board Pursuant to the State Environmental Quality Review Act ("SEQRA") on August 5, 2019

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AMENDMENT #51 TO THE AUDUBON DEVELOPMENT PLAN
TO RECLASSIFY A PORTION OF 326± ACRES OF LAND
FROM NCD-ND & NCD-MOS to NCD-GC, NCD-RI & NCD-MOS
1081 & 1121 North French Road
(Z-9-02)

CERTIFICATION OF AMENDED FINDINGS

Having considered the Draft and Final Generic EIS documents, and having considered the preceding written facts and conclusions relied upon to meet the requirements of 6 NYCRR 617, this Amended Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met;

2. Consistent with the social, economic and other essential considerations from among the reasonable alternatives thereto, the action **approved** is one which minimizes or avoids adverse environmental effects to the maximum extent practicable; including the effects disclosed in the Generic Environmental Impact Statements, and the Application to Amend the Findings Statement, and

3. Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the Environmental Impact Statement process and the Second Application to Amend the Findings Statement will be minimized or avoided by incorporating as conditions to the decision those mitigative measures which were identified as practicable.

TOWN OF AMHERST
Name of Agency

Signature of Responsible Official

BRIAN J. KULPA
Name of Responsible Official

TOWN SUPERVISOR
Title of Responsible Official

August 5, 2019
Date

5583 MAIN STREET, WILLIAMSVILLE, NY 14221
Address of Agency

AUG 14 '19 PM 2:09 RCVD

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RESOLUTION

WHEREAS, following the April 16, 2004 submittal of a Draft Generic Environmental Impact Statement (DGEIS) prepared by Ciminelli Development Company, Inc., the DGEIS was accepted by the Town Board on September 7, 2004. The DGEIS was submitted for the proposed rezoning from NCD-ND & NCD-MOS to NCD-GC, NCD-RI & NCD-MOS and development of 326± acres of land located at1081 & 1121 North French Road. On October 28, 2004, the Planning Board held a public hearing on the DGEIS and rezoning request and recommended approval of the subject petition. Subsequently, a public hearing on the DGEIS and rezoning request was held by the Town Board on March 2, 2005. A Final Generic Environmental Impact Statement (FGEIS) was accepted by the Town Board on November 5, 2007, and a Notice of Completion of the FGEIS was filed on November 14, 2007; and

WHEREAS, the Planning Board and the Town Board have considered the content of the DGEIS, the FGEIS, and all other documents and comments and submissions made during and after the hearings.

WHEREAS, on February 18, 2014, the Project Sponsor submitted an Application to Amend the Findings Statement and Audubon Development Plan along with supporting documentation. The Planning Board held a public hearing on the Application during its meeting on March 14, 2014 and it recommended approval of the Application. On June 16, 2014, the Town Board held a public hearing on the Application but did not issue a decision on the Application.

WHEREAS, on August 17, 2015, the Project Sponsor submitted an Amended Application to Amend the Findings Statement and Audubon Development Plan (Amended Application) for the purpose of modifying the Application filed on February18, 2014.

WHEREAS, the Planning Board held a public hearing on the Amended Application during its meeting on September 17, 2015 and the Planning Board recommended in favor of the Application. On November 16, 2015, the Town Board held a public hearing on the Application. On December 7, 2015, the Town Board voted to issue an Amended Findings Statement based on its determination that the potential modifications to the Muir Woods Project will not result in any potentially significant adverse environmental impacts that were not thoroughly evaluated in connection with the comprehensive environmental review of the Project that concluded with the original issuance of a Findings Statement on December 17, 2007.

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WHEREAS, the Planning Board conducted a coordinated environmental review of the development of Sites C and D of the overall Project Site as a 133 lot residential subdivision. On September 14, 2017, the Planning Board issued a negative declaration pursuant to SEQRA for the subdivision based on its determination that the subdivision would not result in any potentially significant adverse environmental impacts.

WHEREAS, on April 15, 2019, the Project Sponsor submitted an Application to Amend the Findings Statement and Audubon Development Plan along with supporting documentation. The requested amendment of the Findings Statement issued by the Town Board on December 17, 2017 was to allow student housing to be developed on Site B of the overall Muir Woods Project Site ("Application to Amend the Findings Statement"). The Planning Board held public hearings on the Application to Amend the Findings Statement during its meeting on May 16, 2019 and adopted a resolution recommending approval of the Application to Amend the Findings Statement during its meeting on June 20, 2019.

WHEREAS, on August 5, 2019, the Town Board held a public hearing on the Application to Amend the Findings Statement. On August 5, 2019, the Town Board voted to approve this Amended Findings Statement based on its determination that the potential modifications to the Muir Woods Project will not result in any potentially significant adverse environmental impacts that were not thoroughly evaluated in connection with the previous comprehensive environmental review of the Project that concluded with the issuance of a Findings Statement on December 7, 2007 and the issuance of an Amended Findings Statement on December 7, 2015.

NOW THEREFORE THE TOWN BOARD FINDS AND DETERMINES THAT:

1. These Amended Findings set forth specific conditions and criteria consistent with 6 NYCRR Sections 617.7, 617.9, 617.11, and 617.12 under which the site plan process can proceed. This process provides procedures to supplement the FGEIS if necessary and for public notice and opportunity to participate in hearings before the Town Planning Board before it approves a site plan. An Environmental Assessment Form will be required with site plan application for environmental review. If the proposed development does not conform with these Amended Findings, a Supplemental Findings Statement, a supplement to the FGEIS, or a Negative Declaration shall be prepared to comply with 6 NYCRR Section 617.9.

2. The proposed mixed-use office, R&D, commercial, student housing and residential development as presented in the FGEIS and the Amended Application to Amend the Findings Statement submitted to the Planning Department on April 15, 2019 is consistent with the intent and objectives of the Zoning Ordinance.

3. Adequate services and utilities must be available prior to occupancy. Review and approval of services and utilities by the Town agencies will be required for site plan approval.

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4. Development will be consistent with all other applicable laws, rules and regulations.

5. As provided in 6NYCRR Part 617.10, the Town Board chose to require the preparation of a draft Generic Environmental Impact Statement (DGEIS) instead of a draft Environmental Impact Statement (DEIS) for this project. This decision was based on the scope and timetable of the development described by the Project Sponsor and depicted in the Conceptual Master Plan, which showed a multi-use development on 330± acres of land, to be built out over a 15-20 year period. The Board's decision is also based on the following reasons:

   - A DGEIS provides a lead agency with the framework for properly evaluating a conceptual master plan while identifying the important elements of the environmental setting associated with the project site. A DGEIS assesses a broad scope of a group of actions or a combination of effects from a single action.
   - The utilization of a DGEIS provides the Town Board with the authority to establish specific criteria and thresholds by which future actions such as site plan and subdivision applications will be reviewed, including requirements for ensuring subsequent compliance with SEQR.
   - The Town Board's decision to require the Project Sponsor to prepare a DGEIS acknowledges that the specific layout and appearance of the development cannot be determined at this time but rather will be decided over a period of several years and subject to market demands, and the development of the project will occur in stages.
   - The SEQR regulations state that a DGEIS is appropriate for a series or sequence of separate actions and/or projects that have wide application or restrict the range of future alternative policies.
   - The Town Board's utilization of a DGEIS affords it the opportunity to evaluate a broad range of anticipated impacts, and it also ensures that related actions will not be segmented in order to avoid the required analysis of the proposed development of the overall project site.

6. By the time the Findings Statement was issued by the Town Board on December 17, 2007, The proposed Muir Woods development has been significantly revised since its initial submittal in 2002, resulting in a reduction in the commercial/office component of the project from 1.8± million sq. ft. to 700,000± sq. ft. and in the residential component from 200± units to 136± units. These changes were made in response to the NYS Department of Environmental Conservation, the U.S. Army Corps of Engineers and the public to minimize impacts to wetland areas to the greatest extent possible.

   Following the issuance of the Findings Statement by the Town Board on December 17, 2007, the Project Sponsor obtained the required wetland permits from the New York State Department of Environmental Conservation and the United State Army Corps of Engineers. In an effort to address current market

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needs while maintaining the intent of the project site New Community District zoning, the Project Sponsor submitted an Application to Amend the Findings Statement in February of 2014. The Project Sponsor sought an Amendment of the Findings Statement to expand the range of uses within Site B of the project site to specifically allow for multi-family housing in addition to the previously approved office/retail development.

Based on input received during the review of the Application to Amend the Findings Statement to allow for multi-family housing on Site B, the Project Sponsor submitted an Amended Application to Amend the Findings Statement and Audubon Development Plan (Amended Application) on August 17, 2015 for the purpose of modifying the Application filed on February18, 2014. The Amended Application proposes to modify the permitted use of the eastern portion of Site B, comprised of approximately 26 acres. Pursuant to the updated Application, the western portion of Site B comprised of approximately 20 acres will remain designated for commercial office and retail development per the Finding Statement issued by the Town Board on December 17, 2007.

Subsequent to the issuance of an Amended Findings Statement by the Town Board on December 7, 2015, the Project Sponsor sought the required approval and permits for the development of Sites C and D of the Project Site as a 133 lot residential subdivision that includes a roadway connection to Campbell Boulevard on 520 Campbell Boulevard. The Planning Board thoroughly considered the potential adverse environmental impacts associated with the subdivision and issued a negative declaration pursuant to SEQR on September 14, 2017 based on its determination that the 133 lot residential subdivision on Sites C and D would not result in any potentially significant adverse environmental impacts. On September 14, 2017, the Planning Board granted Site Plan Approval for the subdivision, and on June 21, 2018 granted Final Plat Approval for the subdivision. A map cover for the approved 133 residential subdivision was filed with the Erie County Clerk's Office on July 24, 2018, and construction activities in furtherance of the construction of the subdivision began in the fall of 2018.

Following the issuance of the Amended Findings Statement by the Town Board on December 7, 2015, the Project Sponsor sought and obtained extensions of the expiration dates of the wetland permits previously issued by the New York State Department of Environmental Conservation and the United State Army Corps of Engineers.

In an effort to allow student housing to be developed on Site B while maintaining the intent of the New Community District zoning, the Project Sponsor submitted an Application to Amend the Findings Statement on April 15, 2019. The Project Sponsor sought an Amendment of the Findings Statement to expand the range of uses within Site B of the project site to specifically allow for student housing in addition to the previously approved multifamily housing on the western 20± acres

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of Site B and the previously approved office/retail development on the eastern portion of Site B.

7. A Supplemental GEIS, an option that the SEQR regulations leaves to the discretion of the Lead Agency, was not required for this project due to the Town Board's decision that the reduction in the project described in #6, above did not meet the criteria set forth in 6NYCRR Part 617.9(a)(7). Although the changes proposed by the Project Sponsor reduced the development significantly, it was not determined that the amended project would encroach on any land not initially identified in the scope of the original development proposal. The project changes also did not result in newly discovered information, and would not result in any significant environmental impacts not addressed or inadequately addressed in the DGEIS.

8. Traffic and Transportation (FGEIS Section 2.1)

Site specific requirements shall be established by the Town, County and State, as appropriate, as development applications are reviewed. The developer shall be responsible for any traffic mitigation required for development of the project site.

The potential traffic impacts associated with the original project proposal were clearly analyzed and identified within the Traffic Impact Study prepared by Stantec Consulting Services, Inc. dated March 2003 and updated August of 2005 in association with the acceptance of the FGEIS. This Amended Findings Statement includes the consideration of adding student housing to the authorized uses of Site B pursuant to the Amended Findings Statement issued by the Town Board on December 17, 2007. The Project Sponsor submitted a Traffic Impact Study for the purpose of evaluating the potential traffic impacts of the development of Site B as a maximum of 515 student housing units. The potential traffic impacts associated with student housing on Site B will be less than the potential traffic impacts of the development of Site B in its entirety as a maximum of 464,850 sq. ft. of commercial office and retail development pursuant to the Findings Statement issued by the Town Board on December 17, 2007.

The Town Board, as Lead Agency, requires that the Project Sponsor comply with the following mitigation measures during the development of the project site:

A. Provision for Future Extension of John James Audubon Parkway to North French Road

The extension of John James Audubon Parkway through the project site and connecting to North French Road was proposed in the initial Concept Plan submitted for the Muir Woods project in 2002. This proposal was also incorporated into the DGEIS submitted to the Town in 2004. The connection was removed from the Concept Plan in response to the requirement from the NYS Department of Environmental Conservation to further reduce impacts to State and

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federal wetlands. The Town of Amherst remains interested in the possibility of a future northerly extension of John James Audubon Parkway to North French Road while acknowledging such possible future extension would require approvals from both the NYS Department of Environmental Conservation and the United States Army Corps of Engineers.

The rationale for the road connection was found in several planning documents, both historical and recent:

- The Amherst Community Development Plan adopted by the Planning Board in 1975 includes the extension of the then-planned Lockport Expressway through the subject site as a future Minor Arterial road.
- A report prepared by NYSDOT in 1976 anticipated the extension of the John James Audubon Parkway and forecast its use by 1,950 vehicles per hour.
- The Amherst Bicentennial Comprehensive Plan, accepted by the Town Board in February 2004 and adopted by the Town Board in January 2007, identifies the "Audubon Parkway Extension" in the map showing the Future Thoroughfare System.

The 30+ years of anticipating this roadway connection point to its significance in meeting the transportation goal of improving circulation within the Town and the role this connection would play in overall Town development. Given its importance, the Town Board is requiring that the future location of this connector be shown on site plans submitted for review, and that sufficient land be reserved by the Project Sponsor for the eventual connection to be constructed. The road construction and alignment will be subject to approval by the NYSDEC and the U.S. Army Corps of Engineers, as applicable.

B. Residential Connection to Lynette Lane

The residential component of the proposed Muir Woods development to occur on Sites C & D may have a direct road connection to Lynette Lane. There will be no direct roadway connection to Nancy Lane. Non-residential traffic will be discouraged from using Lynette Lane through the implementation of various traffic calming measures to be proposed during the site plan review process for the development of Sites C & D, subject to review of such traffic calming measures by the Town Traffic-Safety Board and Fire Chief's Association. These measures include:

1. The lack of direct sight lines for motorists to discourage non-residential traffic from utilizing Lynette Lane to access North French Road;

2. Curvilinear road design; and

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3. Installation of signage posting the road for "resident and emergency traffic only" or other such measure to prohibit non-residential traffic from travelling on Lynette Lane and the proposed public roadways within the existing residential subdivision;

If a problem is determined to exist based on the Phase 2 traffic study, further measures to discourage traffic of prohibit cut-through traffic will be considered.

C. No Internal Roadway Connection to Dodge Road

The internal connector road within the Muir Woods development is not proposed to have a westerly connection to Dodge Road; the only direct vehicular connection to Dodge Road will be from the flex space/R&D portion of the project located on western portion of the project site (Site A). If warranted at some future time by a traffic analysis, a connection to Dodge Road may be made from the internal connector road if required permits for such a roadway connection can be obtained from the NYSDEC and the US Army Corps of Engineers.

D. Updated Traffic Impact Study

The Traffic Impact Study will be updated when any of three established thresholds are met:

1. Completion of Phase I development, defined as full build-out of Site B, or

2. prior to approval of any site plan in Site C or Site D or any direct or indirect connection to any of the Sites with Lynette Lane, or

3. when the number of combined vehicular trips entering and exiting the site during the AM weekday peak travel hour reaches 858 trips, or

4. when the number of combined vehicular trips entering and exiting the site during the PM weekday peak travel hour reaches 774 trips.

If actual conditions exceed projections, this will be reflected in the updated TIS to be prepared by the Project Sponsor, and the Project Sponsor may be required to implement traffic related mitigation measure sooner than expected.

Any mitigation measures, including off-site mitigation measures that are required as a result of the updated TIS, shall be the sole obligation of the Project Sponsor, if approved. Any off-site improvements, including the acquisition of private property required to make those improvements, shall be conditions of any site plan approval and treated as Public Improvement Permits (PIPs) for the purpose of final permitting. At no time shall the Town be required to make any off-site improvements or acquire private property, either by purchase or through its eminent domain powers, to mitigate the impact of this development project.

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E. Alternate Access to Campbell Boulevard

During the original environmental review of the proposed project which concluded with the Town Board's issuance of a Findings Statement on December 17, 2017, the Project Sponsor attempted to seek a vehicular connection from the site to Campbell Boulevard through property located at 520 Campbell Boulevard which is owned by the Williamsville Central School District. The Town also participated in efforts to obtain access to Campbell Boulevard via this property. These attempts were not successful.

The Project Sponsor eventually was successful in acquiring 520 Campbell Boulevard from the Williamsville Central School District on December 5, 2017 and the approved 133 residential subdivision on Sites C and D includes a public roadway connection on 520 Campbell Boulevard to Campbell Boulevard.

F. Construction Vehicles

As part of the public comment period for the project, concerns were raised regarding the use of construction vehicles on existing residential streets in the adjacent Franklin Heights Subdivision to access the project site during project construction. In order to avoid the adverse environmental impacts associated with construction vehicles, existing residential streets shall not be utilized by construction vehicles to access the project site. The infrastructure to be constructed for the project shall be appropriately sequenced so that construction vehicles can access the site via the northerly extension of John James Audubon Parkway and Doge Road only.

Any future builder, owner or developer who purchases lots for development within Site C & D shall be prohibited from using Lynette Lane as a means of access for construction vehicles. A deed restriction incorporating this restriction shall be a prerequisite of the sale of any lots within Sites C and D. and the Town shall be provided with a copy of the recorded deed restriction, which shall not be recorded at the Erie County Clerk's Office until the content and form of the deed restriction has been reviewed and approved by the Building Department and Town Attorney's Office.

On June 21, 2018, a Declaration of Restrictions was recorded at the Erie County Clerk's Office (Liber 11330 of Deeds at Page 8243) for the purpose of complying with the relevant portion of the Amended Findings Statement prohibiting construction vehicles from utilizing Lynette Lane for access by construction vehicles.

G. Break in Access for Connection to Lockport Expressway (I-990)

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The proposed northerly extension of John James Audubon Parkway as a Town roadway to provide access to the project site requires a break in access to the Lockport Expressway (I-990). The NYSDOT has been aware of this requirement since the initial petition by the Project Sponsor in 2002. Prior to the granting of the break in access, several conditions must be met, including completion of any required environmental compliance. Once completed and inspected, the Project Sponsor will be required to dedicate the northern extension of John James Audubon Parkway to the Town for permanent use as a public roadway to be dedicated to the Town of Amherst.

On May 20, 2019, the Town Board adopted a resolution for the purpose of being the applicant for the required Break-in-Access for the proposed northerly extension of John James Audubon Parkway as a public roadway to be dedicated to the Town of Amherst.

The Break-in-Access for the proposed northerly extension of John James Audubon Parkway as a public roadway to be dedicated to the Town of Amherst will result in numerous public benefits including but not limited accommodating the potential future extension of the NFTA light rail and a terminus for such light rail on Site B, publicly accessibly parking for recreational trail that will cross the overall Project Site and connect into the Town's recreational trail that connects from Niagara Falls Boulevard to the trailhead near the intersection of North Forest Road and Maple Road and a potential future extension of John James Audubon Parkway as a public roadway connecting to North French Road.

H. Traffic Mitigation Measures

Dodge Road / Project Site Roadway

Phase I development:

- Installation of a stop sign to the southbound (site driveway) approach
- Construction of one shared left-right turn lane for southbound site driveway approach

Full development:

- No additional improvements

John James Audubon Parkway / I-990 Ramps

Phase I development:
Upon the completion of Phase I development, (Phase I development defined in Section 8, Part D.1. of this Amended Findings Statement) the Project Sponsor shall be required to provide a current trip count Report for both the a.m. and p.m. peak travel hours. Subject to the findings of a warrant analysis prepared in accordance with appropriate traffic engineering standards as determined by the updated trip count Report and

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based on an analysis of the potential impacts upon existing Levels of Service at this intersection, the Project Sponsor may be required to work with the New York State Department of Transportation to provide the following mitigation measures:

- Installation of traffic signals, each with their own controller, at both the northbound and southbound I-990 to John James Audubon Parkway
- Installation of a wire connection between these two new signals and the existing traffic signal at John James Audubon Parkway and Dodge Road in order to coordinate all three traffic signals
- Widening of both the northbound and southbound I-990 off-ramps to provide one additional turning lane on each ramp approach to John James Audubon Parkway

Full development: If any of the thresholds identified in 'D' above are met, the following improvements will be evaluated and may be required:

- installation of a third lane to the northbound off-ramp in order to provide two left turn lanes and one right turn lane
- add a free-flow southbound right turn lane at the southbound ramp, including a second receiving lane on the ramp to merge to one lane prior to the I-990 mainline

Dodge Road / John James Audubon Parkway

Phase I development:

- Traffic signal timings will need to be adjusted periodically over time as warranted by changing travel patterns

Full development:

- Construction of a westbound right turn lane. It is anticipated that this improvement will be required when approximately 75% of the development is complete or when the number of westbound right turning vehicles from Dodge Road exceeds 300 vehicles per hour during the morning peak travel period.

North French Road / Sweet Home Road

Phase I development:

- Adjustments to traffic signal timing as travel patterns warrant modification

Full Development:

- Construction of an eastbound right turn lane. Traffic volumes turning right at this location currently exceed guidelines recommended in the Highway Capacity Manual for consideration of installing a separate right turn lane. While construction of this lane is currently warranted to address current existing traffic operations in the area, it will not be needed as a

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result of traffic to be generated by the proposed development of the project site until approximately 90% of the proposed development has been completed, since new traffic projected to be generated by the project will only add a few additional vehicular trips to this traffic movement.

- Modify signal timings during both the morning and evening peak hours, as necessary. Recent improvements to this intersection to provide protected phasing for the left turns will reduce the number of left turn accidents at this location. Additionally, future planned improvements to be implemented by Erie County will assist in further reductions in the number of accidents at this intersection.

North French Road / Campbell Boulevard

Phase I development

- Adjustments to traffic signal timing as travel patterns warrant modification

Full development:

- Add protected/permitted phasing for eastbound, northbound and southbound left turns when the traffic signal is upgraded in association with the improvement identified above.

North French Road / I-990 Ramps
Dodge Road / Sweet Home Road
Dodge Road / Campbell Boulevard

Phase I development:

- Modify signal timings for both the morning and evening peak travel hours as traffic patterns change.

Full development:

- Modify signal timings for both the morning and evening peak travel hours as traffic patterns change.

North Forest Road / John James Audubon Parkway

Phase I and/or Full development:

- Add protected/permitted phasing for the southbound left turn movement when warranted
- Modify signal timings during both peak travel periods, as traffic patterns change

North French Road / Lynette Lane

Phase I development:

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Based on the most current Traffic Impact Study addressing the impact on Lynette Lane and its intersection with North French Road, Lynette Lane as currently constructed may not be adequate to support the traffic associated with full build-out of the proposed development plan. Consequently, the Project Sponsor acknowledges its potential obligation to make off-site improvements to Lynette Lane and its intersection with North French Road, should any site plan be approved. See Section 8.D of this Certification of Findings.

- If the updated TIS identifies traffic mitigation measures reasonably necessary to accommodate traffic from development of the project site, and such mitigation measures cannot be mitigated by the Project Sponsor, then the scope of the project may be limited.

Route 62 / East Robinson Road
Campbell Boulevard / Tonawanda Creek Road
Millersport Highway / Campbell Boulevard / Stahl Road

Phase I and Full development:

- Modify signal timings for both the morning and evening peak travel hours as traffic patterns change.

9. Wetland Issues (FGEIS Section 2.2)

The proposed Muir Woods project will result in permanent impacts to approximately 10.98 acres of State regulated wetlands (TE-22, TE-33 and TE-34), 13.46 acres of State regulated 100-foot wide wetland adjacent area, and 19.12 acres of federal wetlands. According to the Permit Transmittal Letter dated November 30, 2009, the NYSDEC has officially issued a Freshwater Wetlands Permit (Permit ID 9-1422-00398/00001) and Water Quality Certification (Permit ID 9-1422-00398/00002) for the permanent wetland impacts as identified.

On June 1, 2018, the NYSDEC issued a modification of Permit No. 9-1422-00398/00002 (Modification No. 1 of Permit No. 9-1422-00398/00002) that applies to the development of Sites C and D as a 133 lot residential subdivision. On August 29, 2018, the NYSDEC issued a modification of Permit No. 9-1422-00398/00001 and Permit No. 9-1422-00398/00002 (Modification No. 1 of Permit No. 9-1422-00398/00001 and Modification No. 2 of Permit No. 9-1422-00398/00002"). On January 10, 2019, the NYSDEC issued Modification No. 3 of Permit No. Permit No. 9-1422-00398/00001 to extend the expiration date of the wetland permit to November 30, 2024.

Additional wetland findings include the following:

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- The project will not create a regulated 100-ft. wetland buffer area that crosses any property line adjacent to the project site. The on-site mitigation areas will be designed so that they will be located at least 100 ft. from neighboring properties.

- As mitigation for the impacts as identified, the project includes creation of 26.917 acres of in-kind and out-of-kind wetland on-site, in seven areas, to replace the functions and benefits of the impacted wetlands. There will be 4.3 acres of stream channel enhancement on-site as mitigation for State wetland regulated adjacent area impacts. Additionally, as further mitigation for State and Federally regulated wetlands impacted by the project on the property, a 64.999 acre habitat complex will be created off-site on property controlled by the Project Sponsor on the north side of Miland Road, just west of its junction with Sand Hill Road in the Town of Newstead. The off-site mitigation will include 27.37 acres of forested wetland; 15.20 acres` of maintained upland buffer; and 22.429 acres of hedgerows, parking area, and undeveloped land, buffer area, and existing wetland and pond.

- The development of the eastern portion of Site B for residential purposes, shall not include any owner occupied housing units within the State regulated wetland or the 100 ft. regulated Adjacent Area that do not involve oversight by either a homeowners or condominium association to ensure there will not be any impacts into the 100 ft. regulated wetland Adjacent Area that is to be preserved on Site B.

Federal Wetlands:

As stated in its letter dated August 27, 2007, the United States Army Corps of Engineers (USACE) has field verified that the federal wetland boundaries located on the Muir Woods project site as shown on the wetland delineation map prepared by Greenman-Pedersen, Inc. dated May 2007 are accurate. The wetland areas were delineated by Earth Dimensions, Inc. and summarized in a final wetland delineation report dated May 16, 2007.

The Project Sponsor provided a complete Joint Application For Permit for wetland impacts associated with the project to the USACE and NYSDEC as of June, 2009. After thoroughly reviewing the complete application and associated wetland impacts, the USACE issued a Validated Department of the Army Permit for wetland impacts associated with the project as of May, 2012. Additionally, having thoroughly reviewed the complete application and associated wetland impacts, the NYSDEC officially issued a Freshwater Wetland Permit and Water Quality Certification for wetland impacts associated with the project as of November, 2009.

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On May 14, 2012, the United States Army Corps of Engineers ("USACE") issued Department of Army Permit No. 2001-00067. The permit issued by the USACE permitted to impact 17.83 acres of Federal wetland, and 1.29 acres (approximately 5227 linear feet) of jurisdictional tributaries for the construction of Muir Woods project. On May 6, 2016, the USACE extended the permit expiration dated from May 14, 2012 to November 30, 2019. The USACE issued a modification of Permit No. 2001-00067 on June 20, 2018 in connection with the development of Sites "C" and "D" as a residential subdivision. On January16, 2019, the USACE extended the expiration date of Department of Army Permit No. 2001-00067 to November 30, 2024.

10. Wildlife / Biological Resources (FGEIS Section 2.3)

The NYSDEC's Natural Heritage Program has reported no record of known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of the project site. The Project Sponsor will be required to implement the following mitigation measures in order to minimize impacts to wildlife resources to the maximum extent practicable:

- A comprehensive erosion control plan will be developed and implemented to protect vegetation and water quality.
- Off-limit areas, including wetlands, will be delineated prior to construction to avoid or minimize impacts to vegetation. The construction workforce will be educated as to respecting and adhering to physical boundaries of off-limit areas.
- Best Management Practices will be followed during construction.
- The establishment of invasive vegetative species will be deterred through manual extraction and rapid establishment of desirable vegetation. Exposed and disturbed soils will be seeded, planted and mulched to prevent the colonization of invasive species. Volume 8 of the Appendix of the FGEIS at Exhibit F (*SJWPA Appendix* M) contains a discussion of the proposed on-site wetland mitigation including the protection of habitat areas.
- Waterfowl activity will be deterred in the off-site wetland mitigation area located in the Town of Newstead through the use of mylar tape, snow fencing, 4-7 ft. tree plantings and the seeding of upland grassland areas with a cool season grass.
- The proposed on-site wetland mitigation system will be designed to provide seasonal aquatic habitat for fish, waterfowl and amphibians;

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habitat for multiple covertypes of wetland plant species; and passerine bird nesting, feeding and resting habitat.

- The project site historically has had an elevated number of deer-vehicle accidents on the roads surrounding the parcel. This parcel is a portion of a much larger habitat area which also includes Nature View Park to the north and is not a "closed" habitat area. The Planning Department, in conjunction with the Police Department, will continue to monitor the deer population throughout the Town and implement approved methods of reducing deer/vehicle accidents in accordance with the Deer-Vehicle Accident Management Plan.

11. Drainage and Flooding (FGEIS Section 2.4)

The following measures shall be implemented by the Project Sponsor to mitigate drainage and flooding impacts to the maximum extent practicable:

A. The Town Highway Department shall have access to all Town ditches that are on the subject property including Town ditches 4, 4A, 4B and 4C. The Project Sponsor will be required to grant public easements to the Town to these ditches to ensure their proper maintenance. No aspect of the Muir Woods development will inhibit access to Town ditches or create undue burden to the Town for restoration of easement property used to access Town ditches. On June 28, 2018, the Project Sponsor recorded a Permanent Access and Drainage Easement at the Erie County Clerk's Office (Liber 11331 of Deeds at Page 1521) for the purpose of granting the Town an easement to access town ditches and stormwater management facilities on the Project Site including the existing lake.

B. The project site and the surrounding vicinity are known as locations for high amounts of beaver and mosquito activity. Access to the Town Highway Department for control of this activity in Town ditches or other areas of the development shall be provided.

C. The Project Sponsor shall be responsible for cleaning and debrushing of all Town ditches located on the project site during the initial construction phases of the project. The Project Sponsor will also be responsible for long-term maintenance of stream/drainage features and detention/stormwater basins; for maintenance of on-site wetland mitigation areas during the monitoring period; and for the construction of all drainage improvements required for development of the project site.

D. The Project Sponsor shall be required to construct any ponds and sand filters required stormwater quality treatment. All ponds and sand filters to be constructed on the project site will be privately owned and maintained,

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with public drainage easement to be granted by the Project Sponsor to allow Town to properly maintain the inlet and outlet pipes of any wet ponds.

E. All stormwater runoff will be treated to standards approved by the Town Engineering Department prior to discharging into the existing lake on the project site or Town ditches. No additional detention is being proposed for the Muir Woods development for stormwater quantity control.

F. The western portion of the project site will not have on-site detention of storm water but will discharge directly into Ellicott Creek to allow rapid discharge into the Creek before upstream flows arrive. This scenario has been determined to have less of an impact on the 100 year peak flow rate in Ellicott Creek than with additional detention (see Preliminary Drainage Report, Greenman-Pedersen, Inc., August 2007).

All buildings in the west portion of the Muir Woods site located within the Ellicott Creek flood plain will be at a minimum elevation of 576.0 feet, or one foot above the base flood elevation as determined by the Town Building Commissioner.

As development is proposed, specific drainage plans will be reviewed and approved by the Town Highway and Engineering Departments and the NYS Department of Environmental Conservation/US Army Corps of Engineers during site plan review, to ensure there is no adverse impact to the Ellicott Creek Flood Control system.

G. Upon development, the existing 32± acre lake in the southeast portion of the project site will be maintained with a normal lake level of 569.55 feet. The existing 42-inch CMP outlet at the west end of the lake will remain as it is. All stormwater from the east side of the development around the lake will pass through a stormwater quality treatment facility consistent with the NYS Stormwater Management Design Manual and Phase II Stormwater SPDES requirements prior to entering the lake. This system currently designed as sand filters may evolve into wet ponds, bioretention filters, and/or other acceptable practices under the Design Manual and SPDES requirements.

H. Backyard runoff from proposed residential units will be separated from wetland mitigation areas and wetlands either by a ditch or rear yard drains to preclude pollution of those areas by lawn chemicals, per NYSDEC letter dated October 26, 2007.

I. A detailed Stormwater Pollution Prevention Plan (SWPPP), including a Sediment and Erosion Control Plan, for the various phases of the project including any related on-site drainage areas shall be submitted as specific

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site plans are submitted for review. The Stormwater Pollution Prevention Plan for each phase of the project will need to be reviewed and approved by the Town's Engineering Department.

J. The Project Sponsor shall be required to comply with the findings and recommendations of the Preliminary Drainage report prepared by Greenman-Pedersen, Inc. in August 2007 during the course of development.

K. The Project Sponsor will provide backyard drainage for the existing homes that are directly adjacent to the portions of the project site that will be developed for residential use. Additional drainage improvements for the areas along the rear yards of the homeowners on Nancy Lane will also be installed by the Project Sponsor. The drainage pipe to be installed in the rear yards of the new residential units that will be integrated with the new drainage swale behind the residents of Nancy Lane will be a minimum diameter of 12 inches.

12. Character and Quality of Life Issues (FGEIS Section 2.5)

A. Setbacks

On those portions of the project site where commercial or student housing development will be directly adjacent to existing residential areas (i.e. Bucyrus Heights), setbacks will retain existing vegetation to a depth that provides an adequate buffer. The following minimum setbacks will be required:

- In accordance with the Town's letter to the Project Sponsor dated December 18, 2006, all development will be set back a minimum of 50 feet, with the area within 40 feet of the property line remaining undisturbed so that existing trees and brush remain as a buffer.

- The planting of additional trees and shrubs by the Project Sponsor within the minimum setback area may be required to supplement the existing vegetation in order to provide adequate buffers.

- A combination of earthen berms and new vegetation will be required in those portions of the minimum setback area where there is not sufficient existing vegetation to provide an adequate buffer. The minimum height at the top of berms shall be three feet, and the maximum slope shall be 1 on 3 (33%) to promote the growth and long-term viability of trees and shrubs planted on the berms. Berms should have a natural appearance by varying their width and height.

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- Site A (western portion of the project site) – This portion of the project site will be utilized for flex office/R&D building and is located directly south of the Bucyrus Heights subdivision.
    - 60 ft. minimum building setback from residential lot line
    - 60 ft. parking setback from residential lot line
- Site B (center portion of site) – This portion of the project site will be developed around the extended John James Audubon Parkway as a public roadway to be dedicated to the Town of Amherst. Site B will be developed as student housing or for the land uses permitted pursuant to the Amended Findings Statement issued by the Town Board on December 17, 2015. The following setback standards apply to the development of Site B:
    - 60 ft. building setback from residential lot line. If the height of any proposed buildings exceeds 50 feet, the required minimum building setback shall be equal to the height of the proposed building.
    - 90 ft. parking setback to residential lot line

B. Building Height

The following maximum building heights will be observed for the proposed development:

- Site A (western portion of the project site) – This portion of the project site will be the location of the flex office/R&D buildings, and is located directly south of the Bucyrus Heights subdivision.
    - Maximum building height shall be 40 ft. as measured from the finished grade to the top of any parapet (excluding any rooftop mechanical equipment). All mechanical equipment shall be properly screened in accordance with the standards contained in the Zoning Code adopted by the Town Board in May of 2006.
- Site B (center portion of the project site) – This site will be developed around the extended John James Audubon Parkway as a public roadway to be dedicated to the Town of Amherst. Site B will be developed as student housing or Site B will be developed as permitted by the Amended Findings Statement issued by the Town Board on December 17, 2015.

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- There will not be a maximum height for buildings to be constructed on Site B. All buildings will be required to comply with a minimum required setback that shall be the greater of 50 feet or the height of the proposed building at the point of its maximum height (including rooftop mechanicals, etc.)

13. Soil Stability and Foundation Issues (FGEIS Section 2.6)

The Geotechnical Engineering Report prepared by McMahon & Mann Consulting Engineers, P.C. dated June 2005 includes findings and foundation considerations for future construction of the various components of the project. The report is included in Volume 6, Appendix I of the FGEIS.

The Town shall not grant site plan, subdivision or Public Improvement Permit (PIP) approval for construction of any component of the project (buildings, parking areas or infrastructure) unless the identified limitations as discussed in the McMahon & Mann report are adequately accounted for. The applicant shall be required to provide documentation of site-specific soil characteristics and comply with all relevant Town building codes regarding soil conditions.

Additional mitigation measures to be undertaken by the Project Sponsor, subject to determination by the Building Department, may include:

- Perform individual soil borings for each proposed structure to accurately determine the specific geotechnical design perimeters.
- Take measures to control the moisture content of the soils outside the structure. These may include installation of an irrigation system that would maintain near-saturated conditions in the soil around the structure during dry summer months, and/or installation of an exterior vapor barrier that extends out away from the structure around the perimeter.
- Monitoring of soil moisture with supplemental foundation watering during dry months.
- Use of a lower allowable bearing pressure for design of the spread footings.
- Placement of a minimum of two continuous #5 horizontal longitudinal reinforcing bars in each of the following locations: in the footing, at the base of the foundation wall, and at the top of the foundation wall.
- Use of an isolation joint between the basement floor slab and the foundation wall.
- Installation of a quality vapor barrier under the basement floor slab.
- Installation of a foundation drain system designed so that the floor elevation of the sump is above the elevation of the bottom of the footing.

14. Economic Impacts (FGEIS Section 2.7)

All infrastructure required to support the development of the project site will be installed at the Project Sponsor's expense. Town-wide or localized special

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assessment districts (sewer, water, highway, etc.) are established so operating cost can be spread over many taxpayers who use specific services.

According to the "Cost of Servicing/Revenues Generated Land Use Study" in December 2006 commissioned by the Amherst Industrial Development Agency, for every $1.00 attributed to residential use, $1.11 is expended in providing government services, while just $0.48 is expended for commercial use and $0.60 is expended for open land. As a predominantly commercial oriented mixed-use project, the estimated $3,500,000 in yearly tax revenue (2007 estimated) to the Town at full build out projected to be generated by the project is expected to cover the cost of any additional services including police and fire protection, snow plowing, maintenance of roads, water and sewer infrastructure, ditches, etc.

An economic real estate study for the proposed Muir Woods project was completed by Northeast Appraisers in March, 2002 which analyzed residential demand and property values. A subsequent Economic Analysis was completed by Real Property Services, LLC in July 2006, which is included in Appendix K, Volume 8 of the FGEIS. The conclusions of those reports are:

- There will be no negative impact on the marketability or values of nearby existing housing. The project may potentially have a positive impact on surrounding residential property values due to increased demand on desirability to live in close proximity to the development.

- The proposed project development will add over $70 million to the Town of Amherst tax base when completed, and generate over $3.4 million in tax revenue per year at stabilized 2008 levels.

- Over the first 10 years of development, the project is projected to generate over $21.4 million in tax revenue, as compared to total tax revenue of approximately $260,000 that would be generated if the project site remains as vacant land over the same period.

- It appears that both the Sweet Home and Williamsville School Districts will be impacted minimally with regards to expenditures on a per student basis. This takes into account that more than 50% of the residential development will consist of patio homes, which primarily cater to "empty nesters" and typically generate less students per household.

- The competitive advantages of the project site which are expected to support strong market absorption include its direct interchange access from the Lockport Expressway (I-990) and the high visibility of the site from expressway traffic.

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15. Noise and Light Issues (FGEIS Section 2.9)

Noise – It is anticipated that the project site will be built-out in stages over many years and, as such, there is a need to impose mitigation measure for noise from construction activities to minimize this identified adverse environmental impact to the maximum extent practicable. Both temporary and long terms noise impacts may result from the construction activities on the project site as well as from the proposed use of the project site.

Noise from construction-related activities, which will exceed local ambient levels for noise outside of structures, may cause some temporary annoyance to nearby residents. It is expected that this impact, caused by heavy equipment, construction vehicles and power tools, will continue throughout the duration of construction. In order to reduce this noise, the following measures will be undertaken by the Project Sponsor:

- Limit major construction activities to daytime hours
- Use of construction equipment with mufflers
- The preservation of existing vegetation to the greatest extent practicable will provide a noise barrier to existing residential areas.
- If blasting is required, the developer will follow all requirements of the Town Blasting Ordinance

Noise resulting from the occupation and usage of the buildings constructed on the project site can be expected to result in sound levels that are characteristic of suburban office and residential developments and should not be significant.

With the Lockport Expressway (I-990) forming the southern boundary of the project site, and its design as an elevated highway for a portion of this boundary, traffic is considered the largest source of existing noise. Levels from typical noise generators that may be expected to exist in the vicinity of the project site include:

Distant traffic (45 mph)	45 – 50 decibels
Passenger car pass-bys	70 decibels
Accelerating trucks	85 decibels
Distant aircraft noise	60 – 85 decibels

The Transportation Project Report for the Lockport Expressway evaluated the potential noise impacts of the entire I-990 project, including the interchange that will be improved in connection with the proposed project. A copy of the Noise & Air Pollution Study is found in Volume 6 of the Appendix of the DGEIS at Exhibit 30. In addition, there is not any development directly adjacent to the existing interchange that will be impacted by the proposed interchange improvements. To the south of the northbound off-ramp there are some residential units situated along Dodge Road. However, the planned improvements

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at the existing off-ramps will not result in a movement of traffic 50% or more closer to source receptors.

Light – To mitigate the light spillage from exterior lighting on adjacent residential properties, especially the Bucyrus Heights neighborhood, the following measures will be implemented:

- Appropriately located lighting, downward-directed lighting fixtures or hooded lighting will be used to prevent off-site light spillage on adjacent residential areas. The light fixtures and their placement will follow all Town of Amherst code requirements for usage and design. The Town Zoning Code requires a lighting plan to be submitted during the site plan review process, and the standards contained in the relevant section of the Zoning Code regulate lighting spillover from commercial locations onto adjacent residential land uses.

- Exterior site lighting will not operate 24 hours per day. At other Town locations owned and operated by the Project Sponsor such as Centerpointe Corporate Park and Village Park Office Park, site and parking lot lighting are generally operated until approximately 11pm. There may be tenants/businesses that require overnight lighting in connection with operations that area conducted during multiple shifts. However, the Town will review specific lighting plans in order to minimize the overnight lighting impacts.

- Screening of proposed commercial buildings and parking lots will be provided through the creation of berms or landscaping elements on the periphery of developed areas (see Section 10A above).

16. Open Space and Recreation (FGEIS Section 2.10)

The previously proposed internal trail system may be installed, provided it does not impact regulated wetlands or is permitted by permits issued by the NYSDEC and/or USACE. However, public access to a portion of the existing lake will be provided. The majority of State Wetlands TE-22, TE-33, and TE-34 will remain as Major Open Space (MOS). As a result of the modifications to the project, approximately 216± acres of the project site will be preserved as open space.

The previously proposed recreational trail to connect to the Town's existing trail system as shown in Figure 4 (Park, Open Space and Trail map) and Figure 2.1 (University Focal Planning Area Concept Plan) of the adopted Amherst Bicentennial Comprehensive Plan will not be constructed by the Project Sponsor as part of the Muir Woods project. The Project Sponsor will work with the Town toward achieving the trail connections recommended in the Plan.
An opportunity for a future multi-use trail connection northerly to Nature View Park shall be maintained in accordance with the Town Comprehensive Plan.

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17. Other Issues (FGEIS Section 2.12)

A. Reclassification of Land

The entire project site is classified New Community District (NCD), and no changes are proposed to remove the property from the NCD classification.

The original request by Ciminelli Development Company, Inc. in 2002 was to reclassify 326± acres of land from NCD-ND and NCD-MOS to NCD-GC, NCD-RI and NCD-MOS. This request was reviewed and commented on over a five year period. As a result of discussions with the NYS Department of Environmental Conservation during that time, the petitioner amended the original Muir Woods Concept Plan by reducing the overall development from 144 acres to 110 acres in order to minimize wetland impacts. In addition, the various components of the development were altered so that the proposed size of the commercial office/R&D space was reduced from 1.8 million sq. ft. to 700,000 sq. ft. The proposed "village center" originally envisioned was also eliminated. The result is a different land pattern from that initially proposed and one that is not consistent with the originally-requested reclassification districts.

The areas to be reclassified by the Town Board will reflect the Concept Plan submitted for the Muir Woods project dated September 2007.

The following additional steps shall be undertaken as part of the Findings for this project:

- The parcels to be reclassified to NCD-GC shall be deed restricted to prohibit the following uses:
    - Automobile sales and service facilities (except vehicles used primarily on the subject property)
    - veterinary clinics or kennels
    - gasoline service station will be prohibited around the existing lake

    On June 21, 2018, a Declaration of Restrictions was recorded at the Erie County Clerk's Office (Liber 11330 of Deeds at Page 8243) for the purpose of prohibiting the above described uses on the portion of the Project Site reclassified to NCD-GC.

- At the Town Board's direction, the Town shall initiate a reclassification of the remainder of wetland areas contained in the original project proposal as Major Open Space (MOS).

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

B. Land Use

The proposed development will follow the program summarized below as depicted in the original Findings Statement concept plan for the project dated September 2007, or as depicted in the Concept Plan for Site B dated August 14, 2015, or as the Concept Plan for Site B dated April 2, 2019 showing a student housing project:

Development Site	Land Use	Maximum Developed Area	Development Program
Site A	Flex office / R&D buildings	25 acres	Maximum of 237,000 sq. ft. of office space Single-story / Max. building height 40 ft.
Site B (Option 1)	Class A Corporate office buildings	46 acres	Maximum of 464,850 sq. ft. of office/retail space
Site B (Option 2)	Residential/ Commercial	46 acres	Maximum of 192 residential units on the eastern portion of Site B (approximately 26 acres) and a maximum of 205,000 sq. ft. of office and commercial space on the western portion of Site B (approximately 20 acres)
Site B (Option 3)	Residential - Student housing	46 acres	Maximum of 515 student housing units
Sites C and D	Residential	37 acres	133 lot residential subdivision consisting of detached single-family homes on individual lots pursuant to the Map Cover filed at the Erie County Clerk's Office on July 24, 2018.

General components of the proposed development that will minimize adverse environmental impacts include:

- The maintenance of the remaining 216± acres of the development site as open space.
- Implementing a cluster pattern to maximize open space preservation.
- Possible construction of structured parking in the center of the development near the John James Audubon Parkway extension in order to reduce the impacts of surface parking.

C. Utility Infrastructure - In accordance with the October 17, 2007 letter received from the Erie County Department of Environment & Planning, all proposed sanitary sewer lines to be constructed to service both the residential and commercial portions of the project will be subject to review and approval by the Erie County Health Department. All systems installed or improved for the project will be undertaken by the Project Sponsor at its cost and will be required to meet all Town, County and State requirements.

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

D. Archaeological/Cultural Resources – One prehistoric archaeological site was discovered on the project site, with a Stage 2 archaeological study determining that the identified prehistoric archaeological site did not meet the eligibility criteria for listing on the State or National Register of Historic Places. This finding was confirmed by the NYS Office of Parks, Recreation and Historic Preservation in its letter of October 10, 2001. No mitigation measures are needed for the subject development.

E. Air Quality – Potential impacts to air quality resulting from fugitive dust generated during construction activities will be minimized by the following measures:

- seeding and/or mulching exposed soils as soon as practicable and in accordance with the requirements and applicable regulations promulgated by the NYSDEC
- grading roadways and covering them with gravel during construction, periodically regarding, compacting and replacing gravel as necessary as determined by the Town
- wetting down temporary roads to be constructed on the project site during construction of the build-out of the project as needed throughout the duration of construction activities and as determined by the Town.

F. Condominium Designation- The residential portion of the project will not include the development of any units that will be filed as condominiums. The Project Sponsor has offered to place a deed restriction to this affect as a condition of sale to any future builder, developer or owner of any lot on the subject site. On June 21, 2018, a Declaration of Restrictions was recorded at the Erie County Clerk's Office (Liber 11330 of Deeds at Page 8243) for the purpose of prohibiting the residential uses on the Project Site from utilizing the condominium form of ownership.

18. Evaluation of Future Actions

In accordance with SEQR regulations, upon application to the Town for development of the project site that requires the submittal of an Environmental Assessment Form, the Town will be required to determine if the potential adverse environmental impacts associated with the development have been adequately identified and evaluated in the DGEIS, FGEIS, and this Amended Findings Statement, and whether the proposed development exceeds any of the thresholds and/or requirements contained in this Findings Statement. This determination must be made by the Town prior to the issuance of any discretionary land use approvals by the Town for the proposed development.

The following scenarios are put forth in Section 617.10(c) & (d) of the SEQR regulations:

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

A. If the Town determines that the proposed action is in conformance with the conditions and thresholds in the FGEIS or the Amended Findings Statement, then no further environmental review pursuant to SEQR will be required;

B. If the Town determines that the proposed action is adequately addressed in the FGEIS, but is not addressed or not adequately addressed in the Amended Findings Statement, then an amendment to this Amended Findings Statement must be prepared;

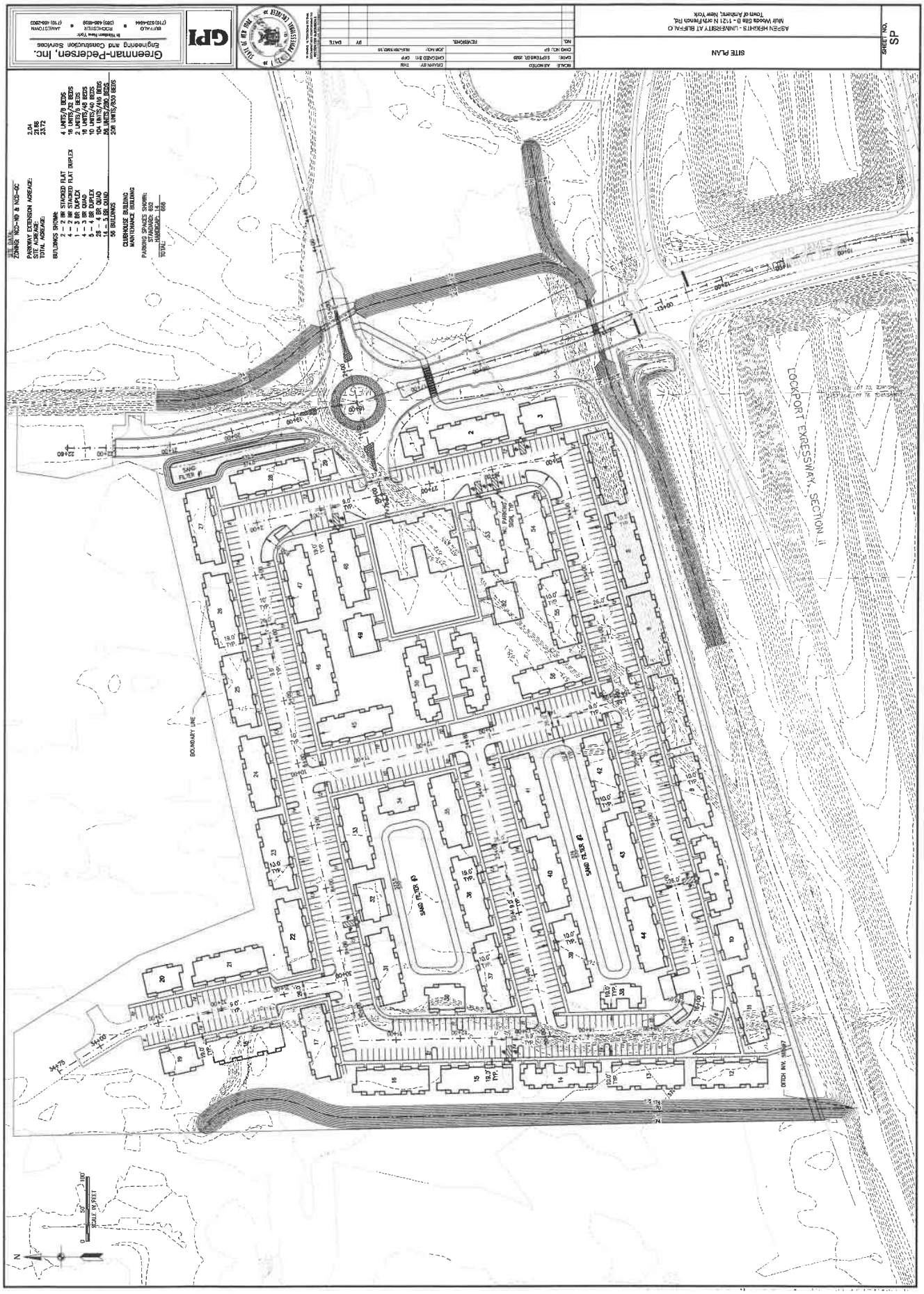
C. If the Town determines that the proposed action was not addressed, or was not adequately addressed, in the FGEIS, but it will not result in any significant environmental impacts, then a negative declaration must be prepared; or

D. If the Town determines that the proposed action was not addressed, or was not adequately addressed, in the FGEIS, and the action may have one or more significant adverse environmental impacts, than a supplement to the FGEIS must be prepared.

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Exhibit 4 – Reduced Size Copy of Site Plan as Prepared by Greenman-Pedersen, Inc. [Sheet No. SP]

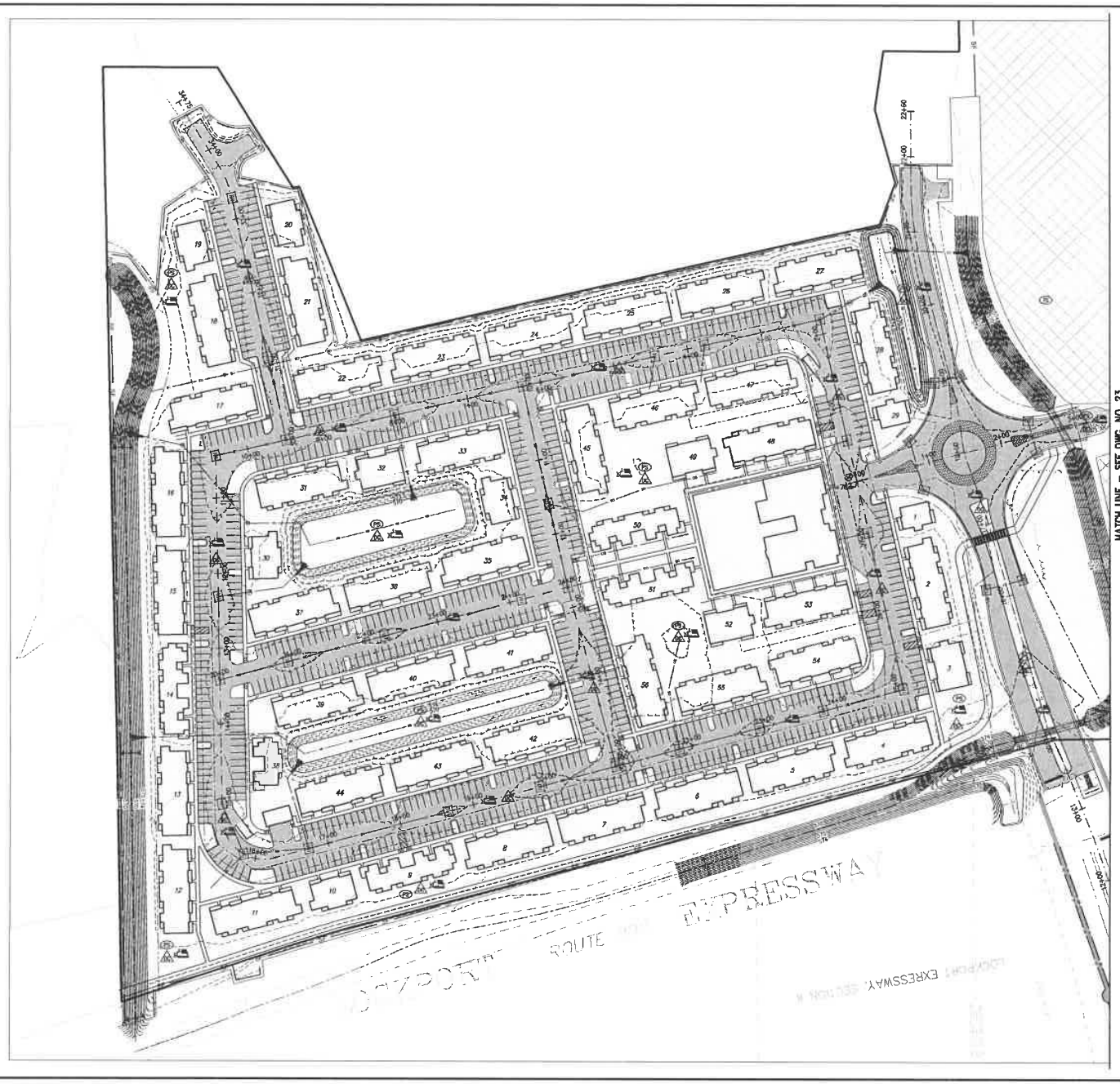
Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)



Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Exhibit 5 – Reduced Size Copy of Erosion & Sediment Control Plans as Prepared by Greenman-Pedersen, Inc. [Sheets No. 22, 23 & 24]

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)



N

25'
6"
6" - NO. 2 STONE OR RECYCLED ASPH.
UNDISTURBED EARTH
CONCRETE TRUCK WASH AREA DETAIL

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

LEGEND

- CHECK DAM
- FILTER FABRIC/ FILTER BAG DROP INLET PROTECTION (FI)
- LAND GRADING
- SILT FENCE — SF
- TEMPORARY SEEDING (T)
- STABILIZED CONSTRUCTION ENTRANCE
- PERMANENT SEEDING (P)
- DUST CONTROL
- INLET/OUTLET PROTECTION
- TOPSOILING

INDICATES MIN. AREA TO BE STRIPPED, GRADED, & WHERE APPLICABLE, EITHER SEEDED OR PAVED (TYP.)

INDICATES MIN. AREA TO BE STRIPPED, GRADED, & WHERE APPLICABLE, SEEDED DURING CONSTRUCTION (TYP.)

0 50' 100'
SCALE IN FEET

Greenman-Pedersen, Inc.
Engineering and Construction Services
In Western New York: BUFFALO (716) 849-8900 • ROCHESTER (585) 381-9250 • JAMESTOWN (716) 484-9635

GPI

STATE OF NEW YORK — REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: TRM
CHECKED BY: BPP
JOB NO.: 0514-20190419

NO.	REVISIONS:	BY	DATE

SCALE: AS NOTED
DATE: SEPTEMBER, 2020
DWG NO. 23
SC

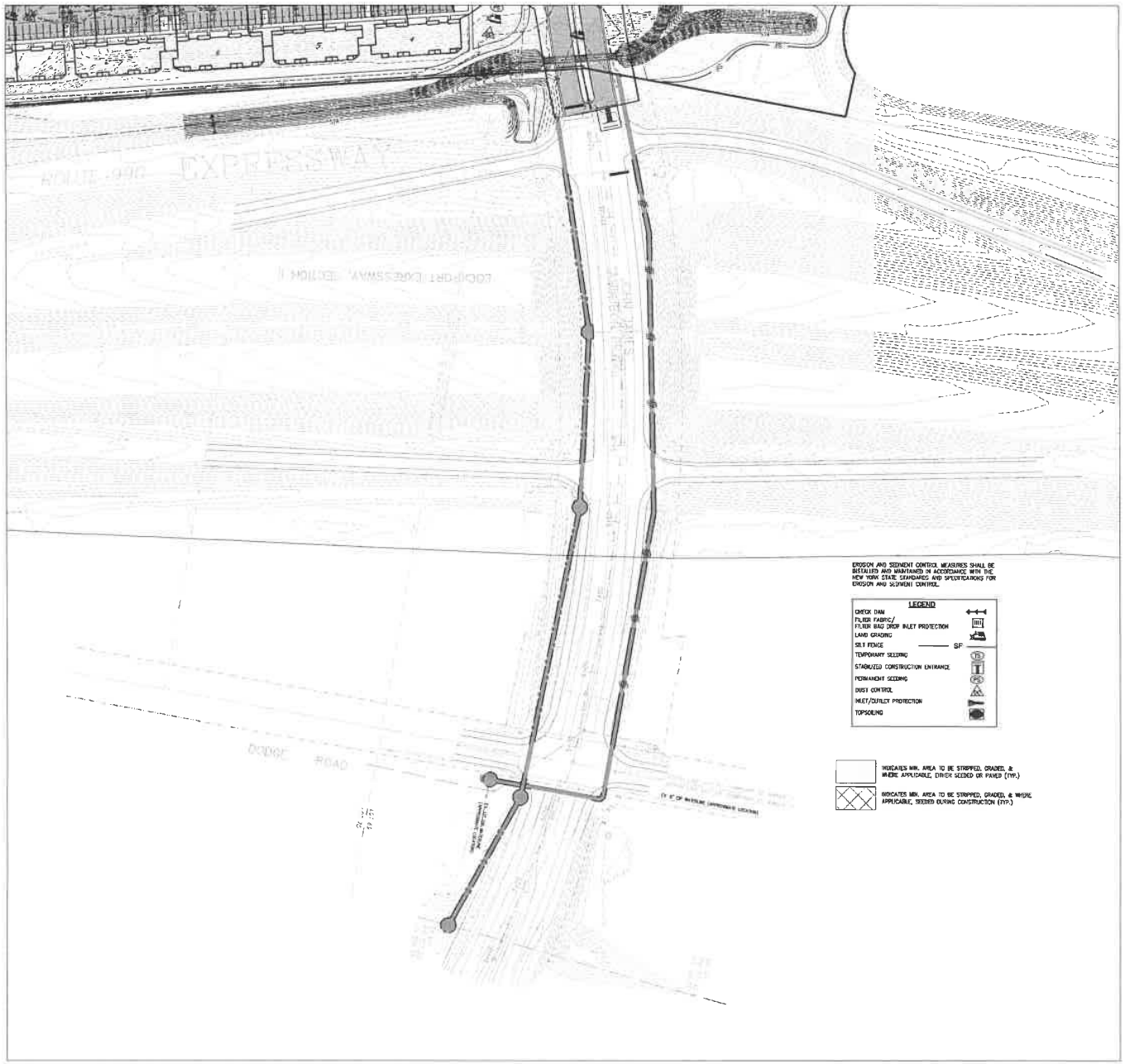
EROSION & SEDIMENT CONTROL PLAN - WEST

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Mid-Western Portion of Parcel
Town of Amherst, New York

SHEET NO.
22

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)



Greenman-Pedersen, Inc.
Engineering and Construction Services
GPI

SCALE: AS NOTED
DATE: SEPTEMBER, 2019
PROJECT #:
NO. REVISIONS: BY DATE

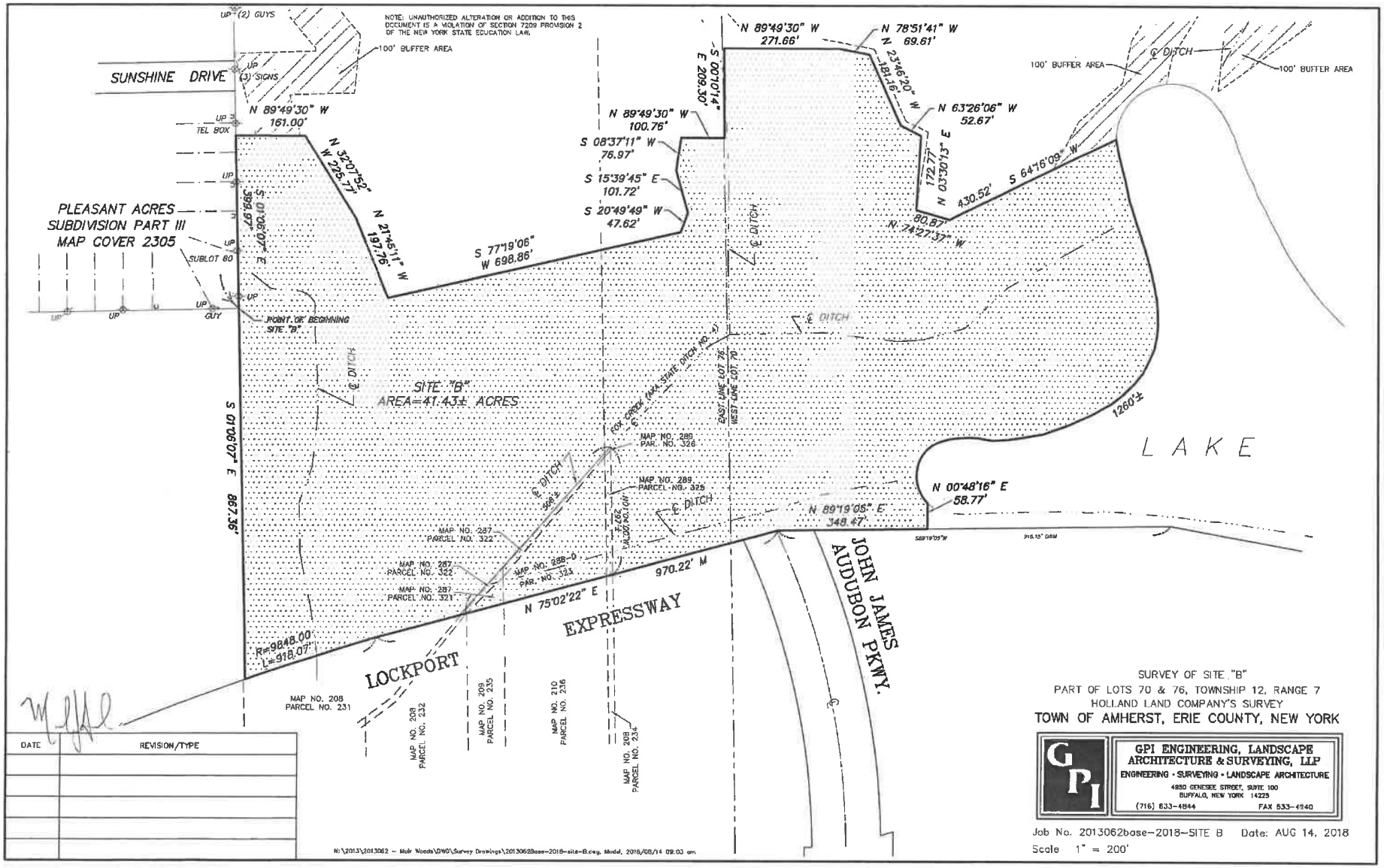
EROSION & SEDIMENT CONTROL PLAN - SOUTH

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Multi Family Residential Development
Town of Amherst, New York

SHEET NO.
24

Exhibit 6 – Reduced Size Copy of Survey of the Project Site as Prepared by GPI Engineering, Landscape, Architecture & Surveying, LLP dated August 14, 2018 with Attached Legal Description of the Project Site

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)


NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
SUNSHINE DRIVE
(2) GUYS
(3) SIGNS
TEL BOX
100' BUFFER AREA
N 89°49'30" W 161.00'
N 32°07'52" W 225.77'
N 21°45'11" W 197.76'
S 77°19'06" W 698.86'
S 00°10'30" E 396.97'
PLEASANT ACRES SUBDIVISION PART III MAP COVER 2305
SUBLOT 80
GUY
POINT OF BEGINNING SITE "B"
SITE "B" AREA=41.43± ACRES
S 01°50'07" E 867.36'
S 00°01'41" E 209.30'
N 89°49'30" W 271.66'
N 78°51'41" W 69.61'
N 23°46'20" W 181.16'
N 63°26'06" W 52.67'
N 03°30'13" E 172.77'
S 64°16'09" W 430.52'
N 74°27'37" W 80.87'
N 89°49'30" W 100.76'
S 08°37'11" W 76.97'
S 15°39'45" E 101.72'
S 20°49'49" W 47.62'
℄ DITCH
100' BUFFER AREA
1260'±
LAKE
FOX CREEK (AKA STATE DITCH NO. 3)
EAST LINE LOT 76
WEST LINE LOT 70
MAP NO. 289 PAR. NO. 326
MAP NO. 289 PARCEL NO. 325
N 00°48'16" E 58.77'
N 89°19'05" E 348.47'
MAP NO. 287 PARCEL NO. 322
MAP NO. 287 PARCEL NO. 322
MAP NO. 287 PARCEL NO. 321
MAP NO. 288-0 PAR. NO. 323
VALVE HOUSE
N 75°02'22" E 970.22' M
R=9848.00' L=918.07'
EXPRESSWAY
JOHN JAMES AUDUBON PKWY.
LOCKPORT
MAP NO. 208 PARCEL NO. 231
MAP NO. 208 PARCEL NO. 232
MAP NO. 209 PARCEL NO. 235
MAP NO. 210 PARCEL NO. 236
MAP NO. 208 PARCEL NO. 234
DATE
REVISION/TYPE
H:\2013\2013062 - Main Woods\DWG\Survey Drawings\2013062Base-2018-site-B.dwg, Model, 2018/08/14 09:03 am
SURVEY OF SITE "B"
PART OF LOTS 70 & 76, TOWNSHIP 12, RANGE 7
HOLLAND LAND COMPANY'S SURVEY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK
GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4820 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940
Job No. 2013062base-2018-SITE B Date: AUG 14, 2018
Scale 1" = 200'

SUGGESTED DESCRIPTION
JOB NO. 2013062 SITE B
February 16, 2018

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie, State of New York, being part of Lots 70 & 76, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows.

BEGINNING at the southeast corner of lands shown on a map of Pleasant Acres Subdivision Part III filed in the Erie County Clerk's Office under Map Cover 2305;

THENCE: S-01°-06'-07"-E, through the lands conveyed to Ciminelli Muir Woods LLC by deed recorded in the Erie County Clerk's Office in Liber 11307 of Deeds at page 4915 on a southerly extension of the east line of said Map Cover 2305, a distance of 867.36 feet to a point on the northerly line of the Lockport Expressway Section II:

THENCE: along said northerly line the following three (3) courses and distances:

1) Northeasterly along a curve to the right having a radius of 6848.00 feet an arc distance of 320.18 feet to a point of tangency;
2) N-75°-02'-22" E a distance of 970.22 feet to a point;
3) N-89°-19'-05" E a distance of 348.47 feet to a point;

THENCE: Through the lands conveyed to Ciminelli Muir Woods LLC by deed recorded in the Erie County Clerk's Office in Liber 11307 of Deeds at page 4915 the following eighteen (18) courses and distances:

1) N-00°-48'-16"-E, a distance of 59± feet to the water's edge of an existing lake;
2) Northerly along said water's edge a distance of 1260± feet to a point;
3) S-64°-16'-09"-W, a distance of 431± feet to a point;
4) N-74°-27'-37"-W, a distance of 80.87 feet to a point;
5) N-03°-30'-13"-E, a distance of 172.77 feet to a point;
6) N-63°-26'-06"-W, a distance of 52.67 feet to a point;
7) N-23°-46'-20"-W, a distance of 181.16 feet to a point;
8) N-78°-51'-41"-W, a distance of 69.61 feet to a point;
9) N-89°-49'-30"-W, a distance of 271.66 feet to a point;
10) S-00°-10'-14"-E, a distance of 209.30 feet to a point;
11) N-89°-49'-30"-W, a distance of 100.76 feet to a point;
12) S-08°-37'-11"-W, a distance of 76.97 feet to a point;
13) S-15°-39'-45"-E, a distance of 101.72 feet to a point;
14) S-20°-49'-49"-W, a distance of 47.62 feet to a point;
15) S-77°-19'-06"-W, a distance of 698.86 feet to a point;
16) N-21°-45'-11"-W, a distance of 197.76 feet to a point;

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

17) N-32°-07'-52"-W, a distance of 225.77 feet to a point;
18) N-89°-49'-30"-W, a distance of 161.00 feet to the east line of said Map Cover 2305;

THENCE: S-01°-06'-07"-E along the east line of said Map Cover 2305 a distance of 399.97 feet to the POINT or PLACE of BEGINNING, having an area of 41.43 acres be the same more or less.

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Exhibit 7 – Certified Copy of Resolution 2019-826 as Adopted by the Town of Amherst Town Board on August 5, 2019

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

TOWN OF AMHERST

TOWN CLERK'S OFFICE

5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
(716) 631-7021
FAX (716) 631-7152
www.amherst.ny.us

Jeffery C Zeplowitz
Town Clerk

Kathleen Cooper
Deputy Town Clerk

Timothy Koller
Asst. Deputy Town Clerk

CERTIFICATE OF TOWN CLERK

I, Jeffery C. Zeplowitz, Town Clerk of the Town of Amherst, in the County of Erie, State of New York, HEREBY CERTIFY, as follows:

That the attached Resolution 2019-826, "Amend Findings Statement – 1121 North French Road" is a true and exact copy of the Resolution enacted by the Town Board at its meeting on August 5, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town of Amherst this 12th day of August, 2019.

Jeffery C. Zeplowitz
Town Clerk
Town of Amherst, Erie County, NY

Sworn to before me
This 12th day of August, 2019

Notary Public

KATHLEEN M. COOPER
No. 01CO6003585
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 30, 2023

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Amherst Town Board
5583 Main Street
Williamsville, NY 14221
www.amherst.ny.us

Jeffery C. Zeplowitz
Town Clerk

Meeting: 08/05/19 06:00 PM
Department: Town Clerk
Initiated by: **Kathleen Cooper**
Co-Sponsored by:

DOC ID: 20686 **RESOLUTION 2019-826** **ROLL CALL VOTE (ADOPTED)**

Amend Findings Statement - 1121 North French Road

Adoption of Local Law to
Amend the SEQR Findings Statement & Audubon Development Plan #51 (Muir Woods)
(1121 North French Road; Z-2002-09B)

RESOLVED, that pursuant to 6NYCRR Part 617 (SEQR) and Town Code Section 104, as amended, that the requirements of SEQR have been completed, and be it further

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolution of June 20, 2019 that the proposed amendment to the Findings Statement and Audubon Development Plan #51 (Muir Woods) at 1121 North French Road to permit student housing at Site B is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that to the extent the proposed amendment is not consistent with the adopted Comprehensive Plan, the plan is hereby amended to be consistent with the proposed amendment at this location, and be it further

RESOLVED that in accordance with Section 203-8-15 of the Town Code (Zoning), the Town Board adopts Local Law (#) to amend the SEQR Findings Statement & Audubon Development Plan #51 subject to the following conditions as recommended by the Planning Board:

1. That a post build-out traffic study be conducted after completion of Phase 1 per Traffic-Safety Board memorandum dated June 7, 2019.

2. That the comments of NFTA as stated in its letter dated May 15, 2019 be considered.

3. That a floodplain permit be obtained.

Additional information with regard to this request to Amend the Findings Statement for the Proposed Muir Woods Development may be viewed at the Planning Department or the Town Clerk's Office.

7/22/2019
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0. The public hearing was opened at 9:58 PM.

Sean W. Hopkins, Esq., Hopkins Romanowski & Sorgi PLLC, presented and answered questions.

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

As there were no speakers from the public, Supervisor Kulpa motioned to close the public hearing, seconded by Councilmember Berger and unanimously approved 5-0. The public hearing was closed at 10:13 PM.

Supervisor Kulpa made a motion to set a Decision Date for August 5th, seconded by Councilmember Bucki and unanimously approved 5-0.

8/05/2019
A motion to approve was made by Supervisor Kulpa, seconded by Deputy Supervisor Spoth and approved 3-1 (nay, Bucki) via Roll Call Vote.

RESULT:	**ROLL CALL VOTE (ADOPTED) [3 TO 1]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Francina Spoth, Deputy Supervisor
AYES:	Kulpa, Spoth, Berger
NAYS:	Bucki
ABSENT:	Lavin

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Exhibit 8 – Certified Copy of Resolution 2019-1030 as Adopted by the Town of Amherst Town Board on November 12, 2019

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

TOWN OF AMHERST

TOWN CLERK'S OFFICE

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www.amherst.ny.us

Jeffery C Zeplowitz
Town Clerk

Kathleen Cooper
Deputy Town Clerk

Timothy Koller
Asst. Deputy Town Clerk

CERTIFICATE OF TOWN CLERK

I, Jeffery C. Zeplowitz, Town Clerk of the Town of Amherst, in the County of Erie, State of New York, HEREBY CERTIFY, as follows:

That the attached Resolution 2019-1030, "Special Use Permit – 1121 N French Road, Dormitory" is a true and exact copy of the Resolution enacted by the Town Board at its meeting on November 12, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town of Amherst this 21st day of November, 2019.

Jeffery C. Zeplowitz
Town Clerk
Town of Amherst, Erie County, NY

Sworn to before me
This 21st day of November, 2019

Notary Public

KATHLEEN M. COOPER
No. 01CO6003585
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 30, 20__

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Amherst Town Board
5583 Main Street
Williamsville, NY 14221
www.amherst.ny.us

Jeffery C. Zeplowitz
Town Clerk

Meeting: 11/12/19 07:00 PM
Department: Town Clerk
Initiated by: **Kathleen Cooper**
Co-Sponsored by:

DOC ID: 20895 **RESOLUTION 2019-1030** **ADOPTED AS AMENDED**

Special Use Permit - 1121 N French Road, Dormitory

Approval of Special Use Permit for a Dormitory
[1121 North French Road (Muir Woods Site B)]

RESOLVED, that pursuant to 6NYCRR Part 617 (SEQR) and Town Code Section 104, as amended, that the requirements of SEQR have been completed, and be it further

RESOLVED, that proposed Special Use Permit for a dormitory is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that in accordance with Town Zoning Code Sections 5-2-5(A)(3) and 5-2-7K, the Town Board issues a Special Use Permit for a dormitory at 1121 North French Road subject to the following conditions:

1. The maximum density of the portion of the student housing project to be located on the northwest portion of Site "B" of the Muir Woods Project Site as depicted on the color Concept Plan dated November 8, 2019 shall be twelve (12) units and no more than two (2) buildings consisting of (4) units shall be permitted on the northwest portion of Site "B".

2. The minimum building setback of the buildings on the northwest portion of Site "B" of the Muir Woods Project Site as measured from the western boundary of the northwest portion of Site "B" shall be ninety five feet (95').

3. There shall be thirty feet (30') of Permanent Open Space on the westernmost and northernmost portions of the northwest portion of Site "B" of the Muir Woods Project Site as depicted on the color Concept Plan dated November 8, 2019. The thirty feet (30') of Permanent Open Space is labeled as "30'0" PERMANENT OPEN SPACE (EXISTING VEGETATION TO REMAIN)" on the updated color Concept Plan dated November 8, 2019. The existing trees and vegetation within the thirty feet (30') of Permanent Open Space shall remain for the purpose of providing a buffer for the benefit of the residents of the Bucyrus Heights Subdivision.

4. The Site Plan for Phase 1 of the student housing project to be submitted in the future with a Site Plan Application for the student housing project shall demonstrate compliance with Conditions Number 1, 2 and 3.

9/16/2019
A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0. The public hearing was opened at 7:27 PM.

Sean W. Hopkins, Esq., Hopkins Romanowski & Sorgi PLLC, presented and answered

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

questions.

The following speakers addressed the Town Board:
David Young, 45 Woodshire N. - Questioned height of structure
Judy Colton, Sunshine Dr. - Voiced her opposition
Kathleen Weber, Bucyrus Dr. - Swamped by renters; residences are being squeezed out by UB
Mr. Spacone, 106 Brittney - Questioned location of parcel

There were no further speakers from the public, therefore Supervisor Kulpa moved to close the public hearing, seconded by Deputy Supervisor Spoth and unanimously approved 5-0. The public hearing was closed at 7:59 PM.

A motion to set a Decision Date for October 7th was made by Supervisor Kulpa, seconded by Deputy Supervisor Spoth and unanimously approved 5-0.

10/07/2019
A motion to adjourn the Decision Date to October 21st was made by Supervisor Kulpa, seconded by Deputy Supervisor Spoth and unanimously approved 5-0.

10/21/2019
A motion to adjourn the Decision Date to October 28th was made by Supervisor Kulpa, seconded by Councilmember Lavin and unanimously approved 5-0.

10/28/2019
A motion to adjourn the Decision Date to November 12th was made by Supervisor Kulpa, seconded by Councilmember Lavin and unanimously approved 5-0.

11/12/2019
A motion to approve was made by Supervisor Kulpa and seconded by Deputy Supervisor Spoth. A motion was then made by Supervisor Kulpa to amend, seconded by Councilmember Berger and unanimously approved 5-0. Amendment adds conditions (above) to the resolution.

A motion to approve as amended was made by Supervisor Kulpa, seconded by Deputy Supervisor Spoth and approved via Roll Call vote 4-1 (nay, Bucki).

FINANCIAL IMPACT:

N/A

RESULT:	**ADOPTED AS AMENDED [4 TO 1]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Francina Spoth, Deputy Supervisor
AYES:	Kulpa, Spoth, Berger, Lavin
NAYS:	Bucki

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Exhibit 9 – Certified Copy of Resolution 2019-1220 as Adopted by the Town of Amherst Town Board on November 12, 2019

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

TOWN OF AMHERST

TOWN CLERK'S OFFICE

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www.amherst.ny.us

Jeffery C Zeplowitz
Town Clerk

Kathleen Cooper
Deputy Town Clerk

Timothy Koller
Asst. Deputy Town Clerk

CERTIFICATE OF TOWN CLERK

I, Jeffery C. Zeplowitz, Town Clerk of the Town of Amherst, in the County of Erie, State of New York, HEREBY CERTIFY, as follows:

That the attached Resolution 2019-1220, "Acquisition of Approximately 134 Acres of Permanent Open Space" is a true and exact copy of the Resolution enacted by the Town Board at its meeting on November 12, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town of Amherst this 21st day of November, 2019.

Jeffery C. Zeplowitz
Town Clerk
Town of Amherst, Erie County, NY

Sworn to before me
This 21st day of November, 2019

Notary Public

KATHLEEN M. COOPER
No. 01CO6003585
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 30, 202

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Amherst Town Board
5583 Main Street
Williamsville, NY 14221
www.amherst.ny.us

Jeffery C. Zeplowitz
Town Clerk

Meeting: 11/12/19 07:00 PM
Department: Supervisor
Initiated by: **Brian J. Kulpa**
Co-Sponsored by:

DOC ID: 21178 **RESOLUTION 2019-1220** **ADOPTED AS AMENDED**

Acquisition of Approximately 134 Acres of Permanent Open Space

WHEREAS, in connection with the environmental reviews of the Muir Woods Project at 1081 and 1121 North French Road ("Muir Woods Project Site") pursuant to the State Environmental Quality Review Act ("SEQRA"), including the Amended Findings Statement issued by the Town Board on August 5, 2019, approximately 216 acres of the approximately 326 acres of the Muir Woods Project Site consists of Permanent Open Space to remain undeveloped with the exception of a possible future northerly extension of John James Audubon Parkway such that it would connect to North French Road, and a gated emergency access only roadway that will connect from The Preserve at Muir Woods Subdivision on Sites C and D Muir Woods Project Site to the proposed student housing project on Site B of the Muir Wood Project Site; and

WHEREAS, in connection with the Town Board's review of the pending request for a special use permit for dormitory use for the proposed student housing project on Site B of the Muir Woods Project Site, Ciminelli Muir Woods, LLC, the owner of the approximately 216 acres of Permanent Open Space on the Muir Woods Project Site, has reiterated its willingness to donate all or a portion of the Permanent Open Space on the Muir Woods Project Site to the Town of Amherst; and

WHEREAS, residents of the Bucyrus Heights Subdivision have requested that the Town Board accept donation of a large portion of the Permanent Open Space on the Muir Woods Project Site consisting of approximately 134 acres as depicted on the Muir Woods Overall Project Area Plan prepared by Greenman-Pedersen, Inc. Consulting Engineers dated November 5, 2019; and

WHEREAS, a copy of the Muir Woods Overall Project Area Plan prepared by Greenman-Pedersen, Inc. Consulting Engineers dated November 5, 2019 depicting the approximately 134 acres of Permanent Open Space is attached as Exhibit "1" of this resolution; and

WHEREAS, the approximately 134 acres of Permanent Open Space includes the entire portion of the Muir Woods Project Site with frontage on North French Road, a large portion of the Muir Woods Project Site that is contiguous to the eastern boundary of the Bucyrus Heights Subdivision and a large portion of the Muir Woods Project Site that is contiguous to the western and southern boundaries of the Franklin Heights Subdivision; and

WHEREAS, the approximately 134 acres of Permanent Open Space includes extensive existing vegetation and also includes wetlands subject to the jurisdiction of the United States Army Corps of Engineers ("USACE") and wetlands and regulated 100 ft. adjacent areas subject to the jurisdiction of the New York State Department of Environmental Conservation ("NYSDEC"); and

THEREFORE BE IT RESOLVED, that the Town Board hereby finds as follows: i.)

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Acquisition of the approximately 134 acres of Permanent Open Space on the Muir Woods Project Site is consistent with the Conceptual Land Use Plan for the Town contained at Figure 6 of the adopted Bicentennial Comprehensive Plan that designates this acreage as "Recreation, Open Space & Gateways"; and, ii.) Acquisition of the approximately 134 acres of Permanent Open Space on the Muir Woods Project Site as described herein will result in benefits to the Town and its residents including homeowners in both the Bucyrus Heights Subdivision and the Franklin Heights Subdivision.

FURTHER BE IT RESOLVED, that the Town Board hereby authorizes initiation of interdepartmental and SEQR reviews for the acquisition of the approximately 134 acres of Permanent Open Space on the Muir Woods Project Site as described herein via a donation from Ciminelli Muir Woods, LLC subject to the following terms and conditions:

1. The adoption of this resolution by the Town Board for the purpose of acquiring the Permanent Open Space described herein does not include the Town Board designating the Permanent Open Space as "parkland". The Town Board shall adopt a separate resolution in the future if it determines designating the Permanent Open Space as "parkland" is appropriate.

2. Ciminelli Muir Woods, LLC, its successors and assigns, shall retain an easement with respect to the approximately 134 acres of Permanent Open Space for the purpose of completing required wetland mitigation and wetland mitigation monitoring in accordance with the terms and conditions contained in wetland permits issued by the USACE and the NYSDEC. Upon the USACE and the NYSDEC determining that the required wetland mitigation has been completed to their satisfaction and the expiration of the monitoring period, the easement shall terminate.

3. Prior to the recording of a deed from Ciminelli Muir Woods, LLC to the Town of Amherst for the purpose of conveying ownership of the Permanent Open Space as described herein, a Declaration of Restrictive Covenants shall be recorded at the Erie County Clerk's Office for the restricting the use of the Permanent Open Space in accordance with the terms and conditions of wetland permits issued by the USACE and the NYSDEC and also for the purpose of prohibiting future development of the Permanent Open Space, with the exception of a possible future northerly extension of John James Audubon Parkway to North French Road and a gated emergency driveway connection that will connect from The Preserve at Muir Woods Subdivision on Sites C and D Muir Woods Project Site to the proposed student housing project on Site B of the Muir Wood Project Site.

4. The Town shall be responsible for the expenses associated with the preparation of a survey and an Abstract of Title for the Permanent Open Space as described herein and the recording fees for the deed to be recorded at the Erie County Clerk's Office.

5. The documentation required to effectuate the transfer of the Permanent Open Space as described herein and to comply with the above conditions shall be subject to review and approval by the Town Attorney's Office.

6. Acquisition of this Permanent Open space is contingent upon satisfactory completion of an interdepartmental review and Town Board SEQR determination.

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

11/12/2019
A motion to approve was made by Supervisor Kulpa and seconded by Councilmember Bucki. A motion was then made by Supervisor Kulpa to amend, seconded by Deputy Supervisor Spoth and unanimously approved 5-0. Amendments are underlined in resolution.

A motion to approve as amended was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0.

FINANCIAL IMPACT:

None for resolution.

RESULT:	**ADOPTED AS AMENDED [UNANIMOUS]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Deborah Bruch Bucki, Councilmember
AYES:	Kulpa, Spoth, Bucki, Berger, Lavin

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Exhibit 10 – No Impact Determination Letter Issued by Ruth Pierpont, Director, New York State Office of Parks, Recreation and Historic Preservation, dated October 10, 2001

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643

Bernadette Castro
Commissioner

October 10, 2001

Carolyn A. Pierce
CCRG
105 Robie Avenue
Buffalo, New York 14214

Dear Ms. Pierce:

Re: SEQRA
Muir Woods Mixed-Use Development
Amherst/Erie County
01PR0345

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Director

RLP:cmp

RECEIVED
OCT 16 2001
CIMINELLI DEVELOPMENT COMPANY, INC.

An Equal Opportunity/Affirmative Action Agency
printed on recycled paper

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

Exhibit 11 – Permit No. 9-1422-00398/0001 as issued by David S. Denk, Regional Permit Administrator, New York State Department of Environmental Conservation, dated December 17, 2019

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

December 17, 2019

Mr. Adam Faeth
Ciminelli Real Estate Corporation
50 Fountain Plaza, Suite 500
Buffalo, New York 14202

Muir Woods Development – "Site B"
Permit Transmittal Letter
Permit No. 9-1422-00398/00001

Dear Mr. Faeth:

Enclosed is your permit which was issued in accordance with applicable provisions of the Environmental Conservation Law. The permit is valid for only that project, activity or operation expressly authorized. If modifications are desired after permit issuance, you must submit the proposed revisions and receive written approval from the Permit Administrator prior to initiating any change. If the Department determines that the modification represents a material change in the scope of the authorized project, activity, operation or permit conditions, you will be required to submit a new application for permit.

Please review all permit conditions carefully. In particular, identify your initial responsibilities under this permit in order to assure timely action if required. Since failure to comply precisely with permit conditions may be treated as a violation of the environmental conservation law, you are requested to provide a copy of the permit to the project contractor, facility operator, and other persons directly responsible for permit implementation (if any).

If you have any questions, please contact this office at the above address.

Respectfully,
David S. Denk
Regional Permit Administrator

Enclosure
ecc: Capt. E. M. Haag, NYSDEC Law Enforcement
Mr. Chuck Rosenburg, NYSDEC Division of Fish and Wildlife
Mr. Martin Crossen, USACOE
Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Facility DEC ID 9-1422-00398

PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
Ciminelli Muir Woods LLC
Centerpointe Corporate Park
350 Essjay Rd Ste 101
Williamsville, NY 14221
(716) 631-8000

CIMINELLI DEVELOPMENT COMPANY INC
350 ESSJAY RD STE 101
BUFFALO, NY 14221-8200

Facility:
MUIR WOODS DEVELOPMENT
1121 N French Rd
Amherst, NY 14228

Facility Location: in AMHERST in ERIE COUNTY
Facility Principal Reference Point: NYTM-E: 191.586 NYTM-N: 4770.823
Latitude: 43°01'38.9" Longitude: 78°47'07.2"

Authorized Activity: Construction of a mixed-use project named "Muir Woods" consisting of approximately 237,170 square feet of commercial office, research and development space, mixed-use commercial retail, approximately 133 detached single-family residential units and 515 cottage-style and apartment-style housing units with various amenities; and gas, electric, sanitary, potable water and storm water (the necessary infrastructure), while maintaining open space on approximately 216 acres in the Audubon New Community District. The Muir Woods project property is a 326 acre site bounded by the Lockport Expressway (Interstate Route 990) and Dodge Road on the south, Sweet Home Road on the west, North French Road on the north and Campbell Boulevard on the east. The project will result in permanent impacts to approximately 10.65 acres of State regulated wetlands (TE-22, TE-23 and TE-34), and 11.93 acres of State regulated 100 foot wide wetland adjacent area. As mitigation for those impacts the project includes creation of 26.917 acres of in-kind and out-of-kind wetlands on-site, in seven areas, to replace the functions and benefits of the impacted wetlands. There will be 4.3 acres of stream channel enhancement on-site as mitigation for State wetland regulated adjacent area impacts. Additionally, as further mitigation for State and Federally regulated wetlands impacted by the project on the property, a 64.999 acre habitat complex will be created off-site on property controlled by the permittee on the north side of Miland Road, just west of its junction with Sand Hill Road in the Town of Newstead. The off-site mitigation will include 27.37 acres of forested wetland; 15.20 acres of maintained upland buffer; and 22.429 acres of hedgerows, parking area, undeveloped land, buffer area, and existing wetland and pond. The project also includes construction at 520 Campbell Road property as detailed on plan sheets referenced in Natural Resource Condition No. 4.

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Facility DEC ID 9-1422-00398

Permit Authorizations

Freshwater Wetlands - Under Article 24
Permit ID 9-1422-00398/00001

Renewal	Effective Date: 1/10/2019	Expiration Date: 11/30/2024
Modification # 1	Effective Date: 12/17/2019	Expiration Date: 11/30/2024

Water Quality Certification - Under Section 401 - Clean Water Act
Permit ID 9-1422-00398/00002

Renewal	Effective Date: 1/10/2019	Expiration Date: 11/30/2024
Modification # 1	Effective Date: 12/17/2019	Expiration Date: 11/30/2024

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: DAVID S DENK, Regional Permit Administrator
Address: NYSDEC Region 9 Headquarters
270 Michigan Ave
Buffalo, NY 14203 -2915

Authorized Signature: _____ Date 12/17/2019

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

WATER QUALITY CERTIFICATION SPECIFIC CONDITION

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: FRESHWATER WETLANDS; WATER QUALITY CERTIFICATION

1. **No Work Prior to Approval of Legal Instrument for Preservation of Undeveloped Areas of Site** No work authorized by this permit may begin until the Department approves a legal instrument, such as a deed restriction and/or conservation easement, that will preserve in perpetuity the natural resource values of the undeveloped areas of the site. This condition does not apply to the 520 Campbell Boulevard property.

Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

2. **Declaration of Restrictions 520 Campbell Boulevard Property** A Declaration of Restrictions permanently prohibiting any future development of the 6.88 acres of jurisdictional federal wetlands and portion of the upland area on 520 Campbell Boulevard as depicted on the Wetland Restriction Exhibit Map must be incorporated into the deeds for lots 1 – 12 and 21. By 60 days after Water Quality Certification issuance, the permittee shall file with the real property records of the Erie County Clerk's Office, the deed for each applicable lot containing this notice. The permittee shall within two weeks following the filing of the deed(s) submit proof of filing from the County Clerk's Office showing the Liber and page number at which the deed notice was filed and the date of filing for one of the affected lots to: Regional Permit Administrator, NYSDEC Region 9 Headquarters, 270 Michigan Ave, Buffalo, NY 14203-2915.

3. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Ciminelli Development Company, Inc. and titled "Supplement #4 to the Wetland Permit Application for Muir Woods Development Project" dated June 2009; and Attachment N - Proposed Off-Site Wetland Mitigation Plan dated November 16, 2009.

4. **Conformance with Plans Site B** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or the applicant's agent as part of the permit application. Such approved plans include the "Concept Plan - Muir Woods" dated 08 November 2019 amended to show Conifer Planting Area (attached).

5. **Conformance with Plans - 520 Campbell Boulevard** All activities authorized by this permit for the 520 Campbell Boulevard property must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans include those sheets entitled: The Preserve at Muir Woods (DEC Planting Exhibit, DEC Earthwork Exhibit and the Wetland Restriction Exhibit) by Greenman-Pedersen, Inc. dated May 2018.

6. **Future Phases** Prior to development of Muir Woods Sites A and B, the permittee must obtain specific approval of engineered plans for Sites A and B to ensure compliance with the terms and condition of this permit, the approved wetland mitigation plans and the most current Findings Statement for the overall Muir Woods Project issued pursuant to the State Environmental Quality Review Act. The permittee shall submit the engineered plans for the development of Sites A and B for review by the Department simultaneous with submission of such engineered plans to the Town of Amherst. If required by the Department, the permittee shall make any necessary modifications to the engineered plans to ensure compliance with the terms and conditions of this permit, the approved wetland mitigation plans and the most current Findings Statement.

7. **Permit Conditions Prevail over Plans** If any condition of this permit conflicts with the approved plans noted in Condition Number 1, the permit conditions shall prevail over the plans unless specific written approval for such a change is obtained from this Department prior to implementation.

8. **Pre-construction Meeting to Review Permit** Prior to commencing work at the project site, the permittee shall schedule a pre-construction meeting with Department staff (Contact: Mr. David Denk, Regional Permit Administrator, NYSDEC, Division of Environmental Permits, Telephone : 716/851- 7165 and/or Mr. Charles P. Rosenburg, NYSDEC, Division of Fish and Wildlife, Telephone: 716/851-7010) and selected contractors to review the conditions contained in this permit.

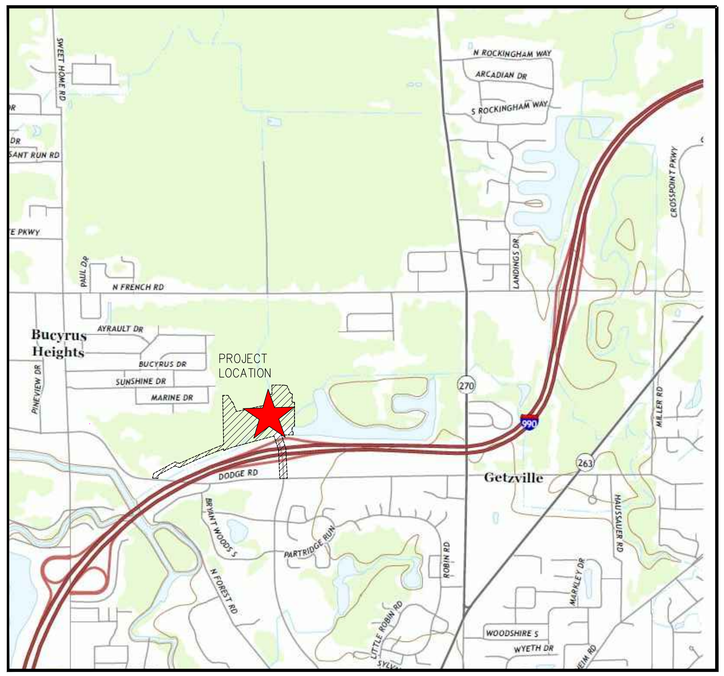
Attachment: SP-2020-13_application_041521 (22899 : Sp-2020-13)

ASPEN HEIGHTS – UNIVERSITY at BUFFALO
Muir Woods Site B – 1121 North French Rd.

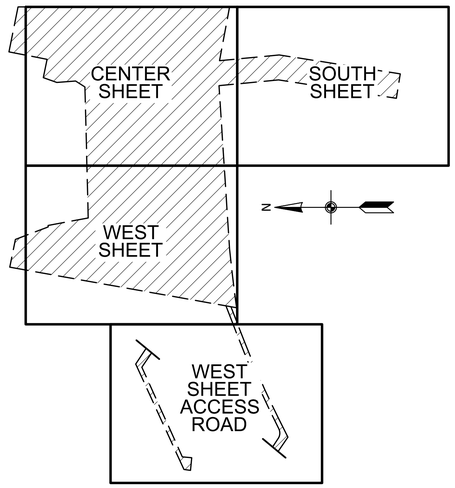
AMHERST, NEW YORK

GREENMAN - PEDERSEN, INC. JOB NO. BUF-2013062.10

Town of Amherst Job No. _____



PROJECT LOCATION MAP
N.T.S.



SHEET LAYOUT SCHEMATIC

DAVID F. PRATT P.E. DATE: NOVEMBER, 2020

STATE OF NEW YORK
GREENMAN PEDERSEN, INC.
LICENSED PROFESSIONAL ENGINEER
No. 151

GPI

Greenman-Pedersen, Inc.
Engineering and Construction Services
In Western New York:
BUFFALO (716) 633-4844 • ROCHESTER (585) 486-4859 • JAMESTOWN (716) 488-2803

JOB No. BUF–2013062.10 DATE: NOVEMBER, 2020

Sheet List Table	
Sheet Number	Sheet Title
00	COVER SHEET
DF	DITCH FILLING & RELOCATION PLAN
SP	SITE PLAN
01	SANITARY & WATERLINE PLAN – WEST
02	SANITARY & WATERLINE PLAN – CENTER
03	SANITARY & WATERLINE PLAN – SOUTH
04	SANITARY & WATERLINE PROFILES –1
05	SANITARY & WATERLINE PROFILES – 2
06	SANITARY & WATERLINE PROFILES – 3
07	SANITARY & WATERLINE PROFILES – 4
08	SANITARY DETAILS
09	PUMP STATION PLAN AND DETAILS
9A	ELECTRICAL PUMP STATION PLAN & DETAILS
10	WATERLINE DETAILS
11	PAVING & DRAINAGE PLAN – WEST ACCESS ROAD
12	PAVING & DRAINAGE PLAN – WEST
13	PAVING & DRAINAGE PLAN – CENTER
14	PAVING & DRAINAGE PROFILES – 1
15	PAVING & DRAINAGE PROFILES – 2
16	PAVING & DRAINAGE PROFILES – 3
17	PAVING DETAILS
18	PAVING & DRAINAGE DETAILS
19	PRETREATMENT CHAMBER DETAILS
20	CULVERT CROSSING DETAILS
21	SAND FILTER DETAILS
22	GRADING PLAN – WEST
23	GRADING PLAN – CENTER
24	EROSION & SEDIMENT CONTROL PLAN – WEST ACCESS
25	EROSION & SEDIMENT CONTROL PLAN – CENTER
26	EROSION & SEDIMENT CONTROL PLAN – SOUTH
27	EROSION & SEDIMENT CONTROL DETAILS
28	EROSION & SEDIMENT CONTROL NOTES
29	LANDSCAPING PLAN – CENTER
30	LANDSCAPING PLAN – WEST
31	BUILDING LANDSCAPE PLAN
32	LANDSCAPING DETAILS & NOTES
L–1	LIGHTING PLAN
L–2	LIGHTING DETAILS

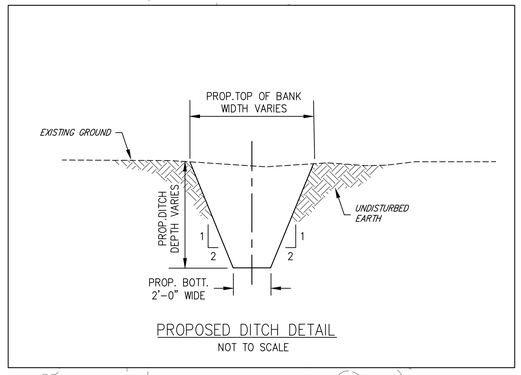
PREPARED FOR:
York Acquisitions, LLC dba Aspen Heights Partners
8008 Corporate Center Drive, Suite 201
Charlotte, N.C. 28226

SHEET NO.
00

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

Attachment: SP-2020-13 drawings 041521 (22899 : Sp-2020-13)

N:\2013\01062 Muir Woods\Site B\2013062.10 Muir Woods Site B – Aspen Heights\CADD\Design Phase\00 COVER SHEET.dwg Monday, 23 November 2020 8:09PM



PROPOSED DITCH DETAIL
NOT TO SCALE

INDICATES DEBRIS TO BE REMOVED AND DITCH TO BE CLEANED

TOWN DITCH 4B

EX. EL. 567.7

INDICATES DEBRIS TO BE REMOVED AND DITCH TO BE CLEANED

EX. DITCH
INV. 567.0

TOWN DITCH 4A

BH-1

BH-2

BH-3

BH-4

BH-5

BH-6

280± LF 2' DITCH BOTTOM
W/1 ON 2 SIDE SLOPES @ 0.13%

DITCH INV. 567.34
CULV. INV. 566.34

60 LF 6'x7'V. BOX CULVERT
W/HEADWALLS @ 0.15%
(BURIED 12")

DITCH INV. 567.25
CULV. INV. 566.25

1,030± LF 2' WIDE
DITCH BOTTOM
W/2H:1V SIDE SLOPES
@ 0.10%, TYP.

340± LF 2' DITCH BOTTOM
W/1 ON 2 SIDE SLOPES @ 0.13%

EX. INV. 569.34
(42" CMP)

EX. EL. 569.3

EXISTING POND OUTLET
AND SPILLWAY TO REMAIN

97 LF 8'x7'V. BOX CULVERT
W/HEADWALLS @ 0.16%
(BURIED 12")

DITCH INV. 566.56
CULV. INV. 565.56

200± LF 2' WIDE DITCH
BOTTOM W/1 ON 2
SIDE SLOPES @ 1.25%

DITCH INV. 566.81

65± LF 2' WIDE DITCH
BOTTOM W/1 ON 2
SIDE SLOPES @ 0.16%

DITCH INV. 566.71
CULV. INV. 565.71

490± LF 2' WIDE DITCH
BOTTOM W/1 ON 2 SIDE
SLOPES @ 0.16%

DITCH INV. 565.79

DITCH INV. 565.97

535± LF OF EXISTING DITCH
TO BE CLEANED OF DEBRIS
AND REGRADED TO 0.16%

INDICATES DEBRIS TO BE REMOVED
AND DITCH TO BE CLEANED

DITCH INV. 564.93

205± LF OF EXISTING DITCH
TO BE CLEANED OF DEBRIS
AND REGRADED TO 0.20%

EX. DITCH
INV. 564.52

ROUTE 990 EXPRESSWAY

LOCKPORT EXRESSWAY, SECTION II

JOHN JAMES AUDUBON PKWY

574 574 573 574 573 574 573 574 574 573 574 574 574

N

0 50' 100'
SCALE IN FEET

SITE DATA:
ZONING: NCD-ND & NCD-GC

PARKWAY EXTENSION ACREAGE:	2.04
SITE ACREAGE:	21.68
TOTAL ACREAGE:	23.72

BUILDINGS SHOWN:

2 – 2 BR STACKED FLAT	4 UNITS/8 BEDS
4 – 2 BR STACKED FLAT DUPLEX	16 UNITS/32 BEDS
1 – 3 BR DUPLEX	2 UNITS/6 BEDS
4 – 3 BR QUAD	16 UNITS/48 BEDS
5 – 4 BR DUPLEX	10 UNITS/40 BEDS
26 – 4 BR QUAD	104 UNITS/416 BEDS
14 – 5 BR QUAD	56 UNITS/280 BEDS
56 BUILDINGS	208 UNITS/830 BEDS

CLUBHOUSE BUILDING
MAINTENANCE BUILDING

PARKING SPACES REQUIRED:
1 SPACE PER 2 OCCUPANTS
830 BEDS/2 = 415 SPACES REQUIRED

PARKING SPACES SHOWN:

STANDARD:	652
HANDICAP:	14
TOTAL:	666

PERMANENT PUBLIC STORM & ACCESS EASEMENT TO TOWN OF AMHERST
92.1'
28.7'
41.3'
BOUNDARY LINE
STANDARD 3-BAR BARRICADE
40'x20' TEMPORARY TURNAROUND
PERMANENT PUBLIC STORM & ACCESS EASEMENT TO TOWN OF AMHERST
MIN. 26' WIDE ASPHALTIC CONC. PAVEMENT W/2' WIDE CONC. GUTTER CURBS (TYP.)
(5) TEMPORARY CONCRETE LIGHTED BARRIERS, TYP.
PERMANENT 50' WIDE PUBLIC STORM & ACCESS EASEMENT TO TOWN OF AMHERST
10' MIN. WIDTH RAISED GRASS ISLAND W/ISLAND CURBING
PAVEMENT W/2' WIDE GUTTER CURB & ISLAND CURB (TYP.)
PROP. GUIDERAIL AT CULVERT
SAND FILTER #1
SAND FILTER #2
SAND FILTER #3
CLUBHOUSE
MAINTENANCE BUILDING
DUMPSTER W/SCREENING
NO PARKING SIGN, TYP.
EMERGENCY ACCESS GATE
20' WIDE ASPHALT EMERGENCY ACCESS ROAD
10' WIDE PAVED TRAIL
PERMANENT PUBLIC STORM & ACCESS EASEMENT TO TOWN OF AMHERST
LOCKPORT EXPRESSWAY, SECTION II
JOHN JAMES AUDUBON PKWY
STOP
BIKE LANE ENDS

Greenman-Pedersen, Inc.
Engineering and Construction Services
In Western New York:
ROCHESTER (585) 486-4859
JAMESTOWN (716) 488-2803
BUFFALO (716) 833-4944
GPI

STATE OF NEW YORK
GREENMAN PEDERSEN, INC.
LICENSED PROFESSIONAL ENGINEER
No. 151

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

		BY	DATE
DRAWN BY:	TrM		
CHECKED BY:	DFP		
JOB NO.:	BUF-2013062.10		
REVISIONS:			

SCALE: AS NOTED
DATE: SEPTEMBER, 2020
DWG NO.: SP
NO.:

SITE PLAN

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
SP

Attachment: SP-2020-13 drawings 041521 (22899 : Sp-2020-13)

N

0 30' 60'
SCALE IN FEET

NOTES:

1. ALL CONSTRUCTION TO CONFORM TO TOWN OF AMHERST CONSTRUCTION SPECIFICATIONS AND DETAILS.
2. ALL WATERLINE SHALL BE INSTALLED IN ACCORDANCE WITH ERIE COUNTY WATER AUTH. SPECIFICATIONS AND DETAILS.
3. //////// BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAX. 6" LIFTS.
4. P.V.C. (POLYVINYL CHLORIDE) PIPE SANITARY SEWER SHALL CONFORM TO ASTM SDR-35 OR AN APPROVED EQUAL.
5. D.I.P. (DUCTILE IRON) PIPE WATER LINE SHALL CONFORM TO ANSI.AWWA C151/A.21.51 SPECS. (CLASS 52) OR AN APPROVED EQUAL.
6. P.V.C. (POLYVINYL CHLORIDE) WATERLINE PIPE SHALL CONFORM TO A.W.W.A. C-900 STANDARDS OR APPROVED EQUAL
7. CONTRACTOR SHALL VERIFY EXACT DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.0' FROM PROP. GRADE.
9. WHERE THE PROPOSED WATERLINE CROSSES THE PROPOSED OR EXISTING SEWERS, AN 18" CLEARANCE (MINIMUM) SHALL BE MAINTAINED.
10. O – CHLORINATION AND SAMPLING POINT.
11. PIPING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH A.W.W.A. C-600-82 FOR DUCTILE IRON WATERMAINS OR A.W.W.A. C-605 FOR P.V.C. PIPE WITH INSTALLATION AND TESTING AS PER A.W.W.A. MANUAL M-23.
12. WHERE GROUNDWATER IS WITHIN 7' OF FINISHED GRADE HYDRANT WEEPHOLES ARE TO BE PLUGGED AND THE HYDRANTS TAGGED.

WATERLINE NOTE:

FIELD CONDITIONS MAY REQUIRE MINOR ALIGNMENT AND BEND LOCATION ADJUSTMENTS WHICH WILL BE PERMITTED AS LONG AS ALL MINIMUM OFFSETS FROM OTHER UTILITIES AND MAXIMUM ALLOWABLE JOINT DEFLECTIONS ARE MAINTAINED.

SAN MH 22 RIM 576.80 INV 570.35
SAN MH 21 RIM 576.10 N INV 569.29 W INV 568.31 S INV 568.21
SAN MH 11 RIM 576.00 W INV 567.41 E INV 567.31
SAN MH 12 RIM 576.20 N INV 568.03 E INV 567.93
SAN MH 132 RIM 576.20 S INV 569.00
SAN MH 23 RIM 576.30 E INV 569.65
SAN MH 20 RIM 576.90 S INV 569.90
SAN MH 19 RIM 576.60 N INV 569.62 S INV 569.52
SAN MH 17 RIM 576.30 N INV 567.06 E INV 566.96
SAN MH 16 RIM 576.30 W INV 566.36 E INV 566.26
SAN DROP MH 15 RIM 575.70 N INV 567.26 W INV 564.75 E INV 564.65
SAN DROP MH 18 RIM 576.40 N INV 568.99 SE INV 567.34

PROP. 8" PVC WATER LINE
PROPOSED HYDRANT
SAMPLING POINT 8"x8" TEE
(2) 8" WV
CLEANOUT (TYP.)
6" PVC LATERAL @ 1.00% TYP. (PRIVATE)
4" PVC WATER SERVICE, TYP.
4" PVC WATER SERVICE TYP.
PREM. JOINT PLUG & BLOCK
INSTALL BENDS OR DRIFT PIPE TO MAINTAIN ALIGNMENT
11 ¼° BEND
45° BEND
¾" TYPE 'K' COPPER WATER SERVICE
SAMPLING POINT 76.00
SAND FILTER 3
SAND FILTER 2
PAVED TRAIL
MAINTENANCE GARAGE F.F. 576.49
DUMPSTER/ COMPACTOR

261 LF OF 8" PVC @ 0.40% (PRIVATE)
130 LF OF 8" PVC @ 0.40% (PRIVATE)
243 LF OF 8" PVC @ 0.40% (PRIVATE)
160 LF OF 8" PVC @ 0.71%
237 LF OF 8" PVC @ 0.40% (PRIVATE)
333 LF OF 8" PVC @ 0.40%
378 LF OF 8" PVC @ 0.40% (PRIVATE)
335 LF OF 8" PVC @ 0.40% (PRIVATE)
269 LF OF 8" PVC @ 0.40% (PRIVATE)
133 LF OF 8" PVC @ 0.40% (PRIVATE)
71 LF OF 8" PVC @ 0.40% (PRIVATE)
150 LF OF 6" PVC @ 0.40% (PRIVATE)

F.F. 577.17 · F.F. 577.16 · F.F. 577.13 · F.F. 577.00 · F.F. 576.99 · F.F. 577.09 · F.F. 577.06 · F.F. 576.98 · F.F. 576.95 · F.F. 576.13 · F.F. 576.53 · F.F. 577.00 · F.F. 576.82 · F.F. 576.52 · F.F. 576.41 · F.F. 576.16 · F.F. 577.08 · F.F. 576.93 · F.F. 576.50 · F.F. 576.65 · F.F. 576.91 · F.F. 576.32 · F.F. 576.37 · F.F. 576.10

SHEET LAYOUT SCHEMATIC

CENTER SHEET
SOUTH SHEET
WEST SHEET
WEST SHEET ACCESS ROAD

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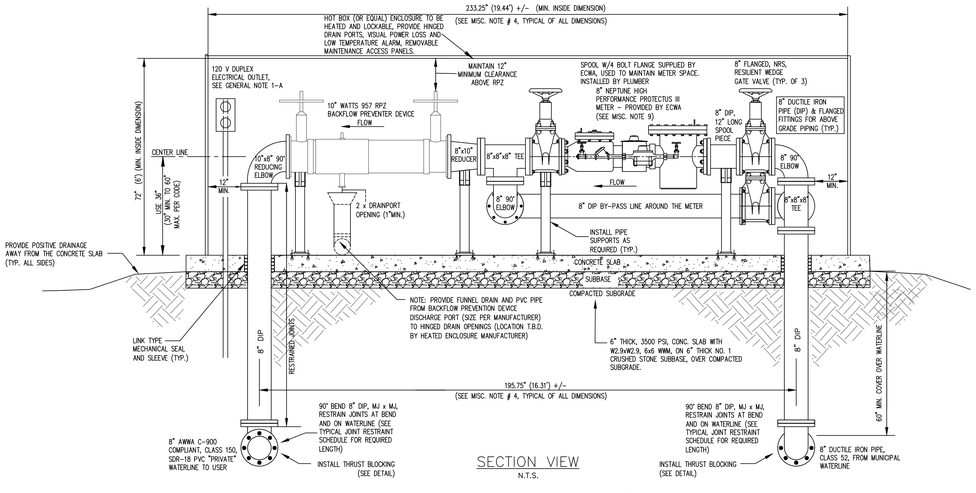
SANITARY & WATERLINE PLAN - WEST

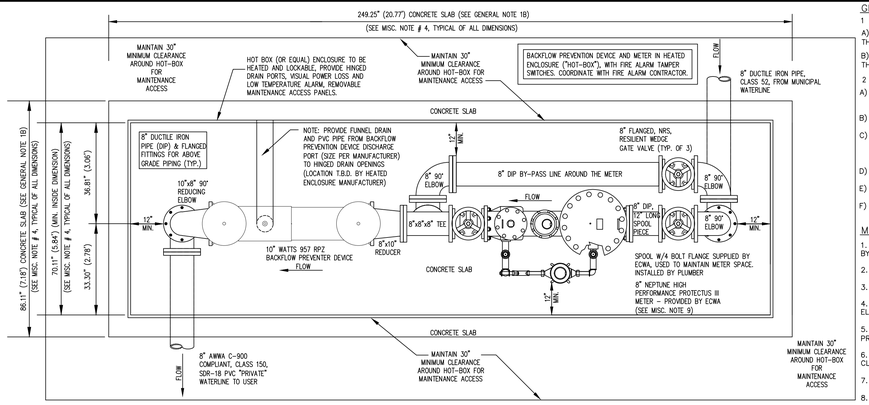
ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
01

Attachment: SP-2020-13 drawings_041521 (22899 : Sp-2020-13)



SECTION VIEW
N.T.S.



PLAN VIEW
N.T.S.

GENERAL NOTES:

1 SITE PREPARATION

A) PROVIDE A 120V GROUND FAULT PROTECTED CIRCUIT TO THE BACKFLOW PREVENTION DEVICE(s). THE 120V OUTLET SHALL BE INSTALLED 6" MIN. ABOVE THE RPZ DISCHARGE OUTLET

B) POUR A CONCRETE PAD 6" THICK AROUND THE BACKFLOW PREVENTION DEVICE IN ALL DIRECTIONS. THE CONCRETE SLAB SHALL EXTEND 8" BEYOND THE INSIDE DIMENSIONS OF THE HEATED ENCLOSURE.

2 INSTALLATION

A) PLACE HEATED ENCLOSURE OVER BACKFLOW PREVENTION DEVICE ONTO PAD, ALL SECTIONAL BOXES SHOULD BE COMPLETELY ASSEMBLED BEFORE PROCEEDING

B) ACCESS DOORS MUST BE PLACED ON SIDE OF BACKFLOW PREVENTION DEVICE THAT HAS THE TESTING VALVES

C) DRILL ANCHOR BOLT HOLES FULL THROUGH THE BASE FLANGE AROUND THE PERIMETER OF THE HEATED ENCLOSURE. INSERT "RED HEAD" EXPANSION ANCHORS THROUGH HOLE INTO THE FOOTER OR PAD AND BOLT THE BOX DOWN FIRMLY, OR USE POURED IN PLACE, 8" LONG FULLY EMBEDDED ANCHOR BOLTS.

D) PLUG HEAT SOURCE INTO THE 120V CIRCUIT THAT HAS BEEN PROVIDED

E) ALL ESCUTHEON COVERS SHOULD BE SECURED TO THE HEATED ENCLOSURE, RAIN TIGHT

F) MIN. CLEARANCE SHOWN ONLY APPLY DURING ACTUAL MAINTENANCE OPERATION. IF THE ENCLOSURE IS REMOVABLE OR PIVOTS ON HINGES AWAY FROM THE INSTALLATION, THE MIN. CLEARANCES DO NOT APPLY.

MISCELLANEOUS NOTES:

1. MATERIALS USED, TYPE OF ENCLOSURE & LOCATION, AND MISCELLANEOUS APPURTENANCES, SHALL BE GOVERNED BY ERIE COUNTY WATER AUTHORITY SPECIFICATIONS AND LOCAL ORDINANCES.

2. ALL DUCTILE IRON PIPE SHALL BE THICKNESS CLASS 52 UNLESS SPECIFIED OTHERWISE.

3. ALL DUCTILE IRON FITTINGS SHALL BE CLASS 350 ANSI/AWWA C110/A21.01-82 UNLESS SPECIFIED OTHERWISE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LOCATIONS, DIMENSIONS AND ELEVATIONS SHOWN PRIOR TO ORDERING MATERIALS.

5. ENCLOSURE MUST HAVE HEAT & ACCESS PANELS POSITIONED TO FACILITATE TESTING/MAINTENANCE OF BACKFLOW PREVENTION DEVICE(S) AND/OR METER.

6. DIMENSIONS SHOWN FOR THE WATER METER ARE STANDARD FOR THE SIZE & MODEL SHOWN. ADEQUATE CLEARANCES IN THE HEATED ENCLOSURE MUST BE MAINTAINED ON ALL SIDES.

7. CLEARANCE DIMENSIONS SHOWN FOR THE BACKFLOW PREVENTION DEVICE(S) ARE NYSDOH STANDARDS.

8. BACKFLOW PREVENTION DEVICE(S) MUST BE PROPERLY SUPPORTED.

9. PRIOR TO THE PLACEMENT OF THE ENCLOSURE SHELL ON THE CONCRETE PAD, CONTACT ECWA METER SHOP A MINIMUM OF THREE (3) WORKING DAYS TO SCHEDULE THE INSTALLATION OF THE METER. TEL. NO. 685-8226

10. POWER SOURCE: ELECTRICAL POWER SOURCE FOR THE HEATED ENCLOSURE SHALL BE INSTALLED BY THE CONTRACTOR PER APPLICABLE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND HEATED ENCLOSURE MANUFACTURER. CONTRACTOR SHALL COORDINATE LOCATION OF POWER SOURCE AND ELECTRICAL SERVICE WITH THE ELECTRICAL PLANS (BY OTHERS).

11. UPON COMPLETION OF THE BACKFLOW PREVENTER ASSEMBLY INSTALLATION(S), THE BACKFLOW PREVENTION DEVICE(S) SHALL BE TESTED BY A "NYS DEPARTMENT OF HEALTH CERTIFIED BACKFLOW PREVENTION DEVISE TESTER".

8" WATER METER AND 10" RPZ ASSEMBLY IN HEATED ENCLOSURE

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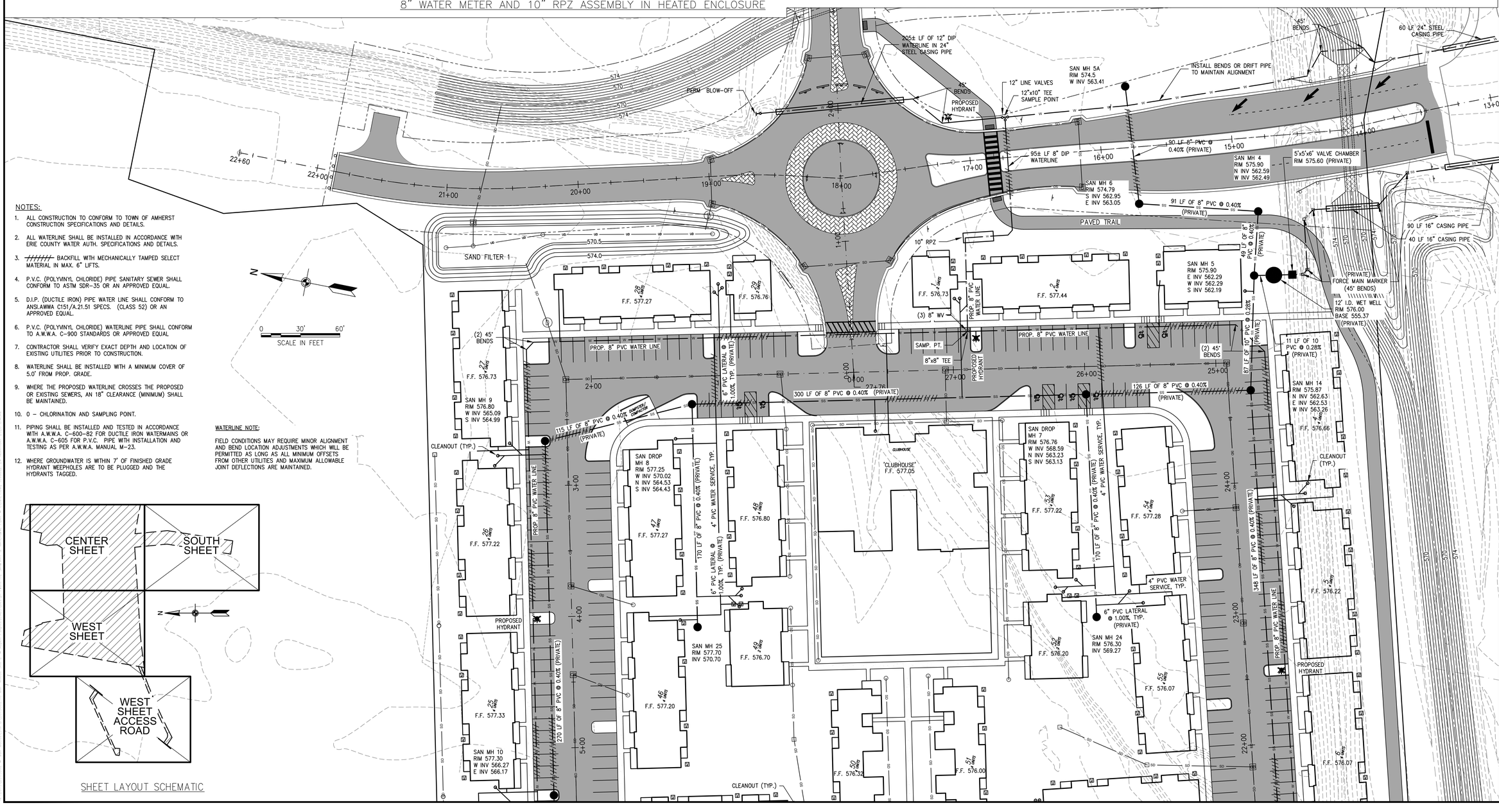

NOTES:

1. ALL CONSTRUCTION TO CONFORM TO TOWN OF AMHERST CONSTRUCTION SPECIFICATIONS AND DETAILS.
2. ALL WATERLINE SHALL BE INSTALLED IN ACCORDANCE WITH ERIE COUNTY WATER AUTH. SPECIFICATIONS AND DETAILS.
3. //////// BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAX. 6" LIFTS.
4. P.V.C. (POLYVINYL CHLORIDE) PIPE SANITARY SEWER SHALL CONFORM TO ASTM SDR-35 OR AN APPROVED EQUAL.
5. D.I.P. (DUCTILE IRON) PIPE WATER LINE SHALL CONFORM TO ANSI.AWWA C151/A.21.51 SPECS. (CLASS 52) OR AN APPROVED EQUAL.
6. P.V.C. (POLYVINYL CHLORIDE) WATERLINE PIPE SHALL CONFORM TO A.W.W.A. C-900 STANDARDS OR APPROVED EQUAL
7. CONTRACTOR SHALL VERIFY EXACT DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.0' FROM PROP. GRADE.
9. WHERE THE PROPOSED WATERLINE CROSSES THE PROPOSED OR EXISTING SEWERS, AN 18" CLEARANCE (MINIMUM) SHALL BE MAINTAINED.
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N

0 30' 60'
SCALE IN FEET

WATERLINE NOTE:

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SHEET LAYOUT SCHEMATIC

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SANITARY & WATERLINE PLAN - CENTER

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SHEET NO.
02

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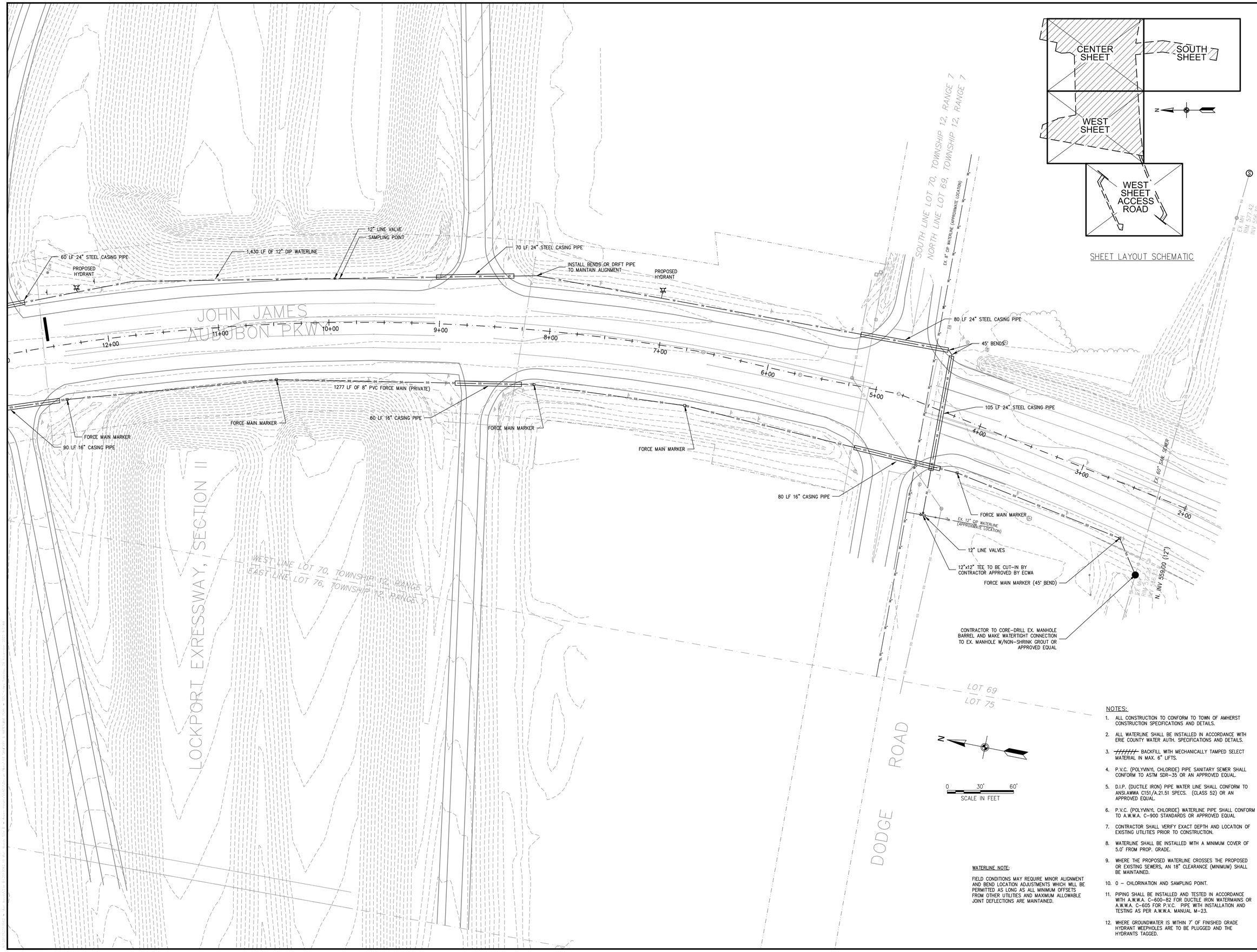

SHEET LAYOUT SCHEMATIC

WEST LINE LOT 70, TOWNSHIP 12, RANGE 7
EAST LINE LOT 76, TOWNSHIP 12, RANGE 7

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SANITARY & WATERLINE PLAN - SOUTH

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SHEET NO.
03

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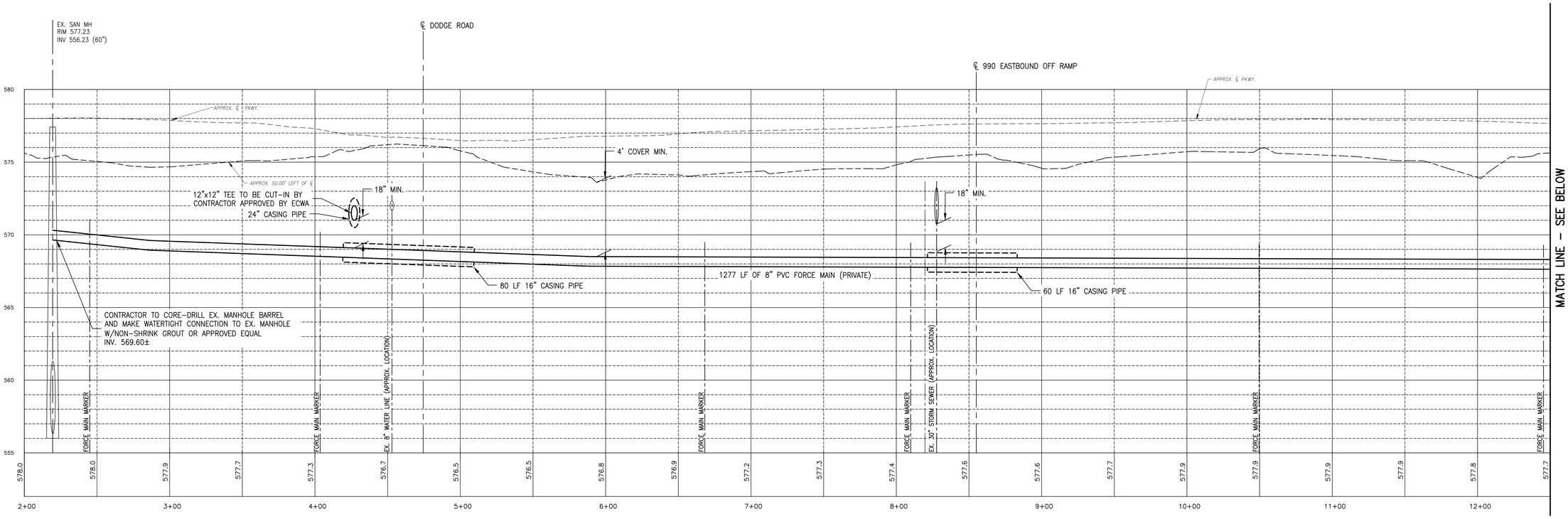
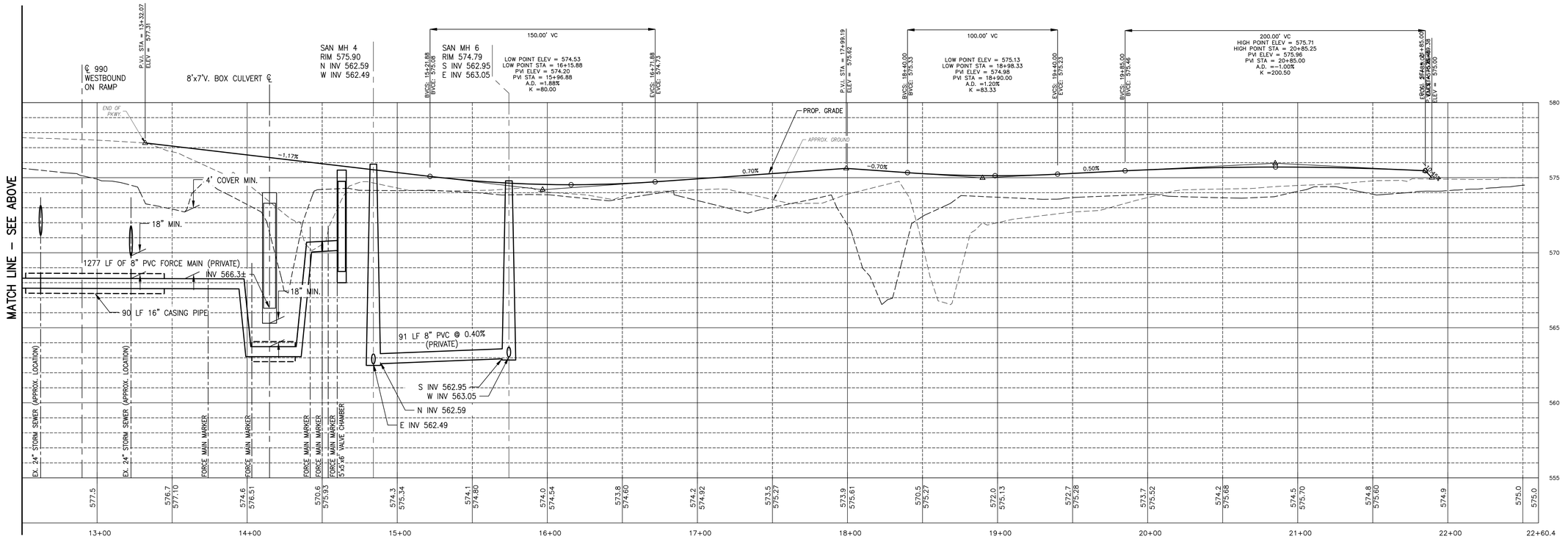


PROFILE: PARKWAY EXTENSION (LEFT SIDE)
SCALE: 1"=30' HORZ.; 1"=3' VERT



PROFILE: PARKWAY EXTENSION (LEFT SIDE)
SCALE: 1"=30' HORZ.; 1"=3' VERT

0 30' 60'
SCALE IN FEET

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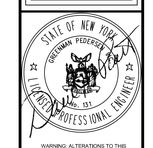

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SANITARY & WATERLINE PROFILES -1

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
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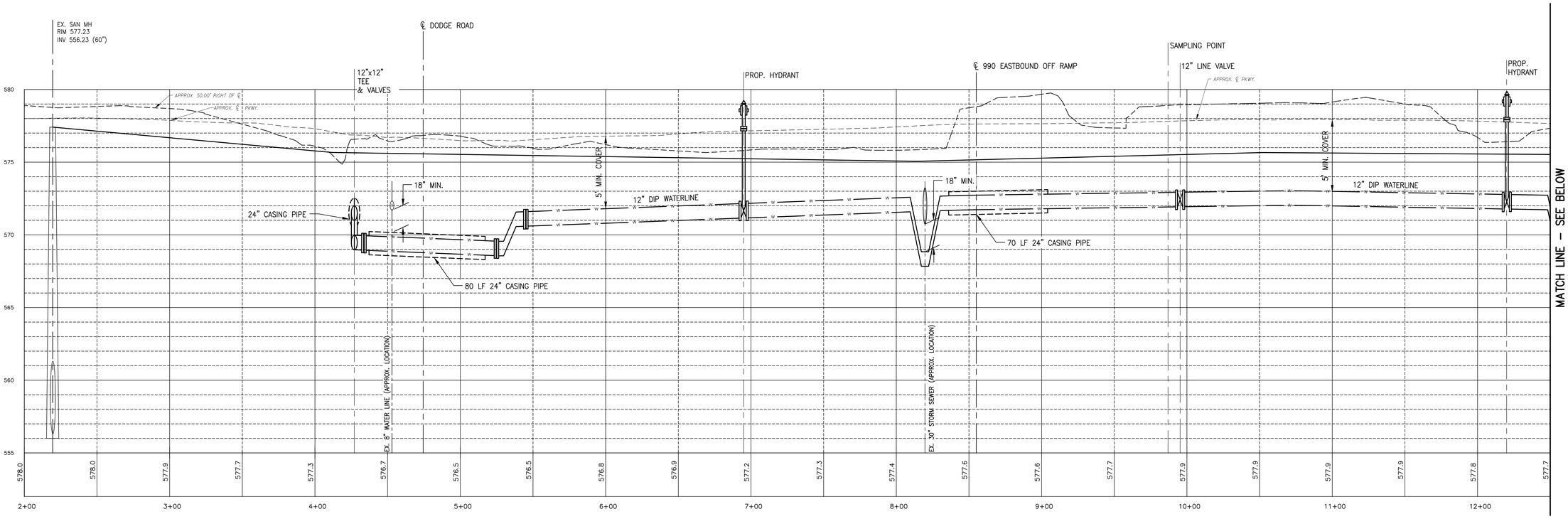
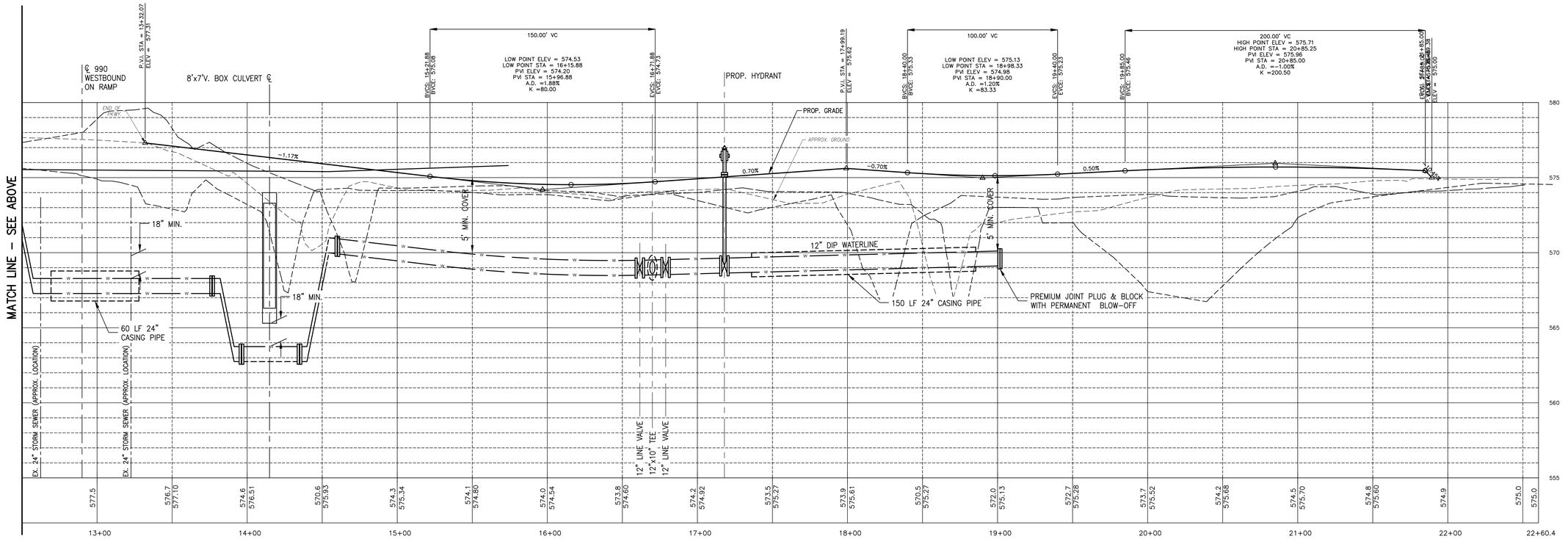
SHEET NO.
04

Attachment: SP-2020-13 drawings 041521 (22889 : Sp-2020-13)



PROFILE: PARKWAY EXTENSION (RIGHT SIDE)

SCALE: 1"=30' HORZ.; 1"=3' VERT



PROFILE: PARKWAY EXTENSION (RIGHT SIDE)

SCALE: 1"=30' HORZ.; 1"=3' VERT

0 30' 60'

SCALE IN FEET

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SANITARY & WATERLINE PROFILES - 2

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SHEET NO.
05

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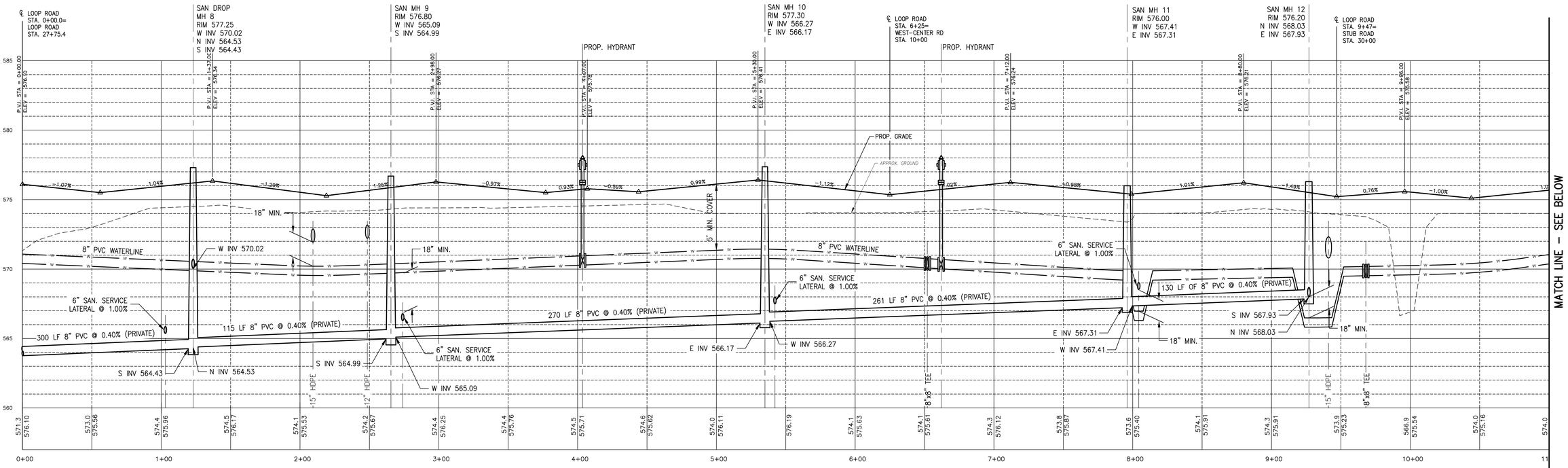
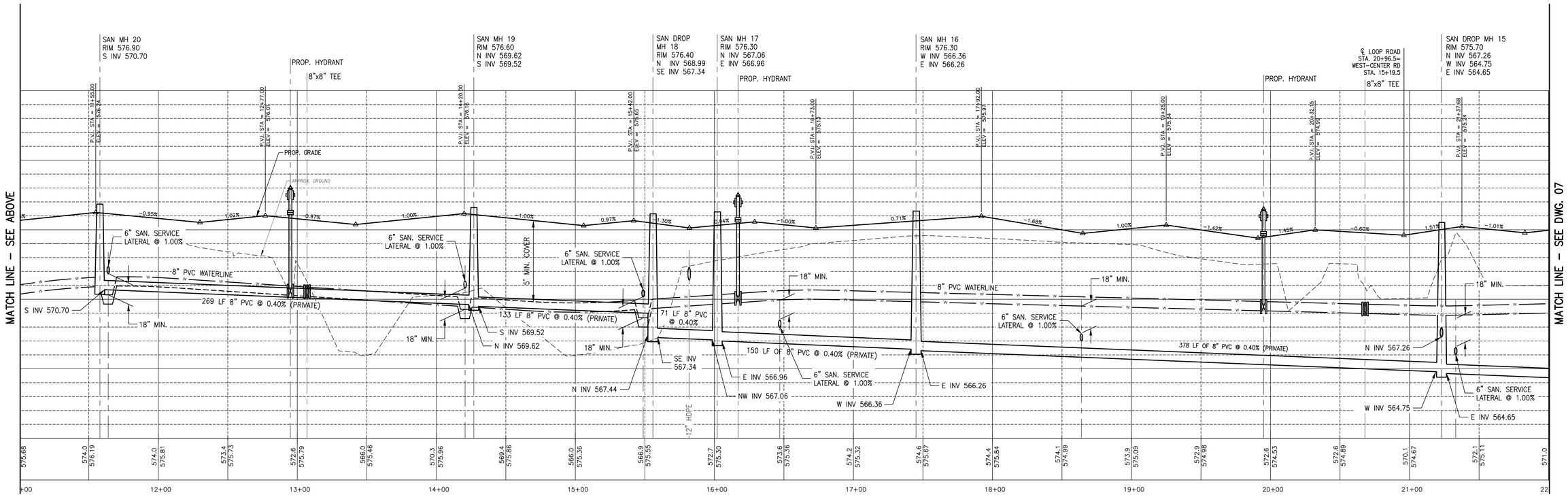


PROFILE: LOOP ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.



PROFILE: LOOP ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.

0 30' 60'
SCALE IN FEET

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DWG NO.: 05

SANITARY & WATERLINE PROFILES - 3

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
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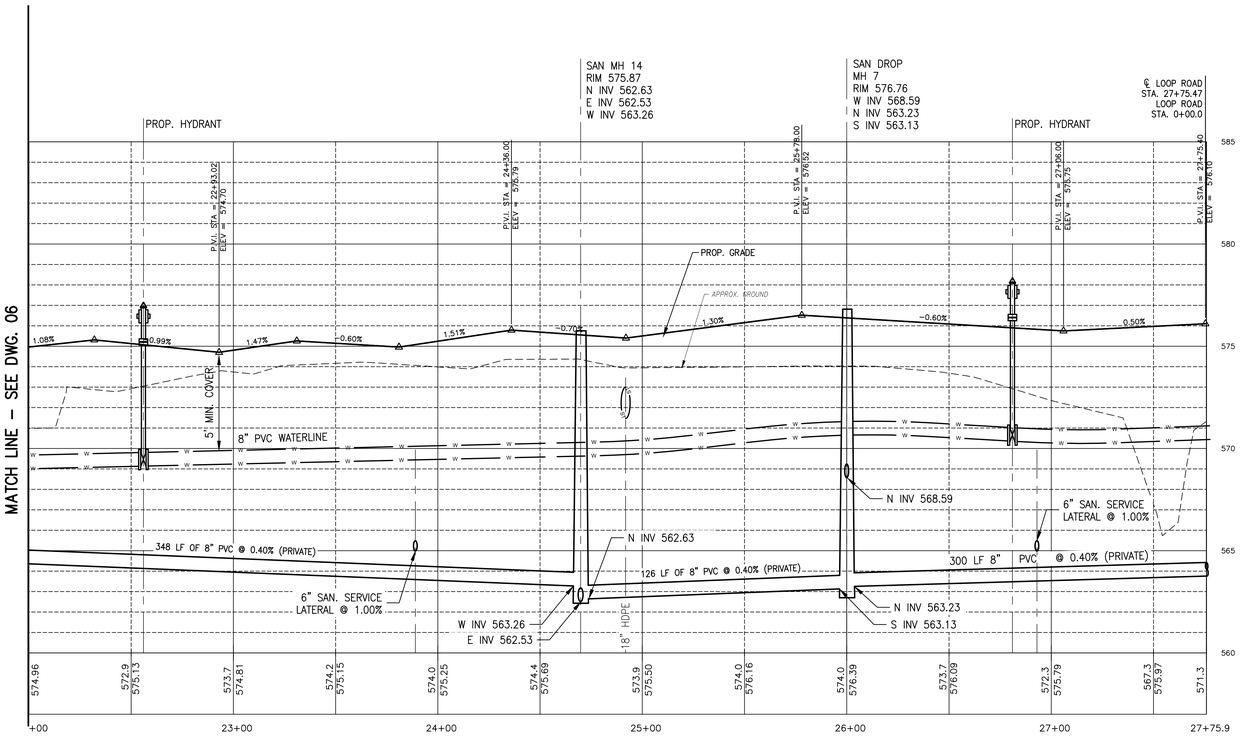
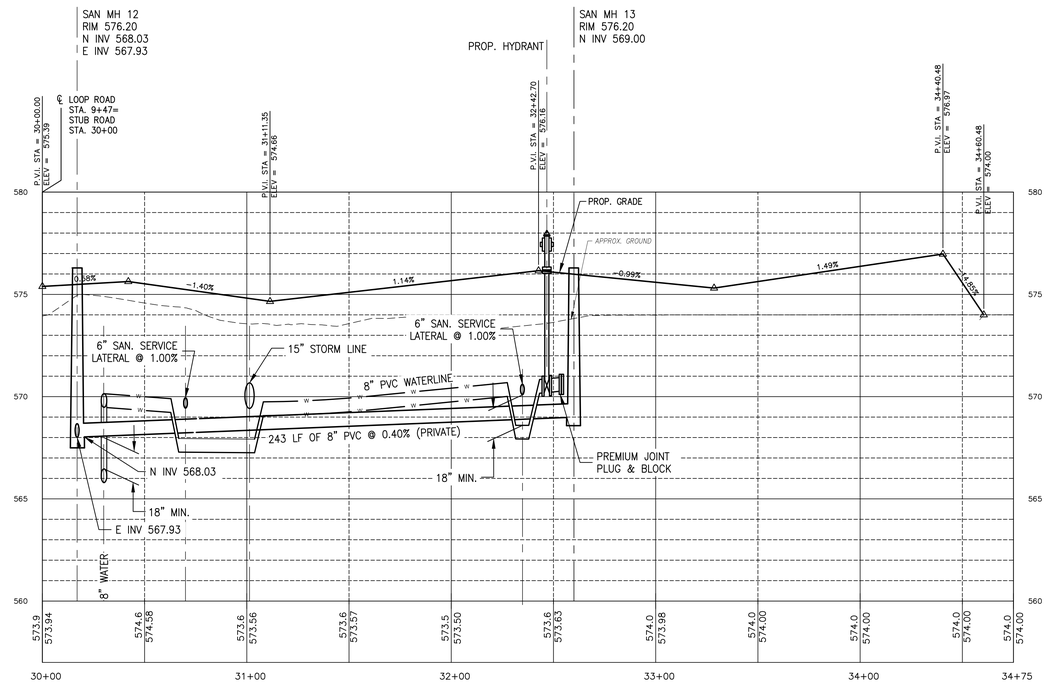
SHEET NO.
06

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

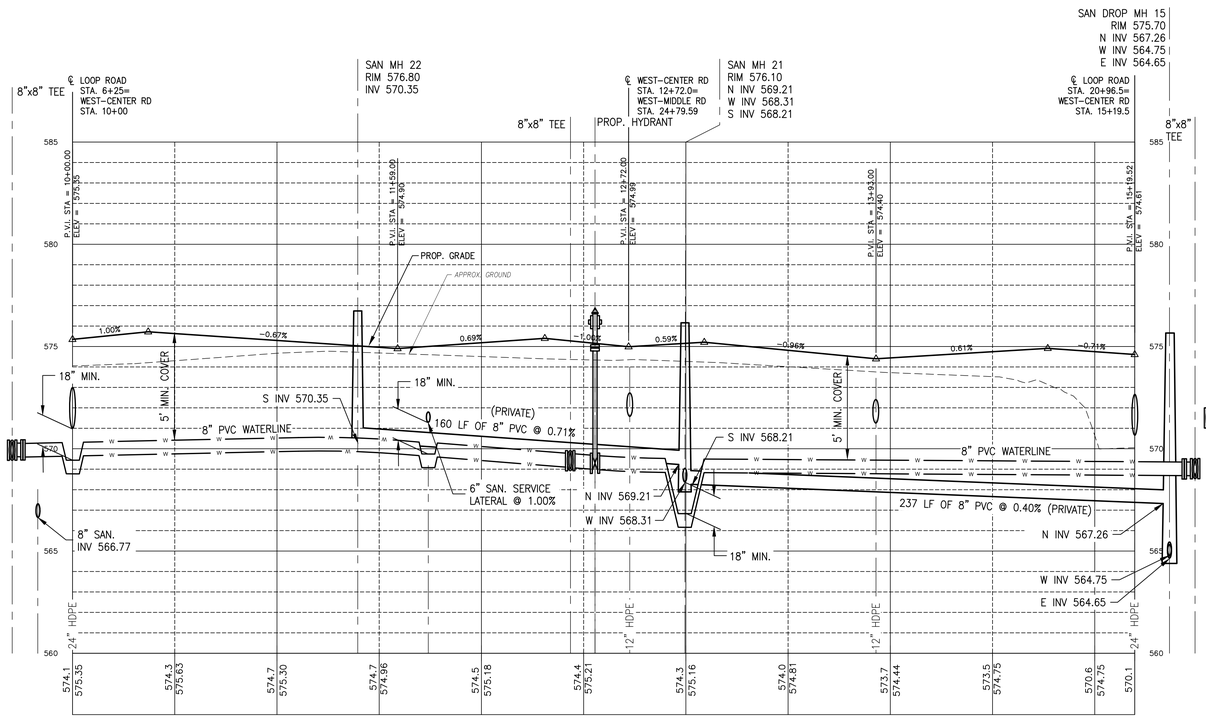
MATCH LINE – SEE DWG. 06



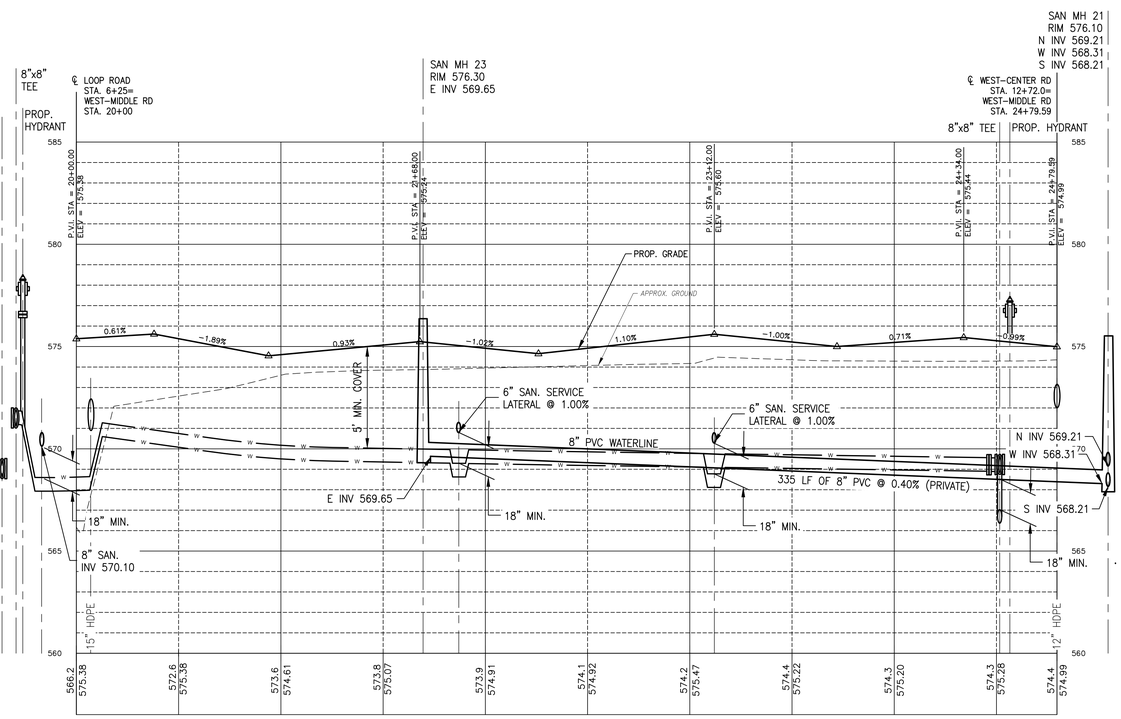
PROFILE: LOOP ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.



PROFILE: STUB ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.



PROFILE: WEST-CENTER ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.



PROFILE: WEST-MIDDLE ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.

0 30' 60'
SCALE IN FEET

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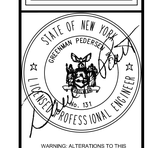

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SANITARY & WATERLINE PROFILES - 4

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
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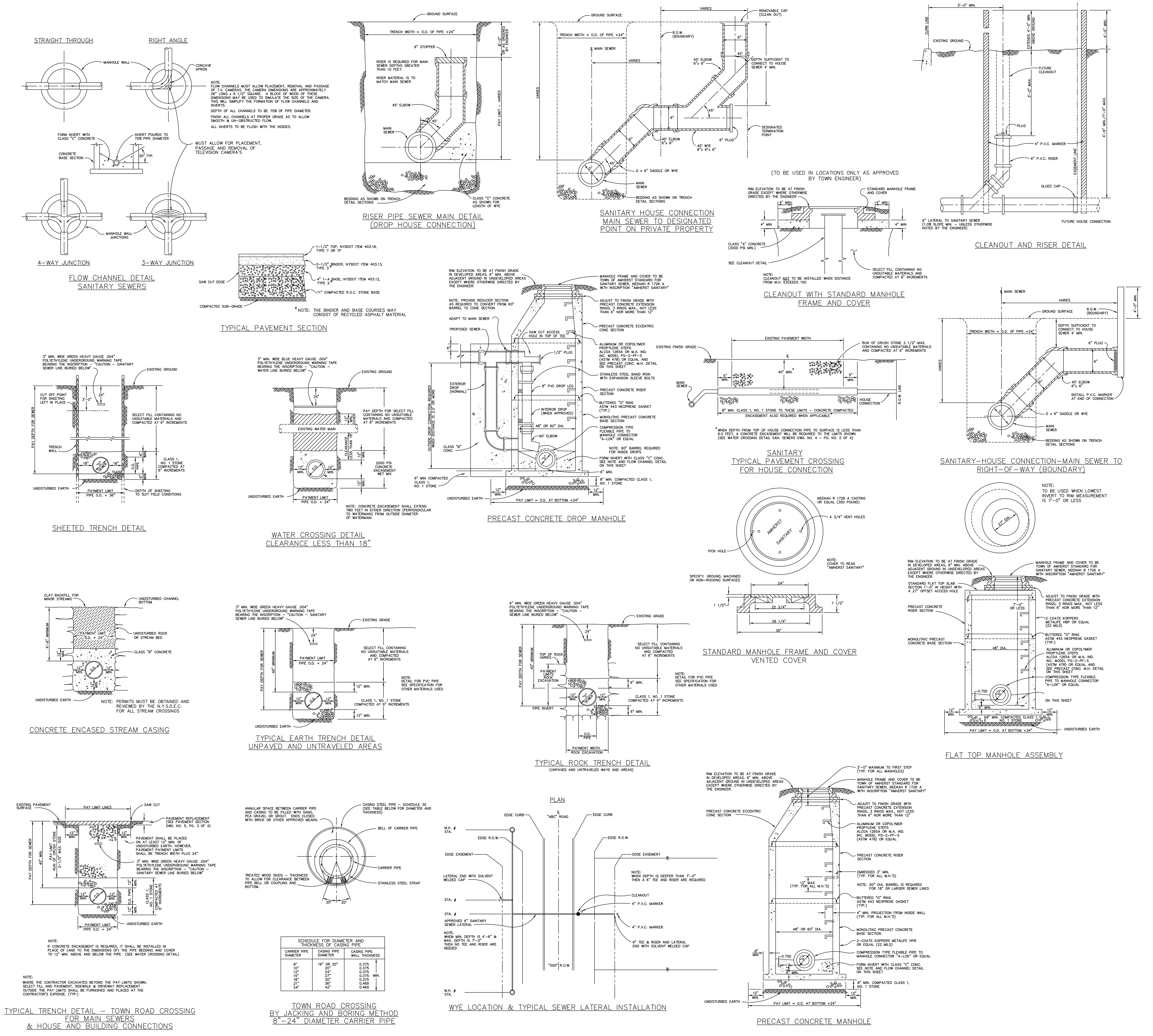
SHEET NO.
07

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)



SCHEDULE FOR DIAMETER AND THICKNESS OF CASING PIPE		
CARRIER PIPE DIAMETER	CASING PIPE DIAMETER	CASING PIPE WALL THICKNESS
8"	16" OR 20"	0.375
10"	20"	0.375
12"	24"	0.375
15"	27"	0.375 MIN.
18"	30"	0.375
21"	36"	0.469
24"	42"	0.469

SANITARY SEWER TESTING METHODS
GENERAL NOTES

(A) LEAKAGE TESTS

01. THE TEST PERIOD WHEREIN THE MEASUREMENTS ARE TAKEN SHALL NOT BE LESS THAN 24 HOURS, REGARDLESS OF THE TEST METHOD USED.

02. THE TOTAL LEAKAGE OF ANY SECTION TESTED BY ANY TEST METHOD SHALL NOT EXCEED THE RATE OF 100 GALLONS PER MILE OF PIPE PER 24 HOURS PER INCH OF NOMINAL PIPE DIAMETER.

03. MANHOLES SHALL BE CONSIDERED AS SECTIONS OF 48" DIAMETER PIPE AND THE EQUIVALENT LEAKAGE ALLOWANCE SHALL BE COMPUTED PER NOTE 02 USING THE SUBMERGED HEIGHT OF MANHOLE AS THE LENGTH.

04. WHEN MANHOLES ARE TESTED SEPARATELY, ALL PIPE OPENINGS SHALL BE PLUGGED AND THE TEST PROCEDURES AND CRITERIA SHALL BE APPLIED IN THE SAME MANNER AS FOR TESTS INVOLVING ONLY THE PIPE OR A COMBINATION OF PIPE AND MANHOLES.

(B) INFILTRATION TEST CRITERIA FOR USE

01. THIS TEST METHOD MAY ONLY BE USED WHEN GROUND WATER LEVELS ARE AT LEAST TWO (2) FEET ABOVE THE TOP OF THE PIPE FOR THE ENTIRE LENGTH OF THE SECTION TO BE TESTED DURING THE ENTIRE PERIOD OF THE TESTS.

02. GROUND WATER LEVELS MAY BE MEASURED IN AN OPEN TRENCH OR IN STANDPIPES PREVIOUSLY PLACED IN BACKFILLED TRENCHES DURING BACKFILLING.

03. THE NUMBER OF STANDPIPES REQUIRED AND LOCATION OF THE SAME ARE TO BE AS ORDERED BY THE ENGINEER. STANDPIPES MAY BE OF ANY PIPE MATERIAL BUT MUST BE OF SUCH DIAMETER (2-1/2" MINIMUM) AS TO PERMIT THE INSERTION OF A RULE OR LEVEL ROD. CRUSHED STONE SHALL BE PLACED AROUND THE LOWER OPEN ENDS OF THE STANDPIPES.

04. STANDPIPES ARE TO BE REMOVED AT THE SATISFACTORY COMPLETION OF THE TESTS.

05. IF IN LIEU OF STANDPIPES, THE TRENCH IS TO BE LEFT OPEN FOR GROUND WATER OBSERVATION, THE LENGTH OF UNBACKFILLED TRENCH AT ANY ONE TIME MAY HAVE TO BE LIMITED FOR REASONS OF SAFETY.

(C) EXFILTRATION TEST CRITERIA FOR USE

01. THIS TEST CONSISTS OF FILLING THE PIPE WITH WATER TO PROVIDE A HEAD OF AT LEAST TWO (2) FEET ABOVE THE TOP OF THE PIPE OR ABOVE GROUND WATER WHICHEVER IS HIGHER AT THE HIGHEST POINT OF THE PIPE LINE UNDER TEST, AND THEN MEASURING THE LOSS OF WATER TO MAINTAIN THE ORIGINAL LEVEL.

02. IN THIS TEST THE PIPE LINE MUST BE FILLED WITH WATER AND ALLOWED TO REMAIN SO FILLED FOR AT LEAST 24 HOURS PRIOR TO TAKING MEASUREMENTS.

03. REGARDING GROUND WATER MEASUREMENTS: SEE NOTES 02 THROUGH 05 ABOVE.

04. REGARDING THE TEST STANDPIPE: THERE MUST BE SOME POSITIVE METHOD OF RELEASING ENTRAPPED AIR IN THE SEWER PRIOR TO TAKING MEASUREMENTS.

(D) DEFLECTION TEST FOR PVC SEWER PIPE

01. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE GRAVITY SEWER PIPE. TESTS SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS.

02. NO PIPE SHALL EXCEED DEFLECTION OF 5%. DEFLECTION GAGE MAY BE BORROWED FROM THE TOWN ENGINEER FOR 8" AND 10" PIPE. THE DEFLECTION TEST MUST BE EXECUTED AFTER 30 DAYS OF PLACEMENT OF FINAL BACKFILL. THE TEST WILL ALSO BE DONE WITHOUT MECHANICAL PULLING DEVICES.

GENERAL NOTES:

01. THE CONTRACTOR SHALL COMPLY WITH THE TOWN OF AMHERST STANDARD DRAWINGS AND SPECIFICATIONS.

02. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER AND THE TOWN OF AMHERST ENG. DEPT. OF ANY HAZARDOUS SUBSTANCE ENCOUNTERED DURING THE CONSTRUCTION OF THE WORK. HE SHALL AT HIS EXPENSE, CONFORM TO ALL LAWS, RULES, REGULATIONS AND DIRECTIONS AS PROMULGATED BY THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, THE NEW YORK STATE DEPARTMENT OF HEALTH AND ANY SUCH LOCAL RULES, ORDINANCES AND LAWS WHEN ENCOUNTERING OR WORKING WITH ANY SUCH HAZARDOUS SUBSTANCE.

03. THE CONTRACTOR SHALL COMPLY IN ALL RESPECTS TO THE INDUSTRIAL CODE PART (RULE NO.) 53 RELATING TO CONSTRUCTION, EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND FACILITIES, AS ISSUED BY THE STATE OF NEW YORK DEPARTMENT OF LABOR, BOARD OF STANDARD AND APPEALS.

04. SINCE THE ERIE COUNTY WATER AUTHORITY OPERATES AND MAINTAINS THE EXISTING WATER LINES, THEY ARE TO BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION. ALL EXISTING VALVES ARE TO BE OPERATED BY THE ERIE COUNTY WATER AUTHORITY PERSONNEL.

05. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF THE PIPE LAYING OPERATION, SO THAT, IF MINOR ADJUSTMENTS MUST BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, SAID CHANGES CAN BE MADE IN ADVANCE OF THE WORK.

06. WHERE SUCH FACILITIES ARE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER, HE SHALL CERTIFY TO THE ENGINEERING DEPARTMENT OF THE TOWN OF AMHERST THAT SAID FACILITIES AS CONSTRUCTED WERE SUPERVISED BY HIMSELF (HERSELF) AND THAT THE WORKS HAVE BEEN FULLY COMPLETED IN ACCORDANCE WITH THE APPROVED ENGINEERING REPORTS, PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS AND ANY AND ALL ADDENDA TO SAME.

07. THE CONSTRUCTION OF THE FACILITIES SHALL BE UNDER THE SUPERVISION OF A PERSON OR FIRM QUALIFIED TO PRACTICE PROFESSIONAL ENGINEERING IN NEW YORK STATE UNDER THE EDUCATION LAW OF THE STATE, WHENEVER ENGINEERING SERVICES ARE REQUIRED BY SUCH LAW FOR SUCH PURPOSES.

08. A WRITTEN CERTIFICATE OF CONSTRUCTION COMPLIANCE, INCLUDING THE RESULTS OF HYDROSTATIC LEAKAGE TESTS, MADE BY THE PROFESSIONAL ENGINEER SUPERVISING THE CONSTRUCTION, SHALL BE SUBMITTED TO THE ERIE COUNTY DEPART. OF ENVIRONMENT PLANNING AND NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION WITHIN THIRTY (30) DAYS AFTER CONSTRUCTION COMPLETION.

09. UNSUITABLE MATERIALS SUCH AS FROZEN ORGANIC AND/OR VEGETABLE MATERIAL, DEBRIS, TREES, LUMBER, LARGE STONES OR CLODS (6.0" OR LARGER), MUCK, PEAT, ORGANIC SILT WILL NOT BE ACCEPTABLE FILL AND CERTAIN MAN-MADE DEPOSITS OF INDUSTRIAL WASTE, SLUDGE OR LANDFILL MAY ALSO BE DETERMINED AS UNSUITABLE HAZARDOUS MATERIAL.

10. THE COMPACTION OF ALL MATERIALS WILL OCCUR AT 6" INCREMENTS.

11. VERIFICATION OF ALL EXISTING EASEMENTS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THEY MUST BE SHOWN ALONG WITH ALL PROPOSED EASEMENTS ON PLAN DRAWINGS.

12. SHOULD A FLUID CONDITION BE ENCOUNTERED AT THE TRENCH BOTTOM, THE CONTRACTOR IS TO INSTALL ADDITIONAL STONE CRADLE AS ORDERED BY THE ENGINEER.

13. ALL PIPE CROSSING UNDER PAVED AREAS ARE TO BE BACKFILLED TO SUBGRADE WITH COMPACTED SELECT MATERIAL TO FIVE (5) FEET OUTSIDE THE PAVEMENT EDGES.

14. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED TREE EXPERT TO REMOVE, WHERE NECESSARY, BRANCHES WHICH INTERFERE WITH THE CONSTRUCTION OPERATION, OR REPAIR TREES HAVING SUFFERED DAMAGE BY CONSTRUCTION ACTIVITIES. THE COST INVOLVED IN THE ABOVE IS TO BE INCLUDED IN THE VARIOUS ITEMS OF THE CONTRACT.

15. SEWERS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATERMAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATERMAIN, PROVIDED THAT THE WATERMAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATERMAIN IS AT LEAST 18" (46CM) ABOVE THE TOP OF THE SEWER.

16. SEWERS CROSSING WATERMAINS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18" (46CM) BETWEEN THE OUTSIDE OF A WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATERMAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATERMAIN JOINTS. WHERE A WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER, TO PREVENT DAMAGE TO THE WATERMAIN.

17. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE AND SHALL BE PRESSURE TESTED AS TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING.

18. THE PIPE SHALL BE P.V.C. SEWER PIPE CONFORMING TO THE LATEST REVISIONS OF ASTM DESIGNATION D-3034, SDR-35, INSTALLED IN ACCORDANCE WITH ASTM.

19. THE MANHOLE COVERS ARE TO BE BEAR THE INSCRIPTION "AMHERST SANITARY".

Greenman-Pedersen, Inc.
Engineering and Construction Services
In Western New York:
BUFFALO (716) 633-4844 • ROCHESTER (585) 486-4859 • JAMESTOWN (716) 488-2803

GPI

STATE OF NEW YORK – GREENMAN-PEDERSEN, INC. – LICENSED PROFESSIONAL ENGINEER – No. 131
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DRAWN BY:	THM
CHECKED BY:	DFP
JOB NO.:	BUF-2013062.10
SCALE:	AS NOTED
DATE:	SEPTEMBER, 2020
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REVISIONS:

NO.		BY	DATE

SANITARY DETAILS

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
08

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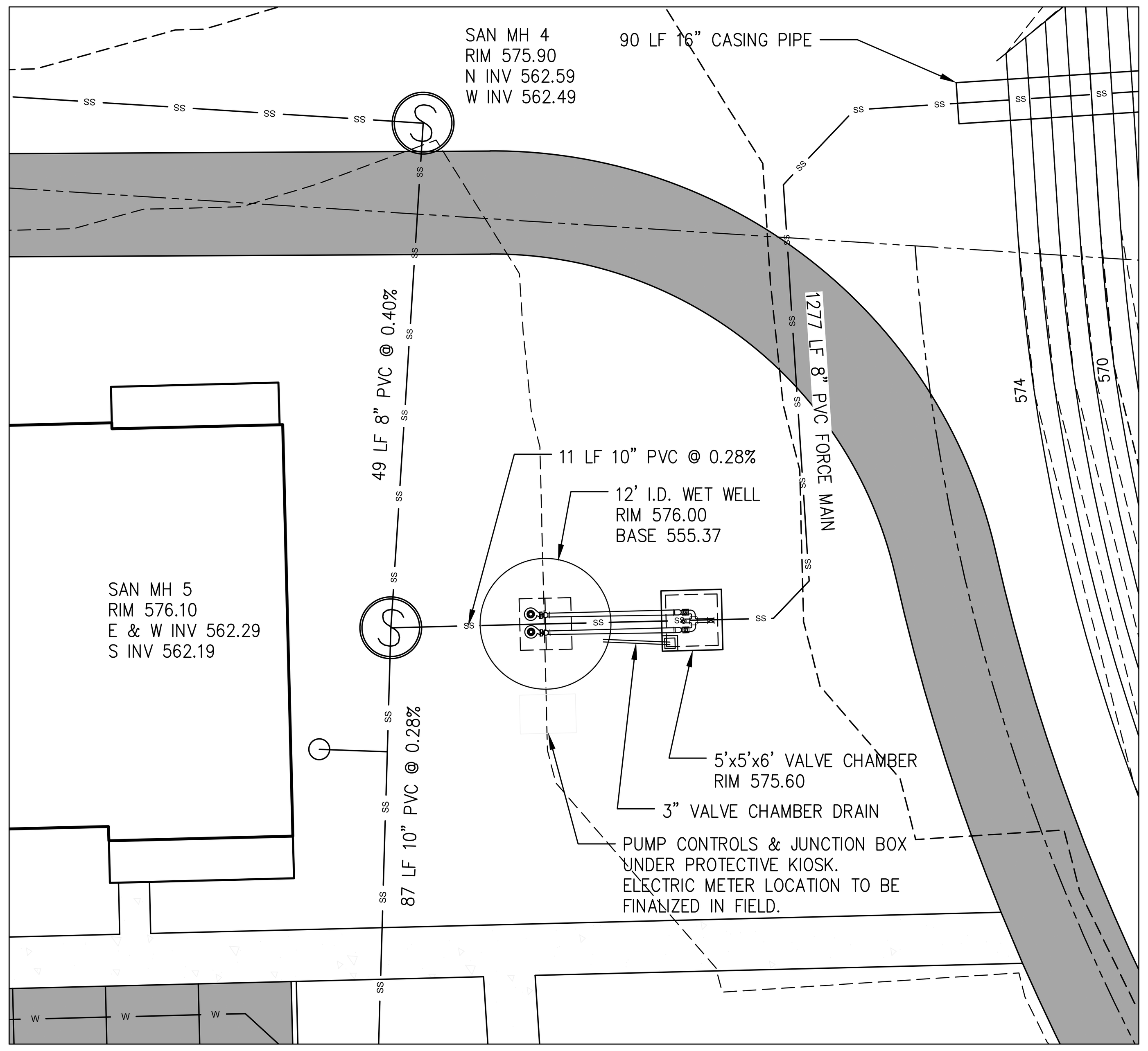
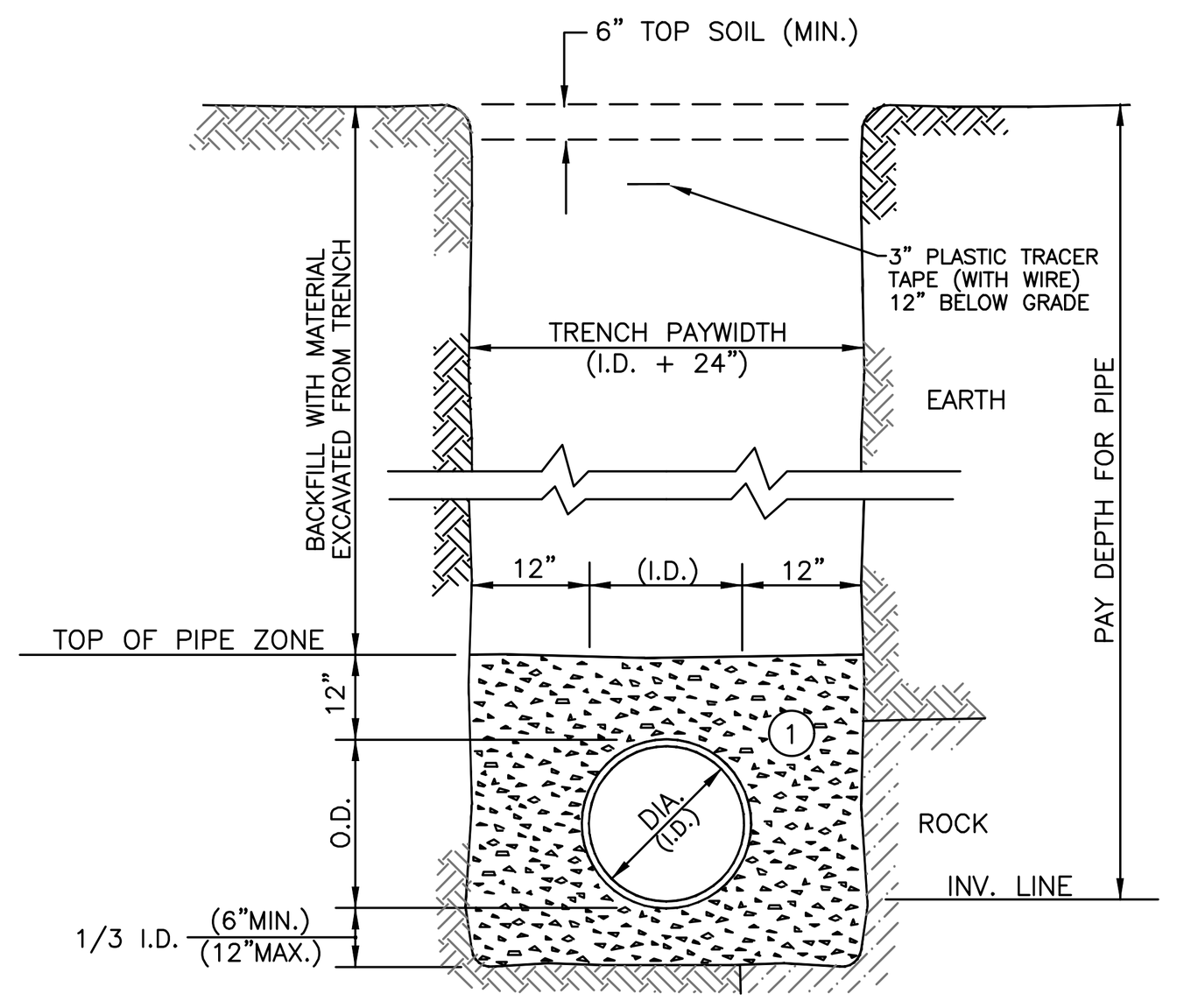


FORCE MAIN TRENCH DETAIL
(JANUARY 2012)



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FORCE MAIN MARKERS SHALL BE INSTALLED AT 500 FOOT INTERVALS AND AT POINTS WHERE THE FORCE MAIN DEFLECTS AND/OR CHANGES DIRECTION.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

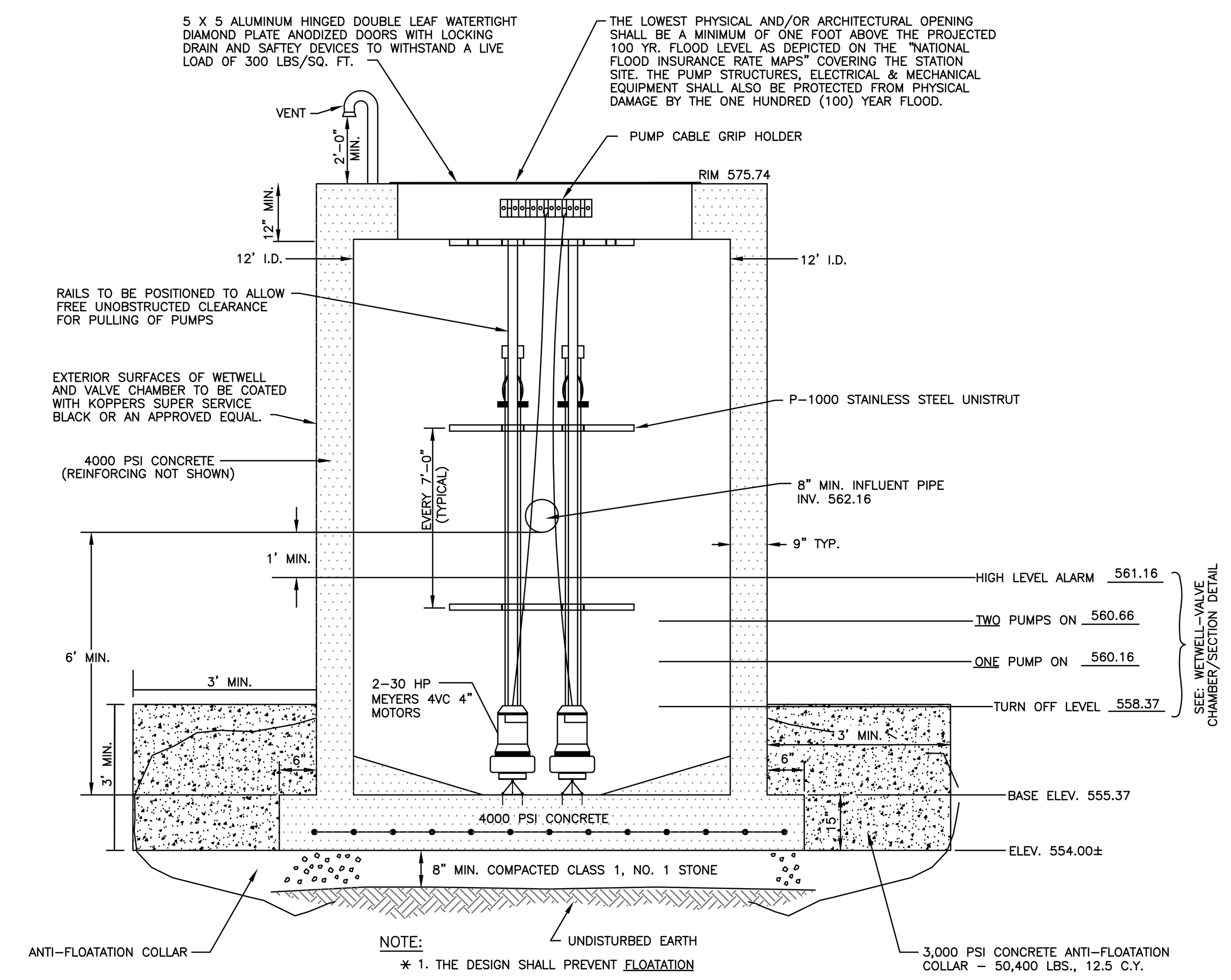
MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

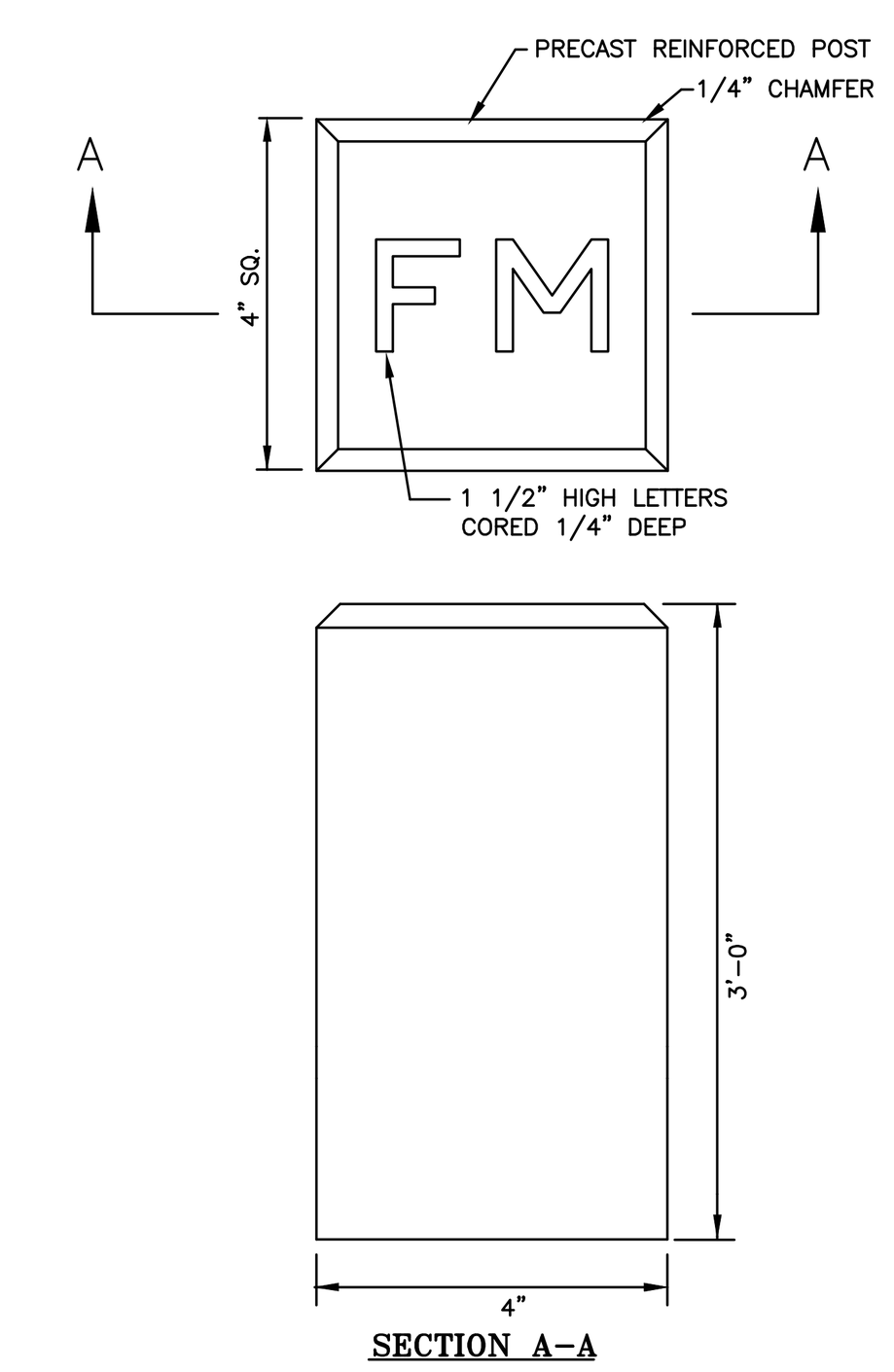
NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (1)

WETWELL/SIDE VIEW
(JANUARY 2012)



NOTE:
* 1. THE DESIGN SHALL PREVENT FLOATATION
2. ALL HARDWARE USED IN WETWELLS SHALL BE 316 STAINLESS STEEL.
3. PRESSURE TRANSDUCER SYSTEM SHALL BE INSTALLED.

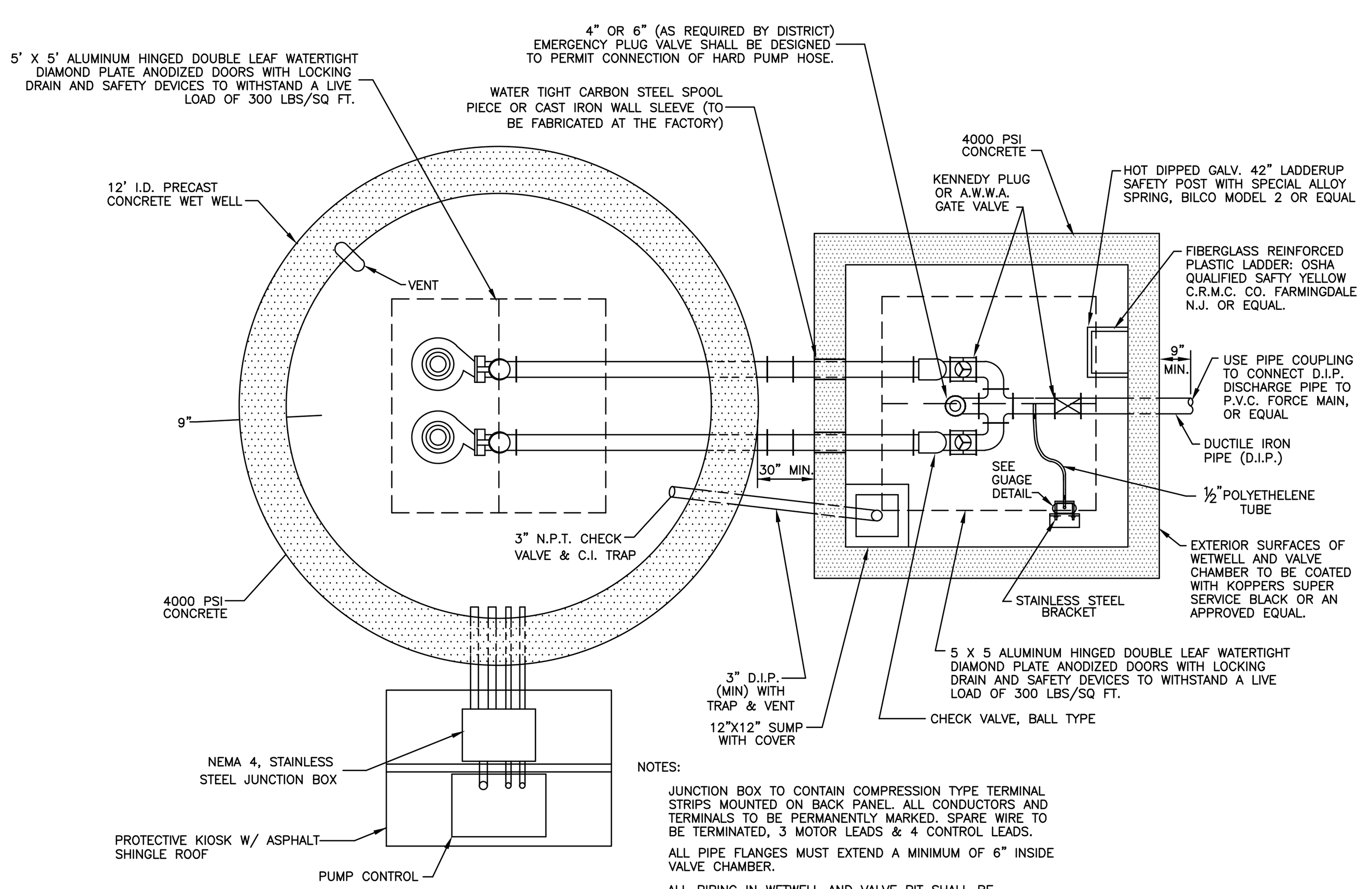
FORCE MAIN MARKER
(JANUARY 2012)
NO SCALE



SECTION A-A

NOTES:
1. THE CONTRACTOR SHALL PROVIDE A 4 INCH SQUARE REINFORCED CONCRETE POST, 3 FEET LONG, BURIED IN A VERTICAL POSITION WITH THE LETTERS FM ENGRAVED ON THE TOP, FLUSH WITH THE GROUND SURFACE & MEET THE ENGINEER'S APPROVAL. (TO BE INCLUDED IN THE PIPE BID ITEM)
2. AFTER CONSTRUCTION OF FORCE MAIN, EACH MARKER IS TO BE LOCATED IN THE FIELD BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. LOCATIONS AND TIES TO BE INCLUDED ON RECORD PLANS.
3. MARKER IS REQUIRED EVERY 500' AND AT ALL FORCE MAIN CHANGES OF DIRECTION.

WETWELL-VALVE CHAMBER/TOP VIEW
(JANUARY 2012)



NOTES:

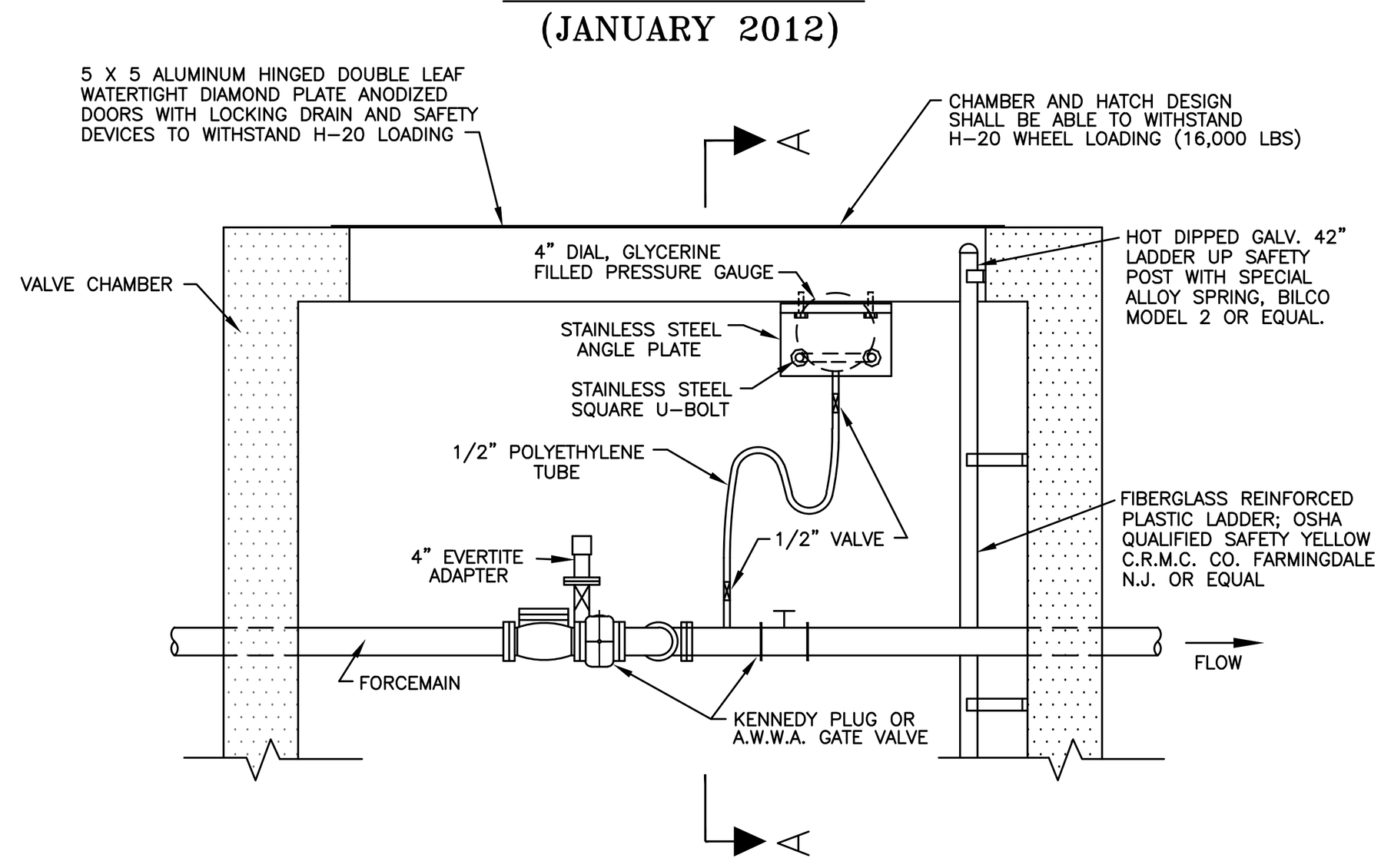
JUNCTION BOX TO CONTAIN COMPRESSION TYPE TERMINAL STRIPS MOUNTED ON BACK PANEL. ALL CONDUCTORS AND TERMINALS TO BE PERMANENTLY MARKED. SPARE WIRE TO BE TERMINATED, 3 MOTOR LEADS & 4 CONTROL LEADS.

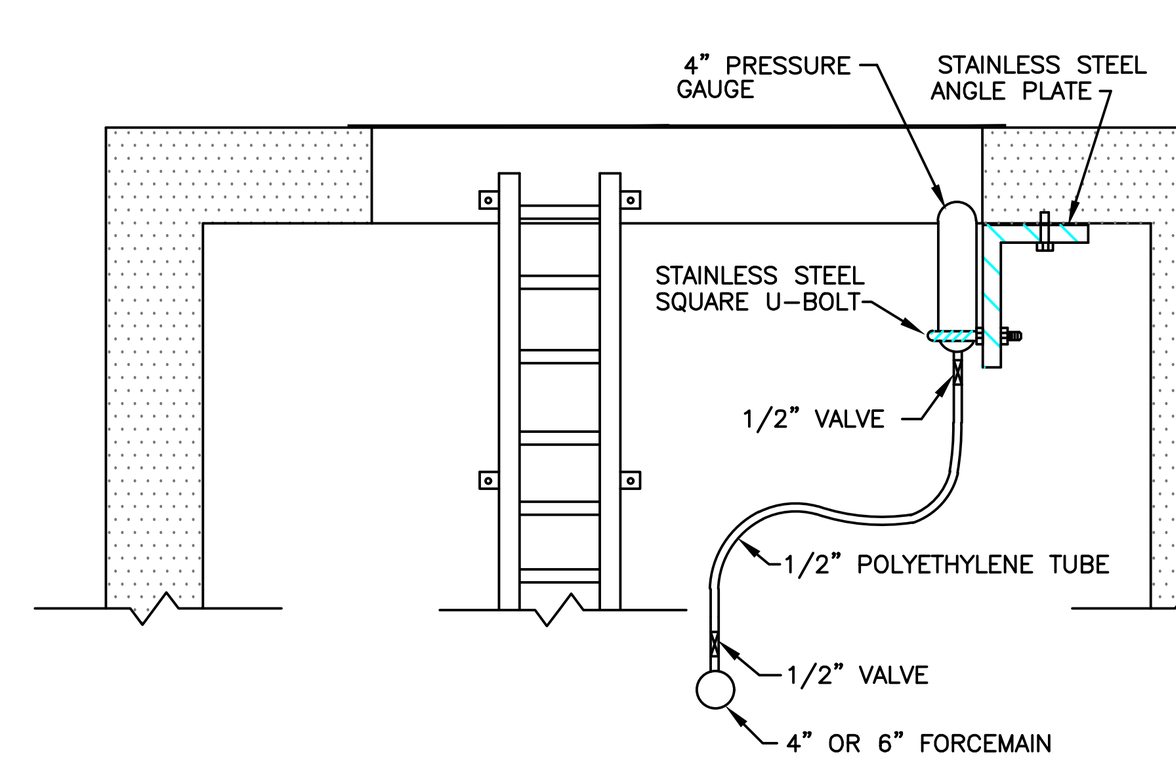
ALL PIPE FLANGES MUST EXTEND A MINIMUM OF 6" INSIDE VALVE CHAMBER.

ALL PIPING IN WETWELL AND VALVE PIT SHALL BE DUCTILE IRON MECHANICAL JOINT.

CORBIN PADLOCK TO BE PROVIDED PER ERIE COUNTY SEWER DISTRICT KEYING REQUIREMENTS.

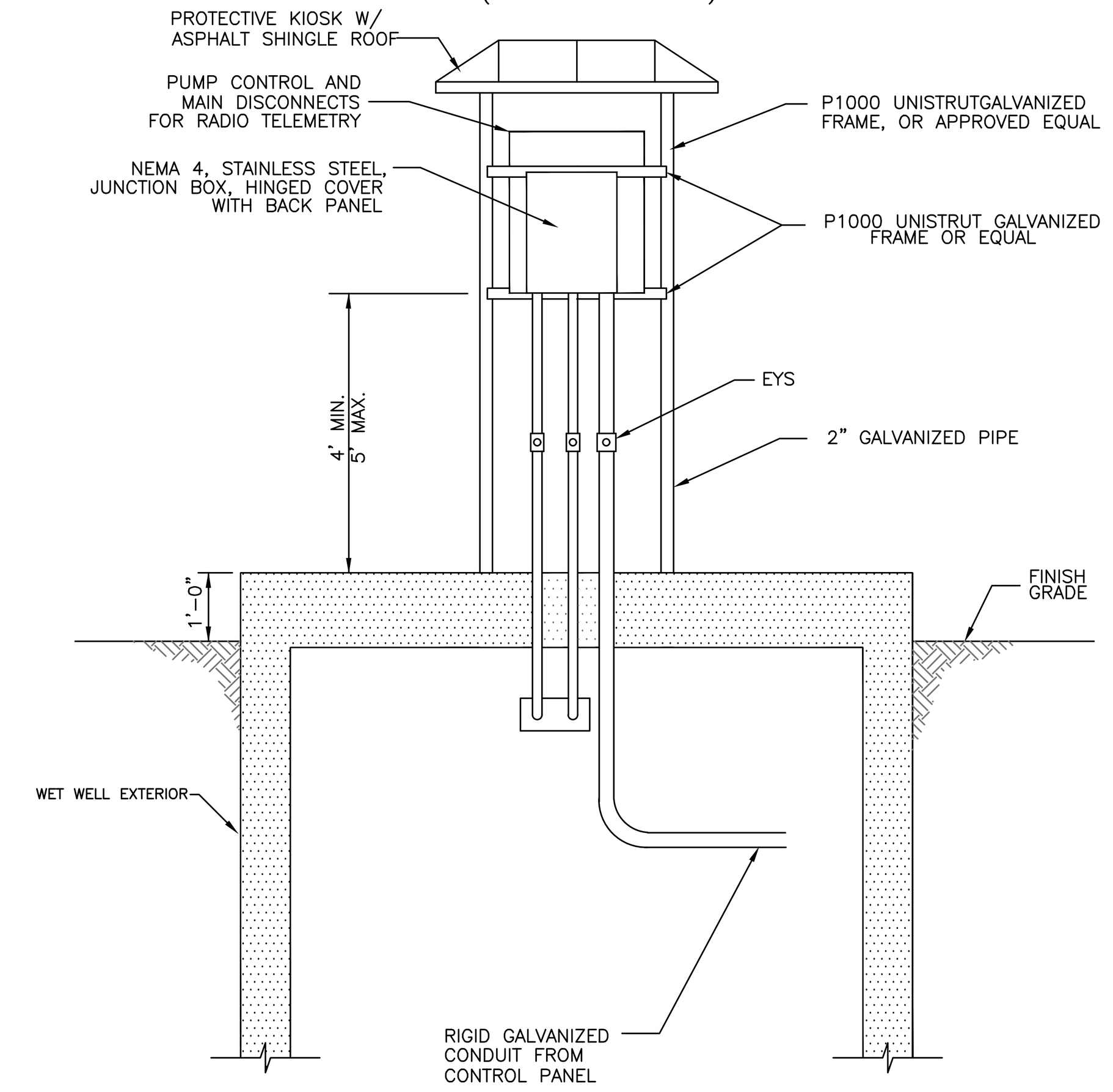
GAUGE DETAIL
(JANUARY 2012)





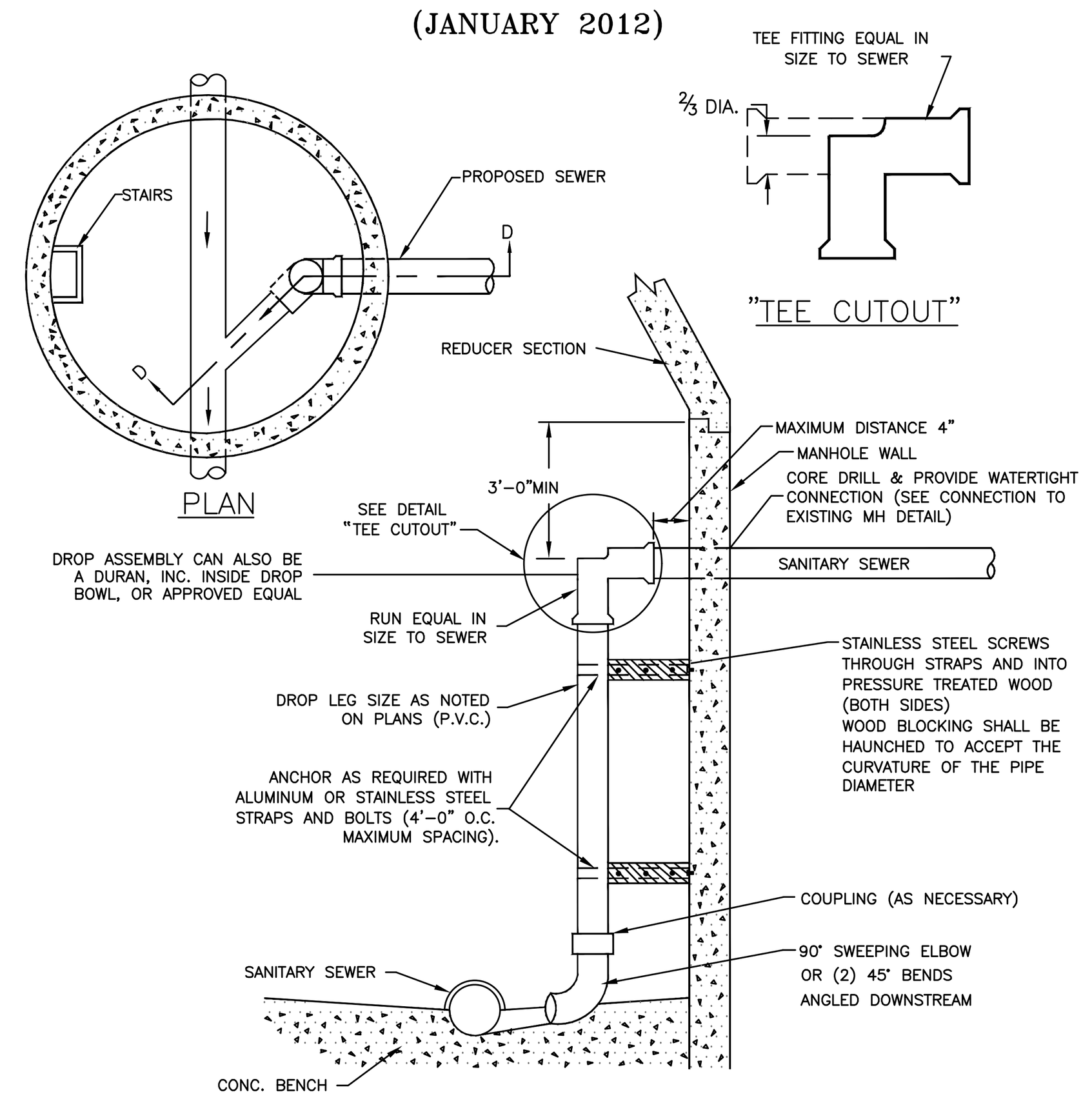
SECTION A-A

WETWELL JUNCTION BOX
(JANUARY 2012)



NOTE: JUNCTION BOX TO CONTAIN COMPRESSION TYPE TERMINAL STRIPS MOUNTED ON BACK PANEL. ALL CONDUCTORS AND TERMINALS TO BE MARKED PERMANENTLY. SPARE WIRES TO BE TERMINATED. 3 MOTOR LEADS AND 4 CONTROL LEADS.

INSIDE DROP PIPE
(JANUARY 2012)



SECTION D-D

NOTES:
1. A DROP PIPE SHALL BE PROVIDED FOR A SEWER ENTERING A MANHOLE AT AN ELEVATION OF 24 INCHES OR MORE ABOVE THE MANHOLE INVERT. ONLY INSIDE DROP ASSEMBLIES WILL BE ALLOWED.
2. INSIDE DROP LEG SHALL BE INSTALLED ON MANHOLE WALL LOCATED AS SHOWN OR AS APPROVED BY ECDSM
3. ON NEW CONSTRUCTION INSIDE DROP ASSEMBLIES SHALL BE INSTALLED IN MANHOLES NOT LESS THAN 5'-0" IN DIAMETER.

PIPE SIZE	MANHOLE I. D.
18"	5'-0"
21"- 27"	6'-0"
30"- 36"	8'-0"

WETWELL-VALVE CHAMBER/SECTION
(JANUARY 2013)

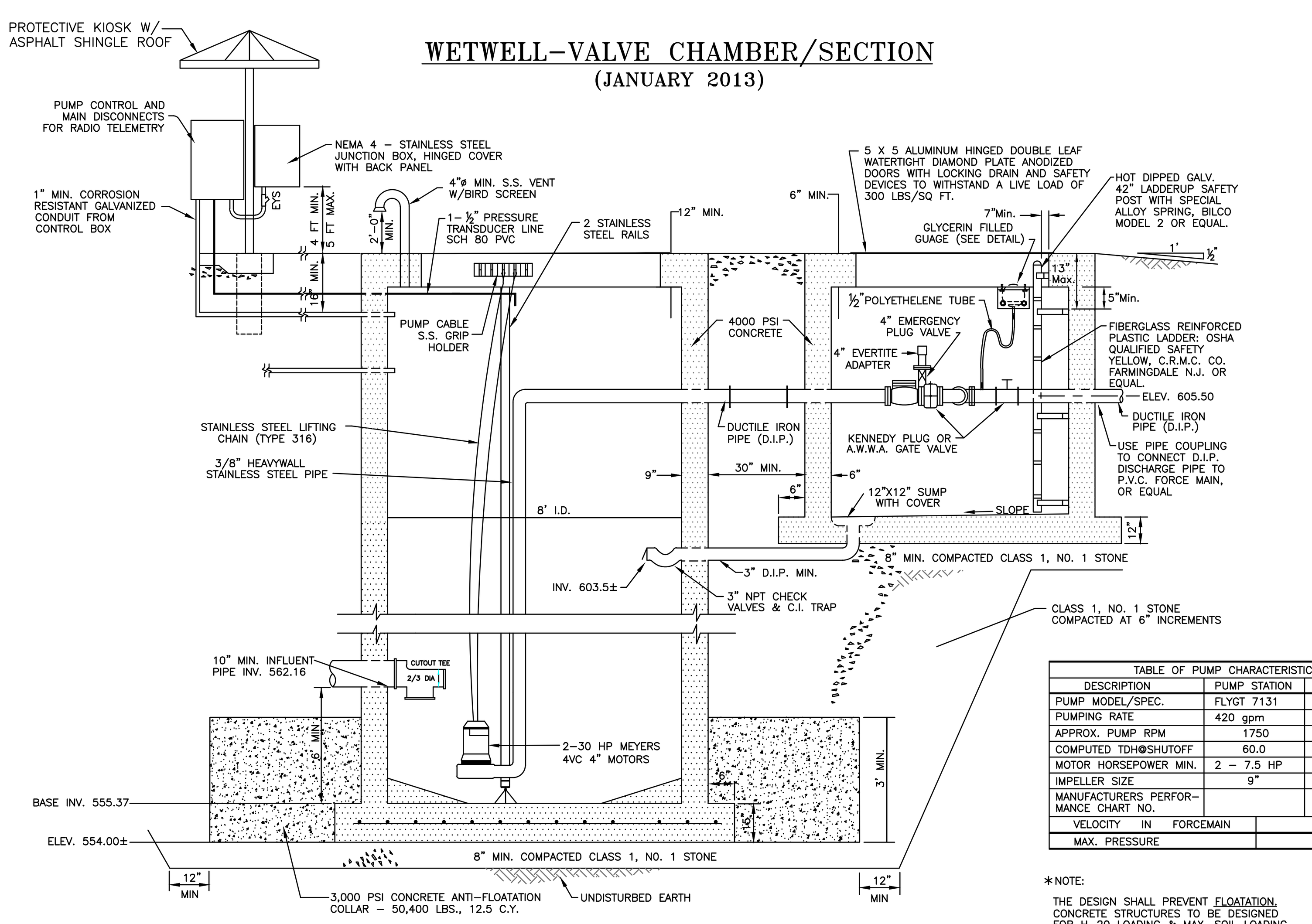


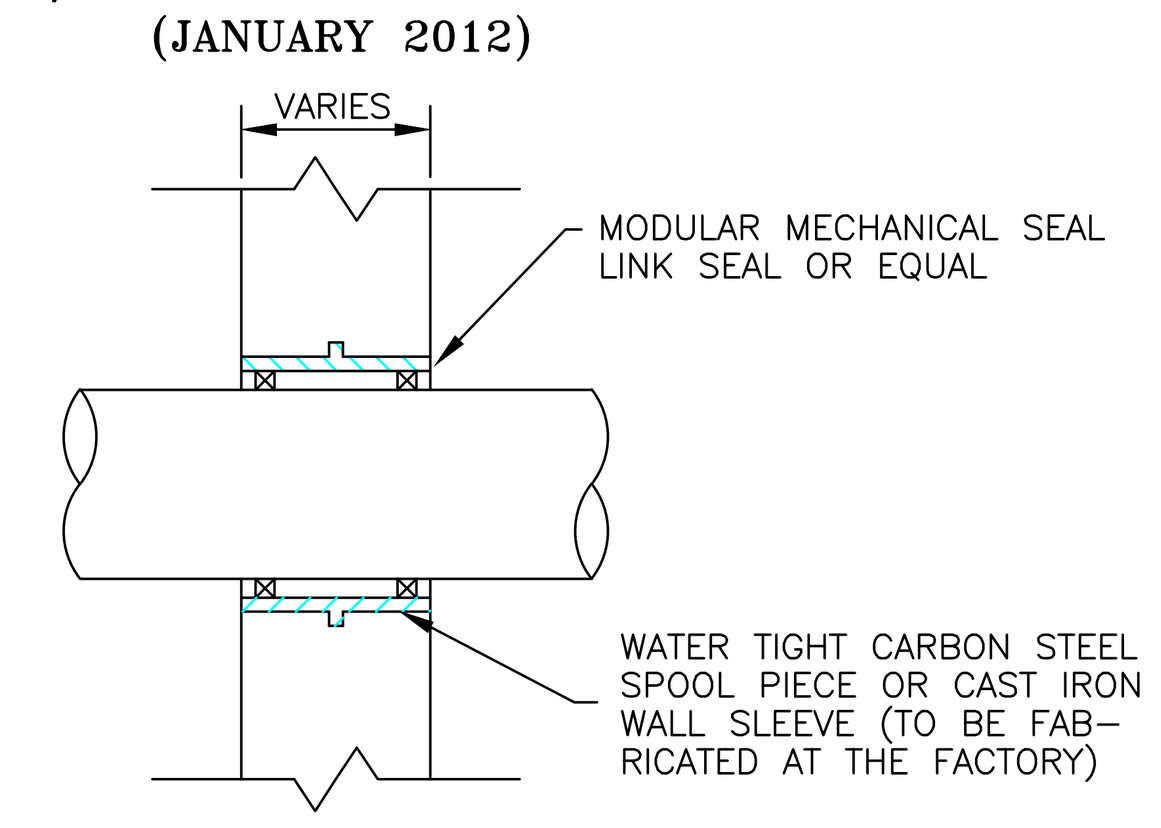
TABLE OF PUMP CHARACTERISTICS

DESCRIPTION	PUMP STATION	AS BUILT
PUMP MODEL/SPEC.	FLYGT 7131	
PUMPING RATE	420 gpm	
APPROX. PUMP RPM	1750	
COMPUTED TDH@SHUTOFF	60.0	
MOTOR HORSEPOWER MIN.	2 – 7.5 HP	
IMPELLER SIZE	9"	
MANUFACTURERS PERFORMANCE CHART NO.		
VELOCITY IN FORCEMAIN		4.8 (FPS)
MAX. PRESSURE		26 (PSI)

* NOTE:

THE DESIGN SHALL PREVENT FLOATATION. CONCRETE STRUCTURES TO BE DESIGNED FOR H-20 LOADING & MAX. SOIL LOADING.

WETWELL/VALVE CHAMBER DETAILS
(JANUARY 2012)



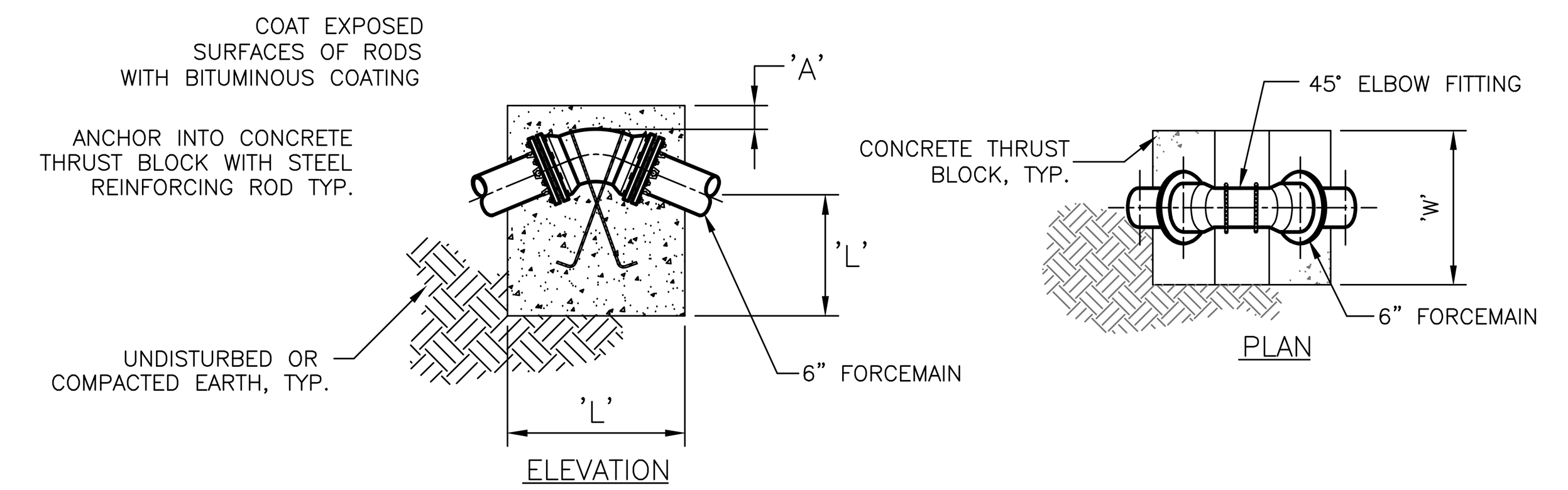
TYPICAL WALL PENETRATION
VALVE PIT AND PUMP STATION

DIMENSION SCHEDULE

PIPE SIZE	PIPE TYPE	45° ELBOW 'A'	'W'	'L'	ROD ø
6"	PVC	0'-8"	1'-6"	1'-6"	3/8"

NOTE:
1. FITTING AND ALL RESTRAINTS TO BE POLYETHYLENE WRAPPED PRIOR TO CONCRETE PLACEMENT

THRUST BLOCK DETAIL



NOTE:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST STANDARD CONSTRUCTION SPECIFICATIONS AND/OR SUBJECT TO THE LATEST REVISIONS AS APPROVED BY THE TOWN ENGINEER.

A 3 DAY PUMPING STATION TEST IS REQUIRED

Greenman-Pedersen, Inc.
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STATE OF NEW YORK – GREENMAN PEDERSEN – No. 131 – LICENSED PROFESSIONAL ENGINEER

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DRAWN BY:	THM
CHECKED BY:	DFP
JOB NO.:	BUF-2013062.10

NO.	REVISIONS:	BY	DATE

PUMP STATION PLAN AND DETAILS

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
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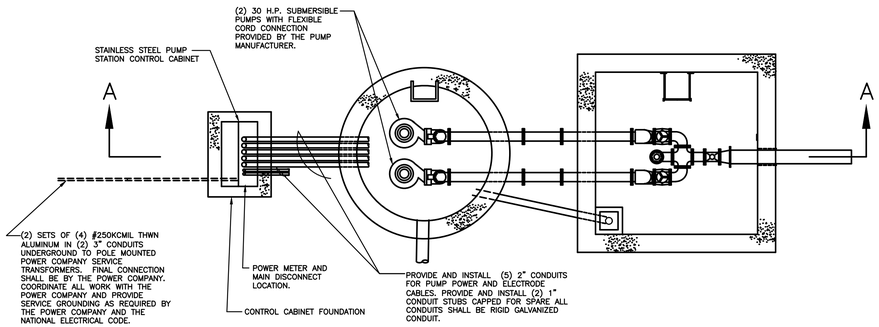
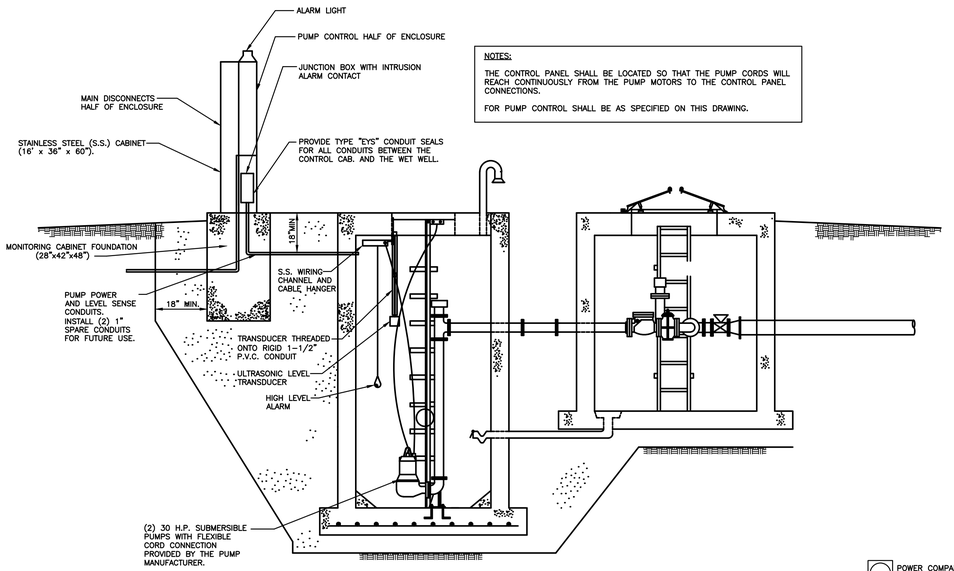
Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)



FORCE MAIN PUMP STATION
TOP VIEW
NOT TO SCALE



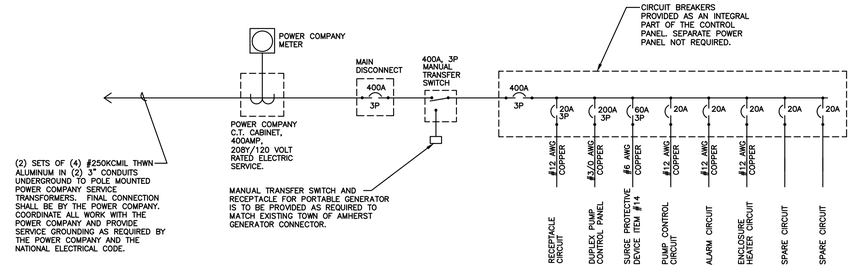
NOTES:

THE CONTROL PANEL SHALL BE LOCATED SO THAT THE PUMP CORDS WILL REACH CONTINUOUSLY FROM THE PUMP MOTORS TO THE CONTROL PANEL CONNECTIONS.

FOR PUMP CONTROL SHALL BE AS SPECIFIED ON THIS DRAWING.

SECTION A-A

FORCE MAIN PUMP STATION
FRONT VIEW
NOT TO SCALE



POWER RISER DIAGRAM
NOT TO SCALE

ELECTRICAL SERVICE REQUIREMENTS

1. ELECTRIC SERVICE SHALL BE PROVIDED COMPLETE AS NOTED ON THE DRAWINGS. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY AND FOR PAYING ALL ASSOCIATED POWER COMPANY CHARGES TO PROVIDE SERVICE TO THE PUMP STATION.
2. THE UNDERGROUND SERVICE CONDUIT SHALL BE INSTALLED A MINIMUM OF 24" BELOW GRADE, AND SHALL BE PVC SCHEDULE 80 ELECTRICAL CONDUIT.
3. ELECTRIC SERVICE DISCONNECTS AND METERING CONNECTIONS SHALL BE AS APPROVED BY THE POWER COMPANY AND SHALL BE SUBMITTED AND REVIEWED WITH THE POWER COMPANY PRIOR TO INSTALLATION WORK.
4. SERVICE EQUIPMENT INTERRUPTING RATING SHALL BE AS APPROVED BY THE POWER COMPANY.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN THE PUMP EQUIPMENT SUPPLIER AND THE ELECTRICAL CONTRACTOR TO ASSURE THAT THE EQUIPMENT MATCHES THE ELECTRICAL SERVICE CHARACTERISTICS.
6. ALL ELECTRICAL EQUIPMENT AND INSTALLATION LOCATED IN THE WET WELL SHALL BE RATED FOR CLASS I, DIVISION II, GROUP C AND D LOCATIONS AS REQUIRED BY THE NFPA, NATIONAL ELECTRICAL CODE.

PUMP CONTROLS SHALL HAVE THE FOLLOWING FEATURES:

1. IEC HOURSEPOWER RATED MOTOR STARTERS WITH 3-POLE AMBIENT COMPENSATED BI-METALIC OVERLOAD RELAY RATED AT OVER 1 MILLION CYCLES.
2. PUMP CONTROL SYSTEM SHALL BE DESIGNED FOR USE WITH INTRINSICALLY SAFE SYSTEM.
3. SOLID STATE ALTERNATOR RELAY TO EQUALIZE PUMP WEAR. PROVIDE WITH A HAND-OFF-AUTO CONTROL FOR BOTH PUMPS. ALL INDICATOR LIGHTS SHALL BE L.E.D. LIGHT SOURCE.
4. OVERRIDE RELAY STARTS SECOND PUMP IF THE FIRST PUMP FAILS FOR ANY REASON.
5. FULL INNER DOOR WITH TAMPER-PROOF DEAD FRONT. PROVIDE ENGRAVED TAGS FOR ALL SWITCHES AND INDICATOR LIGHTS.
6. OUTDOOR NEMA 4X ENCLOSURES OF STAINLESS STEEL.
7. UL-APPROVED DESIGNS WITH THE UNIT SO LABELED.
8. INDIVIDUAL PUMP CIRCUIT BREAKERS.
9. CONTROL CIRCUIT TRANSFORMER WITH PRIMARY FUSING.
10. SEPARATE CONTROL AND ALARM CIRCUIT FUSES.
11. ELAPSED RUN TIME METERS FOR EACH PUMP.
12. THERMOSTATICALLY CONTROLLED CONDENSATION CONTROL HEATER MOUNTED WITHIN THE CONTROL PANEL.
13. ONE CONVENIENCE G.F.I. TYPE DUPLEX OUTLET MOUNTED WITHIN THE CONTROL PANEL.
14. SURGE PROTECTIVE DEVICE SHALL BE AS MANUFACTURED BY EATON/CUTLER-HAMMER TYPE "AEGIS" OR APPROVED EQUAL. MODEL #SPD080-208Y-3-P WITH SURGE COUNTER TO BE MOUNTED INSIDE CONTROL ENCLOSURE.
15. HIGH LEVEL ALARM LIGHT.
16 SEAL FAILURE DETECTION CIRCUIT AND ALARM LIGHT.

ELECTRICAL SPECIFICATIONS

1. GENERAL
   A. ALL ELECTRICAL WORK IS SUBJECT TO THE GENERAL REQUIREMENTS OF THE CONTRACT.
2. INTENT
   A. IT IS THE INTENT OF THESE SPECIFICATIONS THAT THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR, MATERIALS, SUPPLIES, EQUIPMENT, TRANSPORTATION, ETC., REQUIRED TO PLACE INTO SATISFACTORY OPERATION THE SYSTEMS DESCRIBED. THE ACCOMPANYING DRAWINGS AND THESE SPECIFICATIONS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO INSTALL SYSTEMS IN THE BEST WORKMANSHIP MANNER, AND EQUAL TO ACCEPTED STATE OF THE ART PROCEDURES.
3. LAWS, CODES, PERMITS AND INSPECTIONS
   A. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, AS WELL AS THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE INCLUDING SUBSEQUENT AMENDMENTS.
   B. AT THE COMPLETION OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL DELIVER TO THE OWNER A CERTIFICATE OF INSPECTION AND ACCEPTANCE OF THE WORK BY THE LOCAL INSPECTION AUTHORITY. A COPY OF THIS DOCUMENT SHALL BE FORWARDED TO THE ARCHITECT AND ENGINEER.
4. EXAMINATION OF PREMISES AND SITE
   A. IN SUBMITTING PROPOSALS FOR THIS WORK, EACH BIDDER WILL BE HELD RESPONSIBLE FOR HAVING PREVIOUSLY EXAMINED THE SITE AND/OR PREMISES AND SATISFIED HIMSELF AS TO THE CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE. SHOULD HE BE AWARDED THE CONTRACT TO PERFORM THE WORK. NO EXTRA COMPENSATION WILL BE ALLOWED WHERE NEW WORK IS EFFECTED BY EXISTING JOB SITE CONDITIONS.
5. ELECTRICAL SERVICE REQUIREMENTS
   A. ELECTRICAL SERVICE SHALL BE PROVIDED AS NOTED ON THE DRAWINGS. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY AND FOR PAYING ALL ASSOCIATED POWER COMPANY FEES. ELECTRIC SERVICE DISCONNECT AND METERING EQUIPMENT SHALL BE AS APPROVED BY THE POWER COMPANY PRIOR TO INSTALLATION.
   B. ELECTRIC SERVICE CHARACTERISTICS SHALL BE 208Y/120 VOLTS, THREE PHASE, 4-WIRE, 400 AMP MAIN. SERVICE RATED FUSED DISCONNECT SHALL BE MOUNTED ON THE SIDE OF THE CONTROL PANEL. THE DISCONNECT SWITCH SHALL BE NEMA 4X STAINLESS STEEL ENCLOSED.
6. TRANSIENT VOLTAGE SURGE SUPPRESSION – GENERAL
   A. CRITICAL LOAD FILTER SHALL BE CUTLER-HAMMER TYPE AEGIS OR APPROVED EQUAL MEETING ALL RATINGS AND FEATURES SPECIFIED HEREIN.
   B. ELECTRICAL REQUIREMENTS
      1.1. UNIT OPERATING VOLTAGE: REFER TO DRAWINGS FOR OPERATING VOLTAGE AND UNIT CONFIGURATION.
      1.2. MAXIMUM CONTINUOUS OPERATING VOLTAGE (MCOV). THE MCOV SHALL BE GREATER THAN 125% OF THE NOMINAL SYSTEM OPERATING VOLTAGE.
      1.3. PROTECTION MODES. FOR THREE-PHASE HIGH LEG DELTA CONFIGURED SYSTEMS, THE DEVICE MUST HAVE DIRECTLY CONNECTED SUPPRESSION ELEMENTS BWEEN LINE-NEUTRAL (L-N), LINE-GROUND (L-G), AND NEUTRAL-GROUND (N-G).
      1.4. UL 1449 2ND EDITION SVRS. THE MANUFACTURER MUST PROVIDE CERTIFIED DOCUMENTATION ON ALL PROTECTED MODES. THE MAXIMUM UL 1449 2ND EDITION SVR FOR THE DEVICE MUST NOT EXCEED THE 330 V FOR EACH LINE TO NEUTRAL, LINE TO GROUND AND NEUTRAL TO GROUND MODES.
   C. FILTER DESIGN
      1.1. EACH UNIT SHALL UTILIZE A TUNED, SERIES-HYBRID CLC FILTERING CIRCUIT COUPLED WITH METAL OXIDE VARISTOR ARRAY BETWEEN EACH AVAILABLE MODE. IN ADDITION TO SERIES INDUCTOR ELEMENTS, THE UNIT SHALL BE MOUNTED IN SERIES WITH THE DOWNSTREAM LOAD. DEVICES WITHOUT SERIES INDUCTOR ELEMENTS DESIGNED TO MEET THE REQUIRED NOISE ATTENUATION SPECIFICATIONS SHALL NOT BE ACCEPTED.
      1.2. THE SUPPRESSION SYSTEM SHALL NOT UTILIZE SILICON AVALANCHE DIODES, AIR GAPS OR OTHER COMPONENTS THAT MAY CROWBAR THE SYSTEM VOLTAGE LEADING TO SYSTEM UPSET.
   D. SAFETY AND DIAGNOSTIC MONITORING
      1.1. AN INDICATOR LIGHT SHALL BE PROVIDED ON EACH UNIT. THE EXTINGUISHING OF THIS LIGHT, SHALL INDICATE THE PROTECTION SYSTEM HAS BEEN DAMAGED.
7. ALARMS
   A. PROVIDE THE FOLLOWING TERMINAL STRIP ALARMS FOR CONNECTION TO FUTURE RADIO TELEMETRY EQUIPMENT.
      (1)POWER FAILURE
      (2)PUMP #1 FAILURE
      (3)PUMP #2 FAILURE
      (4)PUMP #1 SEAL FAILURE
      (5)PUMP #2 SEAL FAILURE
      (6)HIGH WET WELL
      (7)HIGH WET WELL
8. GUARANTEE
   A. THE CONTRACTOR SHALL GIVE A WRITTEN GUARANTEE UPON FINAL ACCEPTANCE OF THE WORK AGAINST DEFECTIVE WORKMANSHIP, MATERIALS, OR OPERATION THAT MAY APPEAR WITHIN ONE (1) YEAR OF FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR AGREES TO PROMPTLY CORRECT SUCH DEFECTS WITHOUT COST TO THE OWNER, ARCHITECT, OR ENGINEER.
9. SCHEDULE OF OPERATIONS
   A. THE CONTRACTOR SHALL DO ALL WORK ON AN APPROVED SCHEDULE AND IN A MANNER THAT WILL AVOID UNDUE INTERFERENCE WITH OTHER CONTRACTORS ON THIS PROJECT.
10. SUPERVISION
   A. THE CONTRACTOR SHALL PERSONALLY SUPERVISE THE WORK OR DELEGATE THE RESPONSIBILITY TO A COMPETENT SUPERINTENDENT WHOSE QUALIFICATIONS ARE ACCEPTABLE TO THE OWNER, ARCHITECT, AND ENGINEER.
11. EQUIPMENT AND MATERIALS
   A. ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW (UNLESS OTHERWISE SPECIFIED), LISTED BY THE UNDERWRITERS LABORATORIES, AND SHALL BE OF THE SAME MAKE WHERE USED FOR SIMILAR PURPOSES.
12. CONDUIT AND RACEWAYS
   A. ALL STATION CONDUIT, ABOVE AND BELOW GRADE, SHALL BE PVC COATED RIGID STEEL CONDUIT. UNDERGROUND SERVICE CONDUIT SHALL BE PVC SCHEDULE 80 CONDUIT MINIMUM 24 INCHES BELOW GRADE IN A SAND BED WITH FOIL BACK WARNING TAPE INSTALLED THE ENTIRE LENGTH AT 6 INCHES BELOW GRADE.
13. CONDUCTORS
   A. ALL WIRE AND CABLE SHALL BE NEW, WITHIN ONE (1) YEAR OF MANUFACTURE WHEN DELIVERED TO THE JOB SITE AND BEAR THE U.L. LABEL, INSULATION TYPE, VOLTAGE RATING, AND MANUFACTURER'S NAME AT REGULAR INTERVALS ON THE INSULATION JACKET. ALL SINGLE CONDUCTOR WIRING IN RACEWAYS SHALL BE STRANDED COPPER, 600 VOLT RATED, TYPE THHN/THWN, 90°C.
14. SHOP DRAWINGS AND MANUFACTURER'S DATA
   A. THE CONTRACTOR SHALL SUBMIT WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS WORK OR THAT OF OTHER CONTRACTORS. PROVIDE EIGHT (8) COPIES OF ALL SHOP DRAWINGS OR DESCRIPTIVE LITERATURE ON ALL EQUIPMENT TO BE SUPPLIED AND THE ENGINEER SHALL REVIEW THEM WITH REASONABLE PROMPTNESS.



Greenman-Pedersen, Inc.
Engineering and Construction Services
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GPI
CRITOPH ENGINEERING
critophengineering.com
337 CLEVELAND DRIVE
BUFFALO, NY 14215
(716) 833-4506

SCALE: AS SHOWN
DATE: NOVEMBER 29, 2020
DWG NO.:
NO. | REVISIONS: | BY | DATE
DRAWN BY: R.O.C.
CHECKED BY: CE
JOB NO.: BUF-20130621.10

ELECTRICAL PUMP STATION PLAN AND DETAILS

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
9A

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

C:\20-31\20-31 - ELECTRICAL.dwg Monday, 23 November 2020 4:25PM

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

NOTES

1. All elevations refer to USGS NAVD83 datum.
2. The CONTRACTOR shall obtain all necessary permits and furnish copies to the ENGINEER prior to commencing work.
3. The CONTRACTORS work area shall be confined to the limits of the right-of-ways and easements. The CONTRACTOR shall obtain any additional easements or work releases should the CONTRACTOR require additional area to accommodate his operations.
4. The CONTRACTOR shall provide maintenance and protection of traffic in accordance with the Erie County Highway Department standards and the NYSDOT Manual of Uniform Traffic Control Devices.
5. The locations and depths of existing underground utilities as shown on the plans and profiles are approximate. Other underground utilities not shown may be encountered. The CONTRACTOR shall perform test pits to verify the location and elevation of utilities at interconnections and crossings as shown, directed or required. The CONTRACTOR shall excavate in advance of the pipe laying operation and expose all existing underground utilities to prevent damage during construction and to determine required changes in grade necessary to install the watermain to avoid conflicts.
6. The CONTRACTOR shall install those measures required to limit erosion of areas disturbed by the work. Clearing shall be performed on an as needed basis, phased to reduce erosion potential and visual impact.
7. Blasting will not be permitted.
8. No more than one connection may be made to any existing watermain prior to testing, disinfection, and approval of the Waterline Installation Completed Works Approval Report(s) by the Erie County Water Authority and the Erie County Health Department.
9. The Erie County Water Authority only shall operate existing valves and fire hydrants, including newly installed valves and fire hydrants that have been placed into service. The CONTRACTOR is advised that watertight conditions may not exist when existing valves are closed.
10. The CONTRACTOR shall have all equipment, manpower, and materials required on site and ready for use prior to commencing any shut-down or removing any existing facilities from service. The CONTRACTOR shall notify all affected customers of any shut-down at least 48 hours in advance. The CONTRACTOR shall notify the appropriate fire stations 48 hours in advance prior to taking any fire hydrants out of service. Any fire hydrants not in service shall be bagged in burlap or plastic. Any shut-down shall be limited to 4 consecutive hours. It may be necessary to schedule shut-downs at night, weekends, or other off hours so as to not affect schools, businesses or other customers, as determined by the ENGINEER. Shut-down requests shall be submitted to the Erie County Water Authority a minimum of 3 business days in advance of the requested shut-down date.

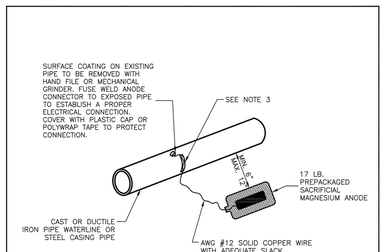
I:\PUBLIC\ENGINEERING\2005_DETAILS\SD30_GENERAL_NOTES

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GENERAL NOTES	DWG. NO. SD29	
		DATE 3/05	REVISED 10/05

11. All watermain piping shall be installed with a minimum of 5'-0" of cover.
12. All watermain piping shall be installed with a minimum of 1'-6" of vertical clearance and 10'-0" of horizontal clearance from sanitary and storm piping, measured from the outside of the pipes at the point of crossing.
13. If the material at the design grade is unsuitable as determined by the ENGINEER, the CONTRACTOR, when ordered in writing, shall excavate additional material to the depth necessary and shall backfill to the proposed grade with select granular material.
14. The installation of 90 degree bends in the watermain is not allowed, unless approved by the Erie County Water Authority.
15. Thrust restraint for watermain piping through 12-inch diameter shall consist of thrust blocks and pipe joint restraint.
16. The CONTRACTOR shall notify the owner of any utility pole in advance of any excavation work that will take place within 5'-0" of the utility pole. The CONTRACTOR shall include the cost of temporary pole support in the appropriate bid item. Where utility poles are required to be supported during construction, the CONTRACTOR shall make all necessary arrangements with the utility company.
17. If materials are encountered during the construction that are suspected of being contaminated, the CONTRACTOR shall immediately notify the NYSDEC for direction regarding testing, separation, containment and disposal procedures.
18. Existing fire hydrants removed during construction and not reinstalled as part of the work shall be returned to the Erie County Water Authority Service Center, 3030 Union Road, Cheektowaga.
19. The CONTRACTOR shall cold patch all trench excavations in traveled areas including roads, driveways, sidewalks and parking areas.
20. The CONTRACTOR shall not restrict school bus access.
21. The use of existing fire hydrants for any reason is prohibited without prior approval of the Erie County Water Authority. This includes newly installed fire hydrants that have been placed into service.
22. The CONTRACTOR shall submit procedures for testing and disinfection of the watermain to the ENGINEER for approval.
23. The CONTRACTOR shall be present and assist in the Final Walk inspection. The CONTRACTOR shall provide sufficient personnel and equipment to demonstrate to the ENGINEER that all valves, fire hydrants and curb stops operate as required.

I:\PUBLIC\ENGINEERING\2005_DETAILS\SD30_GENERAL_NOTES

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GENERAL NOTES	DWG. NO. SD30	
		DATE 3/05	REVISED 10/05



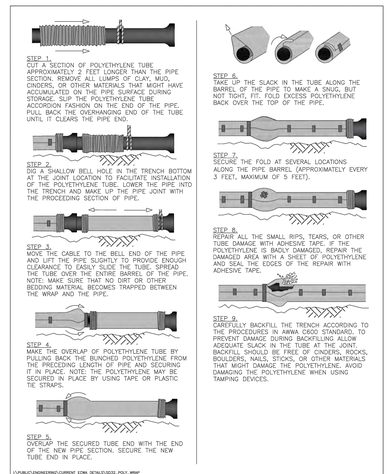
NOTES:

1. INSTALL MAGNESIUM ANODES PER MANUFACTURER'S RECOMMENDATIONS.
2. SACRIFICIAL ANODE BAG SHALL BE WETTED BEFORE BACKFILLING.
3. WIRE TO BE PLACED LOOSELY ON PIPE SURFACE AND SECURED IN PLACE WITH POLYWRAP TAPE. WIRE SHALL BE PLACED WITHOUT TENSION ONTO BOTTOM OF EXCAVATION AND CAREFULLY BACKFILLED WITH STONE TO PREVENT DAMAGE.
4. FOR CAST IRON AND DUCTILE IRON WATERLINE, ANY EXISTING POLYWRAP AROUND PIPE SHALL BE SECURED AROUND CONNECTING WIRES AND TAPED UP TO PROTECT WATERLINE AND WIRING ACCORDINGLY.

DETAIL
N.T.S.

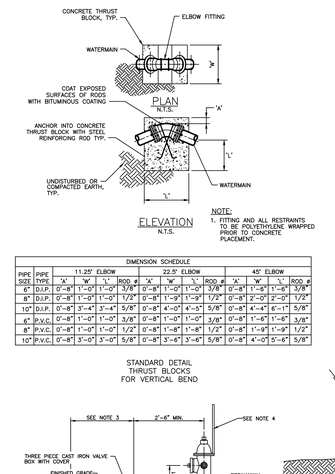
I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD34_MAG_ANODE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL MAGNESIUM ANODE INSTALLATION	DWG. NO. SD34	
		DATE 7/16	REVISED 9/16

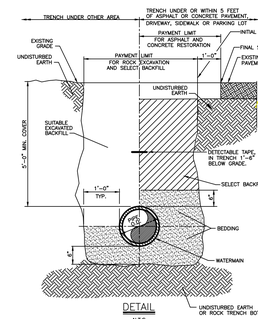


I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD32_POLY_WRAP

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYETHYLENE ENCASEMENT OF DUCTILE IRON PIPE	DWG. NO. SD32	
		DATE 06/16	REVISED 07/16



NOTE:
1. FITTING AND ALL RESTRAINTS TO BE POLYETHYLENE WRAPPED PRIOR TO CONCRETE PLACEMENT.

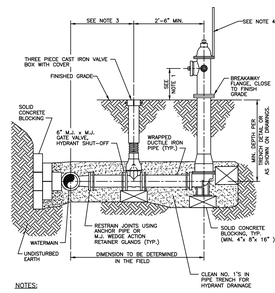


STANDARD DETAIL
TRENCH THROUGH 12—INCH DIAMETER WATERMAIN

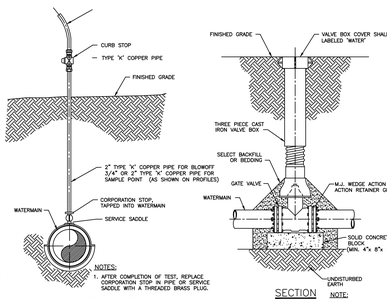
DIMENSION SCHEDULE

PIPE SIZE	PIPE TYPE	11.25° ELBOW 'A'	'W'	'L'	ROD #	22.5° ELBOW 'A'	'W'	'L'	ROD #	45° ELBOW 'A'	'W'	'L'	ROD #
6"	D.I.P.	0'-8"	1'-0"	1'-0"	3/8"	0'-8"	1'-0"	1'-0"	3/8"	0'-8"	1'-8"	1'-8"	3/8"
8"	D.I.P.	0'-8"	1'-0"	1'-0"	1/2"	0'-8"	1'-9"	1'-9"	1/2"	0'-8"	2'-0"	2'-0"	1/2"
10"	D.I.P.	0'-8"	3'-4"	3'-4"	5/8"	0'-8"	4'-0"	4'-0"	5/8"	0'-8"	4'-4"	4'-1"	5/8"
6"	P.V.C.	0'-8"	1'-0"	1'-0"	3/8"	0'-8"	1'-0"	1'-0"	3/8"	0'-8"	1'-6"	1'-6"	3/8"
8"	P.V.C.	0'-8"	1'-0"	1'-0"	1/2"	0'-8"	1'-8"	1'-8"	1/2"	0'-8"	1'-9"	1'-9"	1/2"
10"	P.V.C.	0'-8"	3'-0"	3'-0"	5/8"	0'-8"	3'-6"	3'-6"	5/8"	0'-8"	4'-0"	5'-6"	5/8"

STANDARD DETAIL
THRUST BLOCKS
FOR VERTICAL BEND



NOTES:
1. CENTERLINE OF THE LOWEST NOZZLE TO FINISHED GRADE SHALL BE 2'-6" MIN. OF 15° & MAX. OF 18".
2. HYDRANT RISER SHALL BE INSTALLED PLUMB.
3. VALVE BOX SHALL NOT BE PLACED IN PAVEMENT.
4. RELOCATE HYDRANT MARKER (IF PRESENT), FOR WATERLINE REPLACEMENT PROJECTS ONLY.

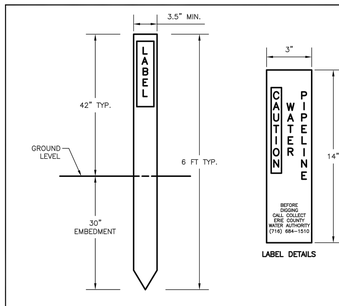


NOTES:
1. AFTER COMPLETION OF TEST, REPLACE CORPORATION STOP IN PIPE OR SERVICE SADDLE WITH A THREADED BRASS PLUG.

STANDARD DETAIL
TEMPORARY
BLOW-OFF/SAMPLING POINT

NOTE:
1. VALVE SHALL NOT SUPPORT VALVE BOX.

STANDARD DETAIL
GATE VALVE SETTING



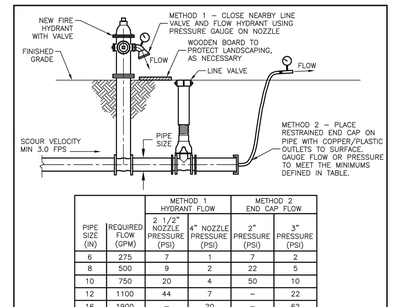
LABEL DETAILS

NOTES:
1. MARKER POSTS SHALL BE FLEXIBLE, IMPACT RESISTANT FIBERGLASS, AND ROYAL BLUE IN COLOR. LABELS SHALL BE SELF-ADHERING AND WEATHERPROOF.
2. ALL MARKER POSTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. MARKERS TO BE PLACED AT LOCATIONS DELINEATED ON CONTRACT PLANS, DIRECTLY ABOVE WATERLINE PIPE.
4. AT ALL CREEK CROSSINGS, ONE MARKER SHALL BE PLACED ON EACH SIDE OF THE CREEK WITH THE LABEL FACING AWAY FROM THE CREEK. MARKERS ARE NOT TO BE PLACED IN THE FLOODPLAIN OR WITHIN 5 FEET OF A VALVE OR HYDRANT ASSEMBLY.

DETAIL
N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD33_WATERLINE_MARKER

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL WATERLINE UTILITY MARKER	DWG. NO. SD33	
		DATE 9/16	REVISED



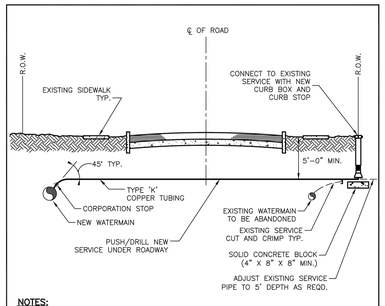
PIPE SIZE (IN)	REQUIRED FLOW (GPM)	METHOD 1 HYDRANT FLOW 2 1/2" NOZZLE PRESSURE (PSI)	4" NOZZLE PRESSURE (PSI)	METHOD 2 END CAP FLOW 2" PRESSURE (PSI)	3" PRESSURE (PSI)
6	275	7	1	7	2
8	500	9	2	22	5
10	750	20	4	50	10
12	1100	44	7	–	22
16	1900	–	20	–	62
20	3000	–	50	–	–

NOTES:
1. TO OBTAIN SCOUR VELOCITY (3.0 FPS) IN THE WATERLINE, CONTRACTOR SHALL ACHIEVE FLOWRATE AT NOZZLE DEFINED IN TABLE. PRESSURE GAUGE USED SHALL SHOW A HIGHER PRESSURE THAN THE MINIMUMS DEFINED IN THE TABLE.
2. OUTLET PRESSURE MEASURED BY PITOT GAUGE.
3. ENGINEER SHALL PROVIDE CALCULATIONS IF CONNECTIONS ARE OTHER THAN THOSE SHOWN, OR IF MULTIPLE CONNECTIONS ARE USED.
4. TO FLUSH THREE PIPE VOLUMES, MINIMUM FLUSHING TIME (IN SECONDS) EQUALS THE LENGTH OF PIPE BEING FLUSHED, IN FEET.

SECTION
N.T.S.

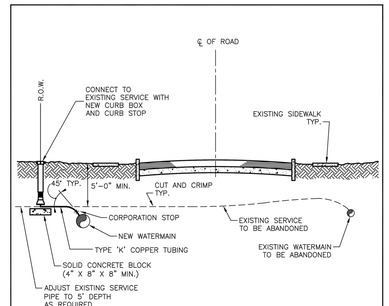
I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD36_WATERLINE_FLUSHING

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL WATERLINE FLUSHING	DWG. NO. SD36	
		DATE 6/00	REVISED 10/16



NOTES:
1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
   A. WHEN SERVICES ARE PLACED ON 4" OR SMALLER PIPES.
   B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
   C. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON AN 8" PIPE.
   D. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON DUCTILE IRON PIPE.
   E. WHEN TAPPING ALL PLASTIC (PVC) PIPE.
   F. WHEN TAPPING ALL ASBESTOS–CEMENT PIPE.
3. CURB BOXES SHALL NOT BE PLACED IN SIDEWALKS, DRIVEWAYS, OR CURB RAMPS.
4. USE POLYETHYLENE FOR 3/4" AND 1" SERVICES GREATER THAN 100 FEET IN LENGTH, AND FOR 1–1/2" AND 2" SERVICES GREATER THAN 60 FEET IN LENGTH. ALL POLYETHYLENE SERVICES SHALL INCLUDE A TRACER WIRE FOR DETECTION BY ECWA FORCES.
5. UNIONS ON COPPER TUBING ARE NOT ALLOWED UNLESS APPROVED BY ECWA PRIOR TO INSTALLATION.

STANDARD DETAIL
THRUST BLOCKS
FOR ELBOW FITTING



NOTES:
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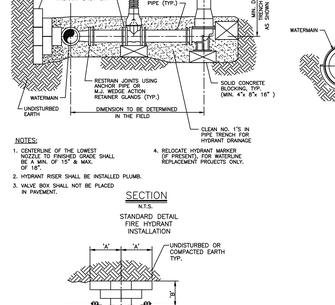
   F. WHEN TAPPING ALL ASBESTOS–CEMENT PIPE.
3. CURB BOXES SHALL NOT BE PLACED IN SIDEWALKS, DRIVEWAYS, OR CURB RAMPS.
4. UNIONS ON COPPER TUBING ARE NOT ALLOWED UNLESS APPROVED BY ECWA PRIOR TO INSTALLATION.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD15_SERV_REPLACE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL NEAR SIDE SERVICE REPLACEMENT/INSTALLATION	DWG. NO. SD15	
		DATE 4/92	REVISED 09/16

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD16_SERV_REPLACE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL FAR SIDE SERVICE REPLACEMENT/INSTALLATION	DWG. NO. SD16	
		DATE 4/92	REVISED 09/16



NOTE:
1. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

HYDRANTS

HYDRANTS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN STANDARD FOR DRY BARREL FIRE HYDRANTS AWWA C502–85 AND AS FOLLOWS:

1. TYPE – BREAKAWAY WITH "O" RING SEALS
2. VALVE OPENING – 5–1/4"
3. INLET – 6" MECHANICAL JOINT
4. NOZZLES – (2) 2–1/2" DIAMETER NOZZLE AND TWO 2 – 1/2" HOSE NOZZLES. ALL WITH NATIONAL STANDARD THREADS.
5. BURY – DESIGNED TO ALLOW 4–1/2" OF COVER ON THE BRANCH AND ALLOW 15 TO 18 INCHES BETWEEN THE CENTERLINE OF THE LOWEST NOZZLE AND THE SURFACE OF THE GROUND.
6. OPERATING NUT – 1–1/8" SQUARE
7. OPERATION – OPENING – LEFT
8. COLOR – YELLOW
9. VALVE SHALL OPEN AGAINST PRESSURE AND CLOSE WITH PRESSURE
10. ALL WORKING PARTS ARE TO BE IN THE BONNET OF THE HYDRANT ABOVE THE NOZZLES, NOT IN THE WATERWAY.
11. VALVE OPENING SHALL BE AGAINST THE SIDE OF THE HYDRANT.
12. ALL HYDRANTS SHALL BE AS MANUFACTURED BY THE KENNEDY VALVE MFG. CO., OF THE FIGURE 01–A/GUARDIAN PATTERN, BY THE MUELLER CO., OF THE CENTURIAN PATTERN OR APPROVED EQUAL.

NOTE:
CONTRACTOR TO ADJUST DEPTH OF MAIN TO OBTAIN CLEARANCES AS SHOWN.

STANDARD DETAIL
BLOWOFF

NOTES: (WATERLINES)
1. CONTRACTOR TO LOCATE AND INDICATE EXISTING UTILITIES AND VERIFY THEIR EXISTING AS COMPARED TO PLANS PRIOR TO START OF CONSTRUCTION
2. WATERLINES MUST BE INSTALLED TO MAINTAIN 10' (OVER) A MINIMUM HORIZONTAL AND VERTICAL SEPARATION FROM EXISTING OR PROPOSED SANITARY SEWERS IN ACCORDANCE WITH PARTS 8.6.2 AND 8.6.3 OF THE RECOMMENDED STANDARDS FOR WATER WORKS (NEW YORK STATE HEALTH DEPARTMENT BULLETIN 42).
3. IN ACCORDANCE WITH PART 5.122 OF THE NEW YORK STATE SANITARY CODE, NEW WATER SYSTEMS, EXTENSION AND/OR MODIFICATIONS TO EXISTING WATER SYSTEMS SHALL BE APPROVED BY THE DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION. PART 5.122 ALSO REQUIRES THAT APPROVAL PROJECTS, ONCE CONSTRUCTED, BE PLACED INTO SERVICE ONLY AFTER "COMPLETED WORKS CERTIFICATION" IS ISSUED BY THE COUNTY HEALTH DEPARTMENT.
4. P.I.P. NO. _____
5. WATER DISTRICT NO._____
6. PIPE: 8" DIA. (PVC) POLYVINYL CHLORIDE PIPE CONFORMING TO ANSI/AWWA C–900–81, DR–18 (CLASS 150) PIPE SHALL BE AS MANUF. BY _____ PIPE CO. "BLUE BRUTE"OR APPROVED EQUAL.
7. VALVES: 8" DIA. IRON BODY RESILIENT SEATED GATE VALVES CONFORMING TO ANSI/AWWA C–509–80. VALVES SHALL BE AS MANUF. BY THE KENNEY VALVE MFG. CO. MODEL 1016 OR APPROVAL EQUAL.
8. HYDRANTS: SHALL CONFORM TO AWWA C502–85. HYDRANTS SHALL BE AS MANUF. BY THE KENNEDY VALVE MFG. CO. "CENTURIAN " MODEL OR APPROVAL EQUAL.
9. FITTINGS: SHALL BE DUCTILE IRON, MECHANICAL JOINT, FULL BODY WITH 350 PSI CONFORMING TO AWWA C110/A21.10–82.
10. MAGNETIC TAPE: WARNING TAPE FOR LAYING OVER PVC WATER PIPE SHALL BE 3" WIDE AND AS MANUF. BY PAUL DOTEN WARNING TAPES, INC. "ALARMTAPE" OR APPROVED EQUAL. TAPE TO BE FULL LENGTH OF PIPE AND 18" BELOW GROUND SURFACE.
11. COPPER TUBING SHALL BE TYPE K, SOFT TEMPER, AND IN ACCORDANCE WITH ASTM B–88.
12. CURB BOXES: SHALL BE AS MANUF. BY BIBBY–ST. CROIX FOUNDERIES, INC. MODEL B–2000, SIZE 95E, OR APPROVED EQUAL.
13. SERVICE FITTINGS: SHALL BE AS MANUF. BY THE MUELLER CO. OR APPROVED EQUAL AS FOLLOWS:

CORPORATION STOPS	MODEL #H–15000
CURB STOPS	MODEL #H–15204
UNIONS	MODEL #H–15405
COUPLING AND GASKETS	MODEL #H–15363

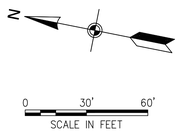
14. UNLESS OTHERWISE NOTED IN THE SPECIFICATIONS OR DRAWINGS, THE INSTALLATION OF WATER PIPE SHALL BE GOVERNED BY THE AWWA STANDARD SPECIFICATIONS FOR INSTALLATION OF PVC PIPE.
15. WHEN COMPLETED AND BEFORE THE WORK IS ACCEPTED, EACH SECTION OF NEW MAIN SHALL BE TESTED AS REQUIRED BY THE ENGINEER. TESTING SHALL TAKE PLACE IN SEPARATE SECTIONS NOT EXCEEDING WATER MAINS THAT ARE CALLED FOR, ONLY ONE SUCH CONNECTION WILL BE ALLOWED. PRIOR TO FINAL TESTING AND DISINFECTION NO NEW WATER MAIN SHALL BE PUT INTO SERVICE UNTIL A "COMPLETED WORKS CERTIFICATION" HAS BEEN ISSUED BY THE COUNTY HEALTH DEPARTMENT BASED UPON SUBMITTAL OF A SATISFACTORY BACTERIOLOGICAL REPORT.
16. THE CONTRACTOR SHALL DO ALL WORK AND SHALL FURNISH ALL MEANS AND APPARATUS NECESSARY FOR ADMITTING WATER INTO THE MAINS FOR FLUSHING, TESTING AND DISINFECTION, INCLUDING PROVIDING NECESSARY APPARATUS, GAUGES AND METERING SERVICES.
17. HYDROSTATIC (LEAKAGE TESTING), AT A MINIMUM SHALL COMPLY WITH THE REQUIREMENTS OF AWWA C600–82 SECTION 4. IF LEAKAGE IS DISCOVERED EXCEEDS THE AMOUNT SPECIFIED, THE CONTRACTOR SHALL REPAIR ALL LEAKS, VALVES OR HYDRANTS FOUND AND ANY WORK NECESSARY IMMEDIATELY AND CONDUCT RE–TEST.
18. DISINFECTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT REVISION OF AWWA SPECIFICATION C651 (TABLET METHOD IS NOT ALLOWED). THE SECTIONS OF MAIN TO BE DISINFECTED SHALL BE FLUSHED FIRST TO REMOVE ANY SOILDS OR CONTAMINATED MATERIAL THAT MAY EXIST. SAMPLES SHALL BE TAKEN FROM THE BEGINNING AND END OF EACH SECTION AS WELL AS FROM ANY TEE OR ATTACHED TO THAT SECTION. IF THE MAINS BEING TESTED SERVE ANY FOOD SERVICE FACILITIES, SAMPLES SHALL BE TAKEN EVERY 1000 FEET. IN THE EVENT THAT THE TESTS PROVE UNSATISFACTORY BY THE COUNTY HEALTH DEPARTMENT STANDARDS, CHLORINATION AND SAMPLING SHALL BE REPEATED.
19. CONCRETE BLOCKING SHALL BE PROVIDED AT ALL BENDS AND TEES OF A SIZE AND SHAPE AS SPECIFIED. WHERE BLOCKING IS NECESSARY FOR VERTICAL BENDS, THE BENDS SHALL BE STRAPPED TO THE BLOCKS AS SHOWN OR AS DIRECTED BY THE ENGINEER.
20. WHENEVER SELECT BACKFILL IS REQUIRED, THE BACKFILL SHALL BE PLACED IN THE EXCAVATION IN SIX (6") INCH LAYERS AND THOROUGHLY COMPACTED. NO STONE SHALL TO BE USED FOR BEDDING OF PIPE SHALL BE OVER #1 STONE.
21. CONTRACTOR TO RESTRAIN WATERLINE JOINTS PER RESTRAINED JOINT TABLES.

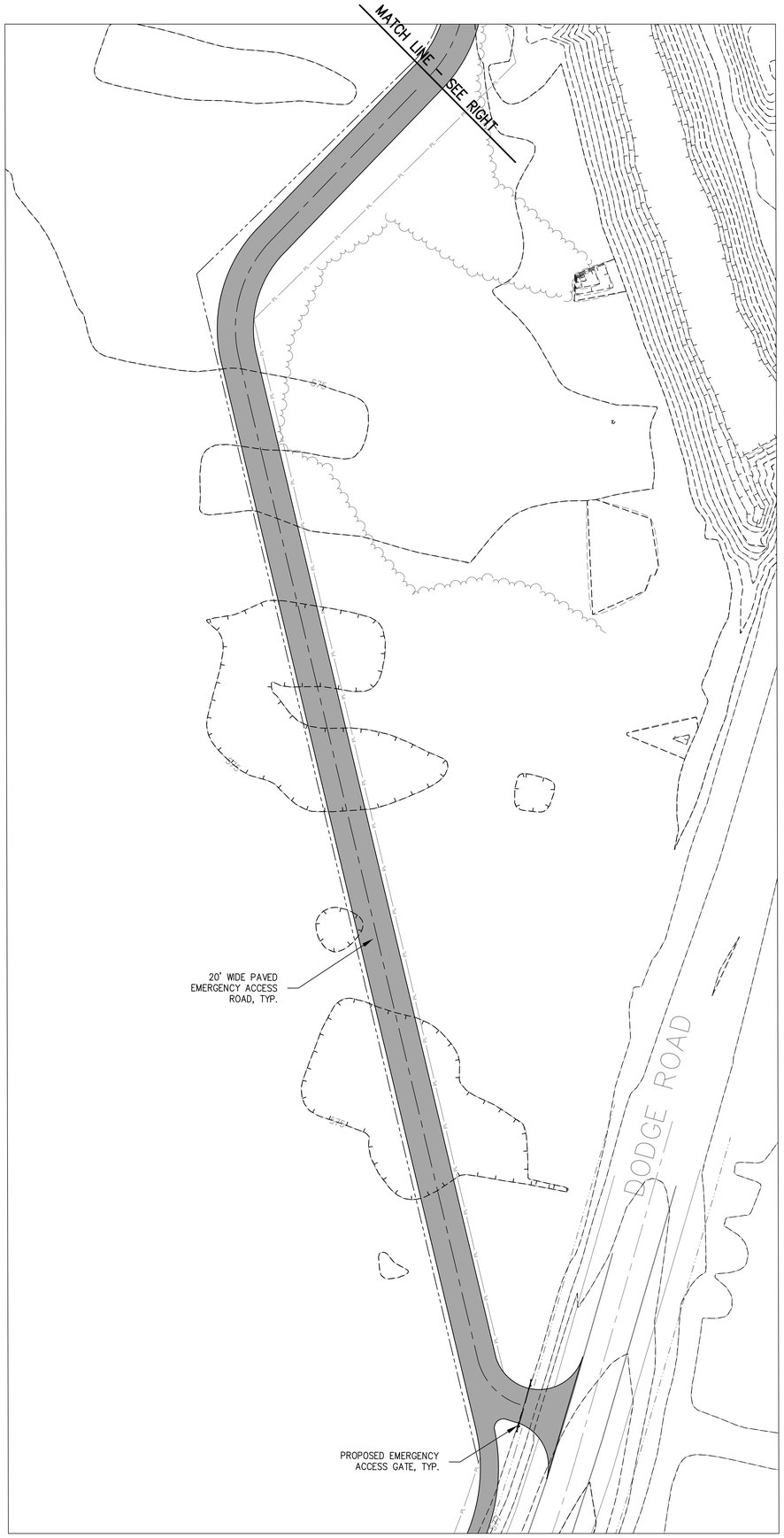
NOTES:
PIPING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH A.W.W.A. C–600–60 FOR DUCTILE IRON WATERMAINS OR A.W.W.A. C–605 FOR P.V.C. PIPE WITH INSTALLATION AND TESTING AS PER A.W.W.A. MANUAL M–23.

DISINFECTION, FLUSHING AND BACTERIOLOGICAL TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT REVISION OF A.W.W.A. SPECIFICATION C–651 (TABLET METHOD IS NOT ALLOWED).

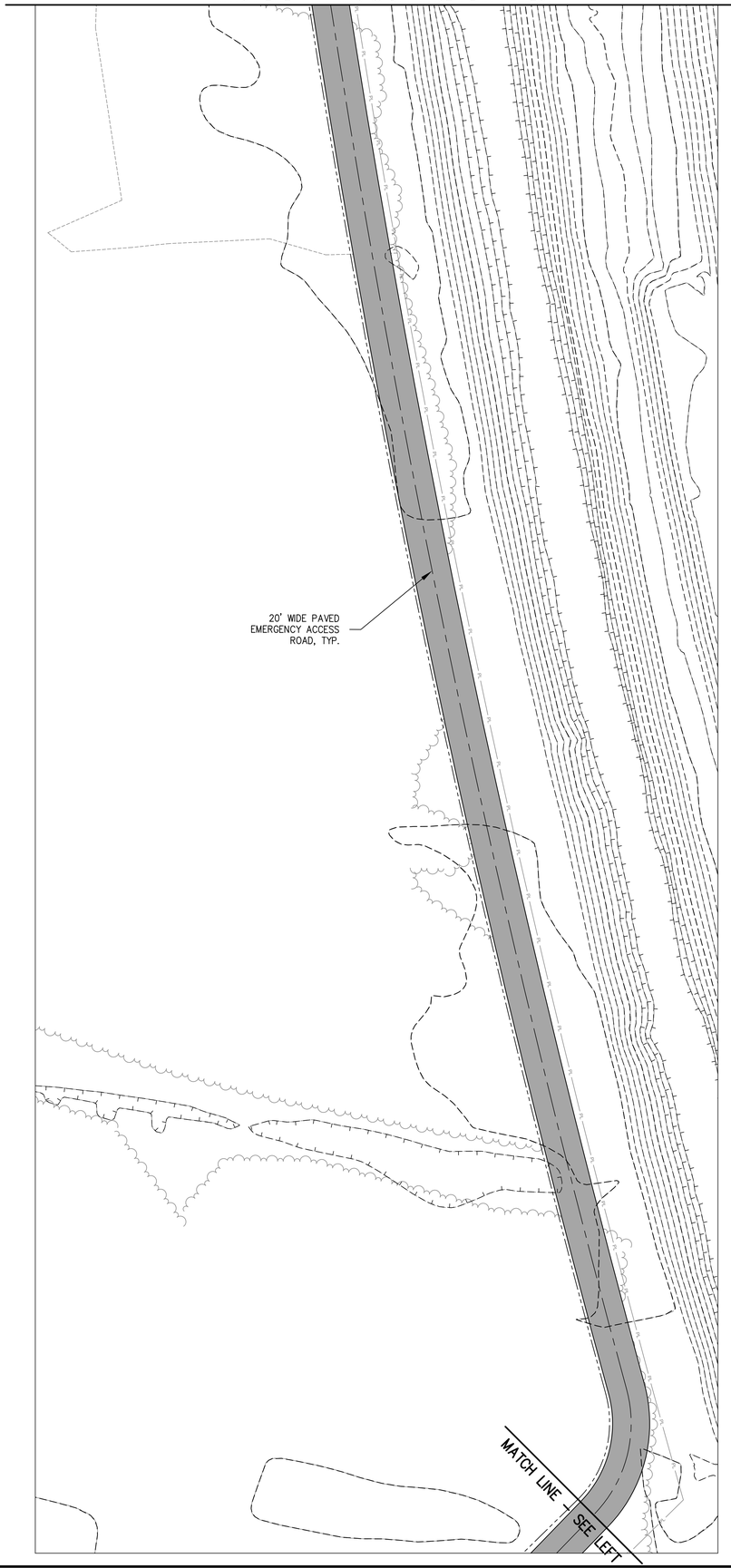
THE ERIE COUNTY WATER AUTHORITY SHALL OPERATE ALL OF EXISTING SYSTEMS AND SHALL OPEN NEW VALVES TO NEWLY CONSTRUCTED WATERMAINS.

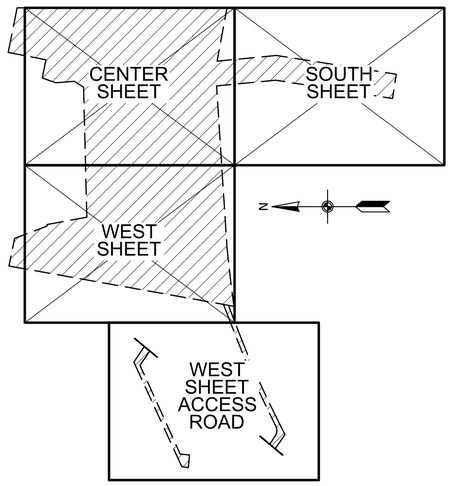
ONLY ONE CONNECTION MAY BE MADE TO ANY EXISTING





MATCH LINE – PAVING & DRAINAGE PLAN – WEST





SHEET LAYOUT SCHEMATIC

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NO.	BY	DATE

SCALE: AS NOTED
DATE: SEPTEMBER, 2020
DWG NO.: 11

PAVING & DRAINAGE PLAN - WEST ACCESS ROAD

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
11

Attachment: SP-2020-13_drawings_041521_(22889 : Sp-2020-13)

G:\2013\2013062 - Muir Woods\Site B\2013062.10 Muir Woods Site B - Aspen Heights\CAD\Design Phase\Paving & Drainage Plans - WEST ACCESS RD\AC\sht_Monday, 23 November 2020, KarlW

EX. DITCH
INV. 564.93

205± LF OF EXISTING DITCH TO BE CLEANED OF DEBRIS AND REGRADED TO 0.20%

MATCHLINE - SEE BELOW FOR CONTINUATION OF DITCH

DITCH INV 565.97

EX. DITCH
INV. 564.52

BY RCVR 4
RIM 573.5
INV 570.28

LD RCVR 5
RIM 573.5
INV 569.99

LD RCVR 6
RIM 576.30
INV 569.61

LD RCVR 40
RIM 573.8
INV 571.79

37 L.F. 12" HDPE @ 0.24%

RCVR 39
RIM 575.30
INV 571.70

RCVR 38
RIM 574.65
INV 571.18

BY RCVR 7
RIM 576.10
INV 569.06

RCVR 22
RIM 575.10
INV 571.14

PERMANENT PUBLIC STORM & ACCESS EASEMENT TO TOWN OF AMHERST

DITCH INV 567.0

LD RCVR 10
RIM 576.50
INV 571.77

RCVR 28
RIM 574.99
INV 571.99

RCVR 29
RIM 574.40
INV 570.36

RCVR 31
RIM 575.35
INV 570.99

RCVR 24
RIM 574.50
INV 571.65

RCVR 14
RIM 574.61
INV 570.61

EX. DITCH
INV. 565.79

PAVED TRAIL

535± LF OF EXISTING DITCH TO BE CLEANED OF DEBRIS AND REGRADED TO 0.16%

RCVR 15
RIM 574.40
INV 570.92

RCVR 16
RIM 574.74
INV 571.50

PRETREAT CH. 3
RIM 573.5
INV 570.28

CLEAN-OUT 4
RIM 570.00
(SOLID COVER)
INV 567.58

24" INV. 570.25
WITH RIP-RAP

RCVR 23
RIM 575.00
INV 572.00

CLEAN-OUT 7
RIM 570.00
(SOLID COVER)
INV 567.58

PRETREAT CH. 8
RIM 576.20
INV 570.32

RCVR 30
RIM 575.39
W INV 570.47
E INV 570.47
S INV 570.47

24" INV. 570.10
WITH RIP-RAP

SAND FILTER 2
BOTTOM (GROUND) @ 570.00
MIN TOP OF BANK @ 573.50

SAND FILTER 3

CLEAN-OUT 8
RIM 570.00
(SOLID COVER)
INV 567.48

SAND FILTER 2
BOTTOM (GROUND) @ 570.00
MIN TOP OF BANK @ 574.00

CLEAN-OUT 5
RIM 570.00
(SOLID COVER)
INV 567.42

RCVR 27
RIM 574.65
INV 571.65

OUTLET CHAMBER 3
RIM 571.00
IN INV 567.35 (6")
INV 567.35 (30")

RCVR 37
RIM 575.21
INV 570.85

CLEAN-OUT 9
RIM 570.00
(SOLID COVER)
INV 567.38

15" INV. 570.21
WITH RIP-RAP

CLEAN-OUT 6
RIM 570.00
(SOLID COVER)
INV 567.26

RCVR 26
RIM 574.55
INV 571.30

15" INV. 570.41
WITH RIP-RAP

PRETREAT CH. 4
RIM 575.80
INV 570.85

RCVR 17
RIM 575.13
E INV 571.05
N INV 571.05
W INV 571.06

ST MH 3
RIM 577.20
INV 567.22

RCVR 25
RIM 575.50
INV 570.39

PRETREAT CH. 5
RIM 576.20
INV 570.59

OUTLET CHAMBER 2
RIM 571.50
S.E. INV 567.22 (6")
N.W. INV 567.22 (24")

ST MH 1
RIM 576.80
INV 567.16

RCVR 20
RIM 575.80
INV 570.55

RCVR 18
RIM 575.13
E INV 571.27
NW INV 571.27
SW INV 571.27

ST MH 2
RIM 577.20
INV 566.97

RCVR 21
RIM 575.53
INV 570.78

RCVR 20
RIM 575.38
INV 571.11

RCVR 19
RIM 575.30
INV 571.46

PROPOSED EMERGENCY ACCESS GATE, TYP.

RCVR 18A
RIM 574.90
W INV 571.41

30" INV. 566.82
WITH RIP-RAP &
TIDEFLEX CHECK VALVE

1,030± LF 2' DITCH BOTTOM
W/1 ON 2 SIDE SLOPES @ 0.10%

24" INV. 566.78
WITH RIP-RAP &
TIDEFLEX CHECK VALVE

PERMANENT 45' WIDE PUBLIC STORM & ACCESS EASEMENT TO TOWN OF AMHERST

SEE ABOVE FOR CONTINUATION OF DITCH

PROPOSED 20' WIDE PAVED EMERGENCY ACCESS DRIVE, TYP.

CENTER SHEET
SOUTH SHEET
WEST SHEET
WEST SHEET ACCESS ROAD

SHEET LAYOUT SCHEMATIC

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF AMHERST CONSTRUCTION SPECIFICATIONS AND DETAILS.
2. ////// BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAXIMUM SIX INCH LIFTS. (95% COMP. – MAX. DENSITY PER ASTM D1557)
3. HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SHALL MEET AASHTO M-294 SPECIFICATIONS. (N-12)
4. P.V.C. (POLYVINYL CHLORIDE) PIPE SHALL MEET A.S.T.M. SDR-35 OR APPROVED EQUAL.
5. CONTRACTOR TO VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. DRY RIP-RAP (50# MIN. –TYPICAL). THE STONES SHALL BE PLACED SO THAT THE DIMENSION APPROXIMATELY EQUAL TO THE LAYER THICKNESS IS PERPENDICULAR TO THE SLOPE SURFACE AND THAT THE WEIGHT OF THE STONE IS CARRIED BY THE UNDERLYING MATERIAL AND NOT BY THE ADJACENT STONES. ON SLOPES, THE LARGEST STONES SHALL BE PLACED AT THE BOTTOM OF THE SLOPE. THE DRY RIP-RAP SHALL BE PROPERLY ALIGNED AND PLACED SO AS TO MINIMIZE VOID SPACES BETWEEN ADJACENT STONES. THE SPACES BETWEEN THE STONES SHALL BE FILLED WITH SPALLS OF SUITABLE SIZE.

0 30' 60'
SCALE IN FEET

LEGEND

INDICATES PROPOSED ASPHALT DRIVEWAYS, PARKING, TRAILS AND ACCESS ROAD

INDICATES PROPOSED CONCRETE SIDEWALKS AND PADS

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STATE OF NEW YORK
GREENMAN PEDERSEN, INC.
LICENSED PROFESSIONAL ENGINEER
No. 151

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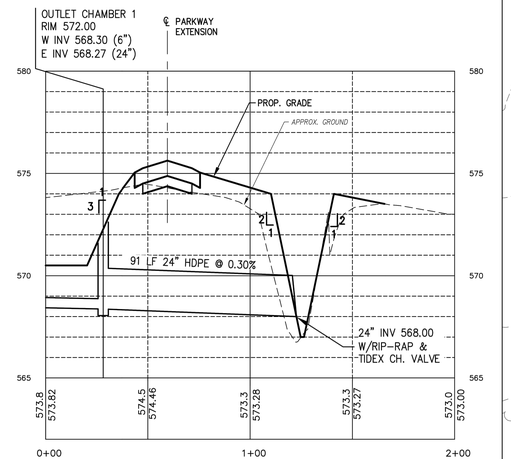
NO.			

PAVING & DRAINAGE PLAN - WEST

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
12

Attachment: SP-2020-13 drawings_041521 (22899 : Sp-2020-13)



PROFILE: SAND FILTER 1 OUTFALL

SCALE: 1"=30' HORZ.; 1"=3' VERT.

LEGEND

- INDICATES PROPOSED ASPHALT ROADS, DRIVEWAYS AND PARKING
- INDICATES PROPOSED CONCRETE SIDEWALKS AND PADS
- INDICATES PROPOSED PAVED TRAIL/WALK

NOTES:

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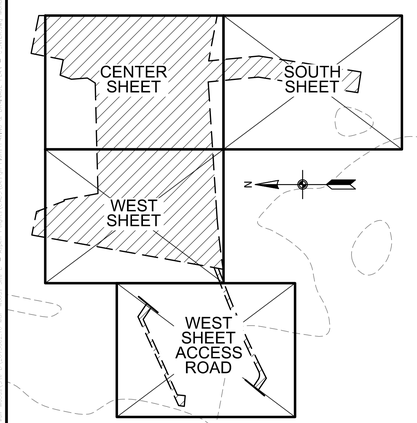
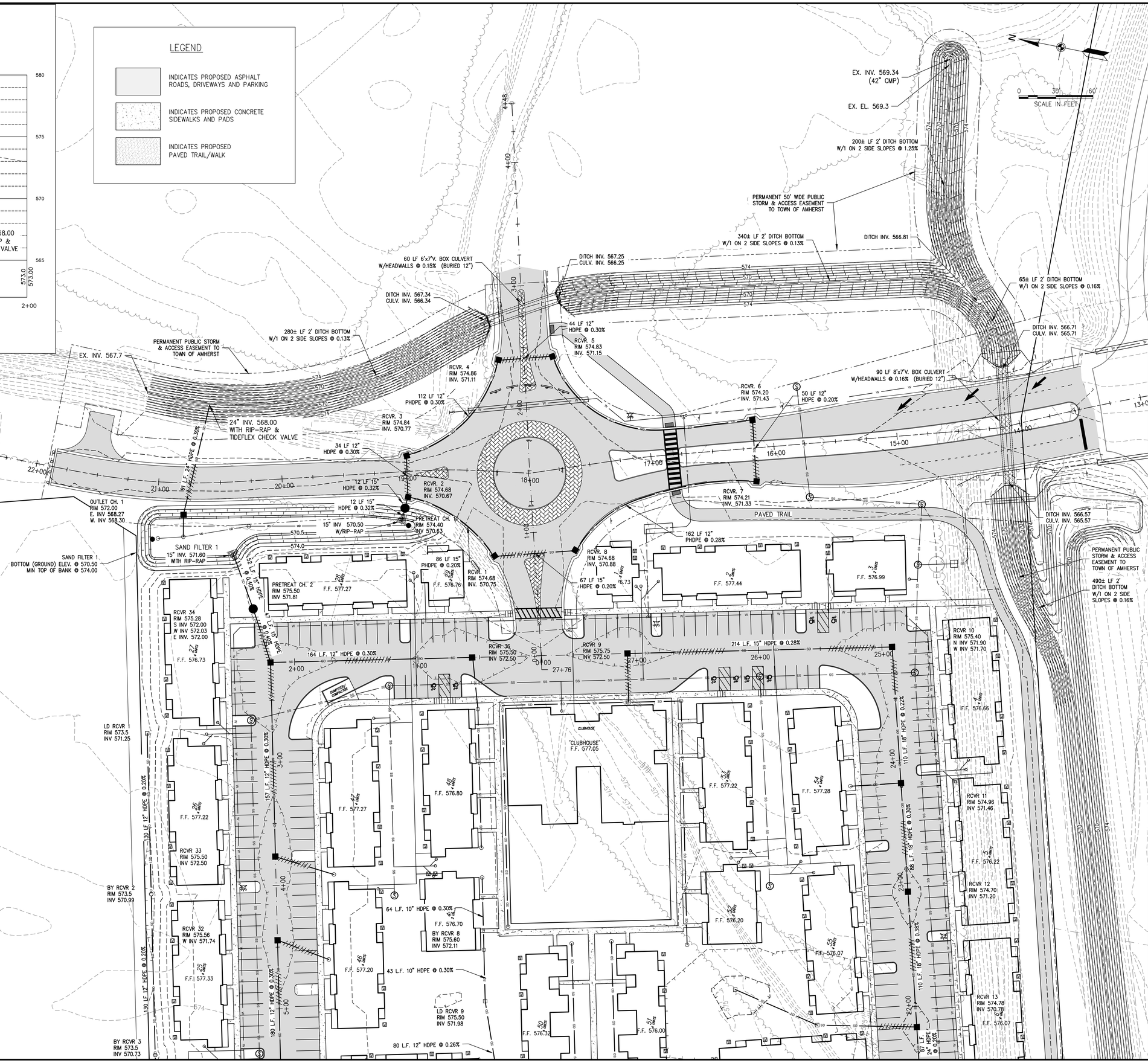
7. INDICATES APPROX. LOCATION OF PROP. STREET LIGHTS AS PER AMERICAN NATIONAL STANDARD PRACTICE.



SHEET LAYOUT SCHEMATIC



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NO.:	

PAVING & DRAINAGE PLAN - CENTER

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
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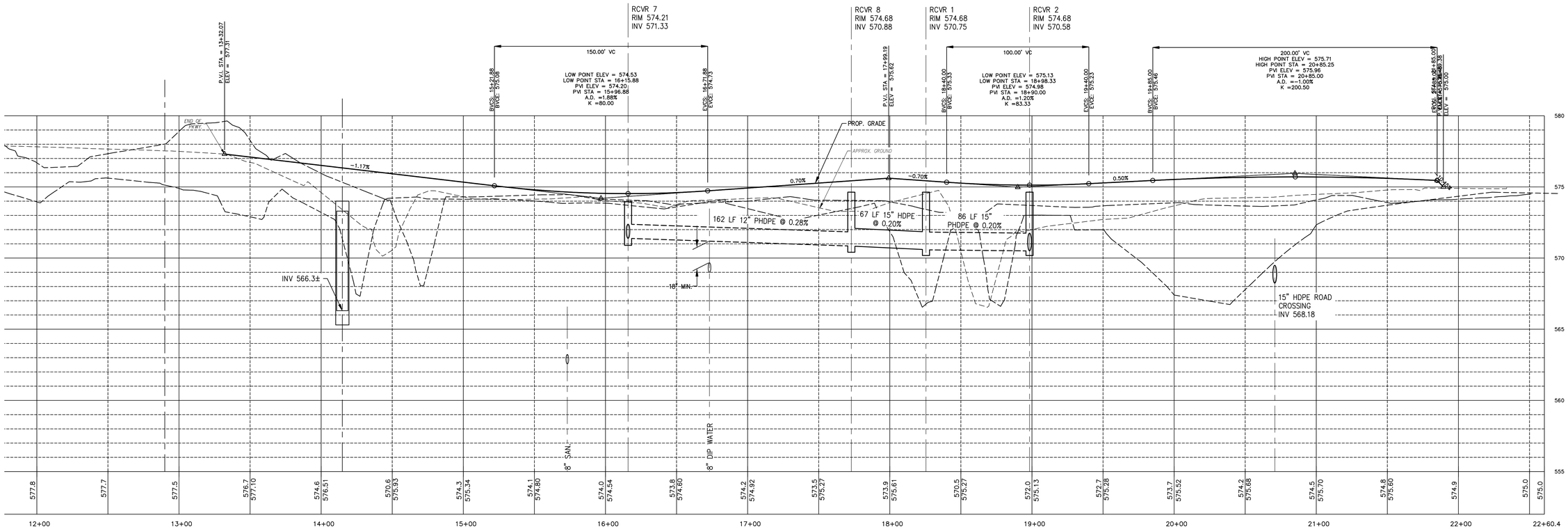
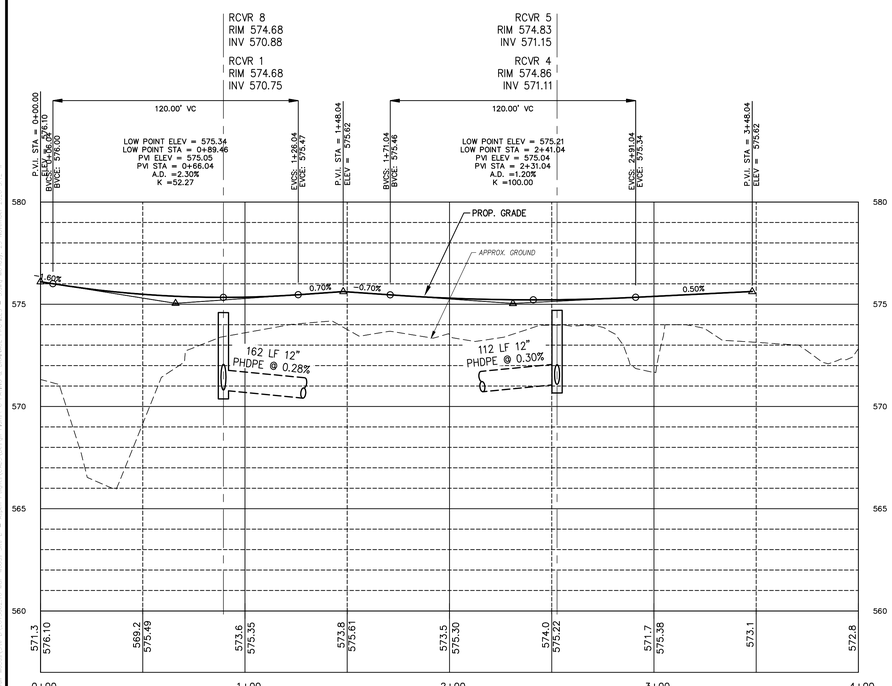
Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)



PROFILE: PARKWAY EXTENSION
SCALE: 1"=30' HORZ.; 1"=3' VERT.



PROFILE: ROUNDABOUT CROSSING
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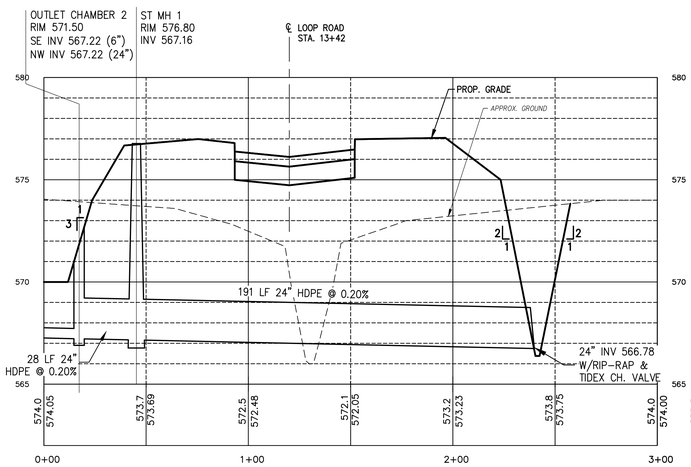
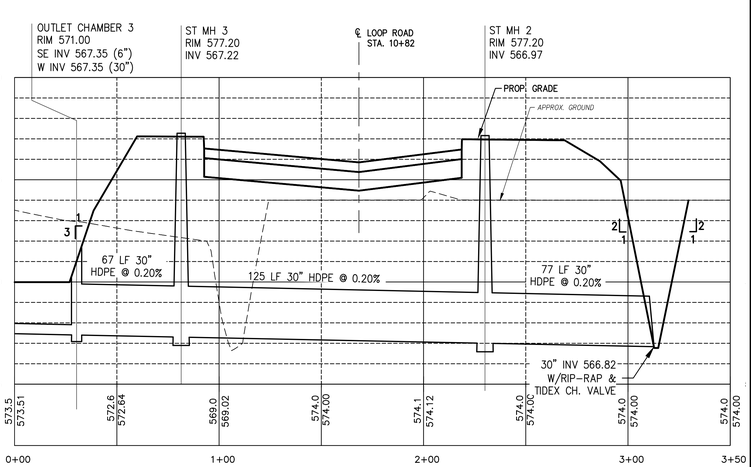


PROFILE: SAND FILTER 2 OUTFALL
SCALE: 1"=30' HORZ.; 1"=3' VERT.



PROFILE: SAND FILTER 3 OUTFALL
SCALE: 1"=30' HORZ.; 1"=3' VERT.

0 30' 60'
SCALE IN FEET

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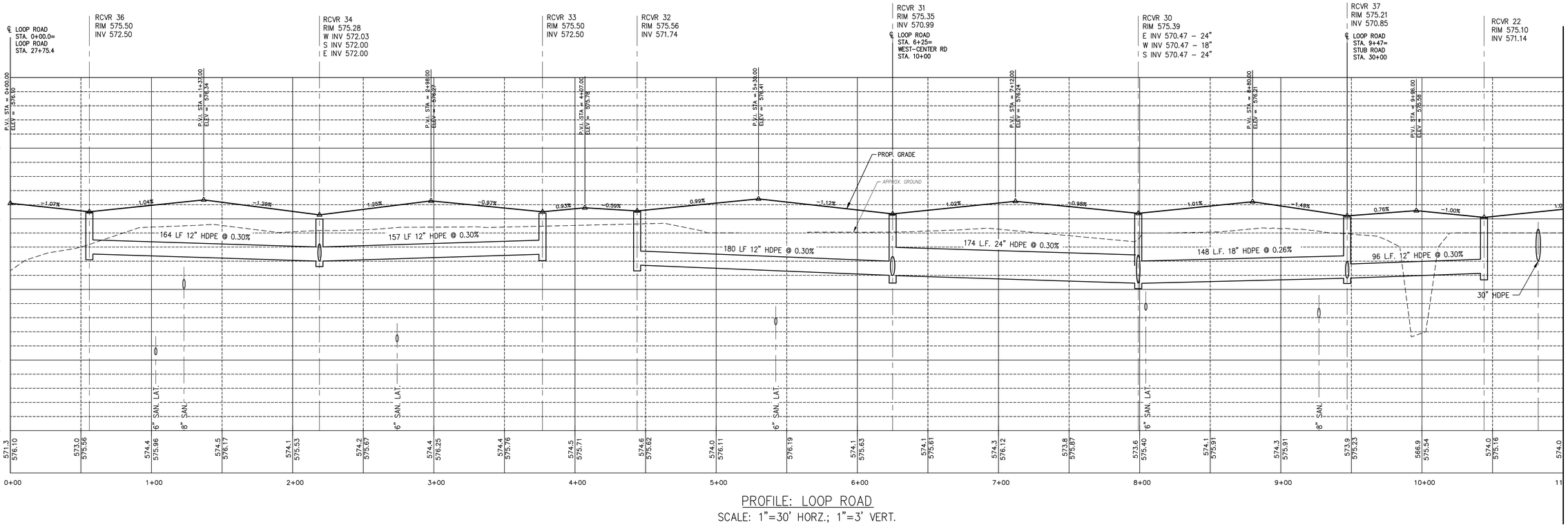
PAVING & DRAINAGE PROFILES - 1

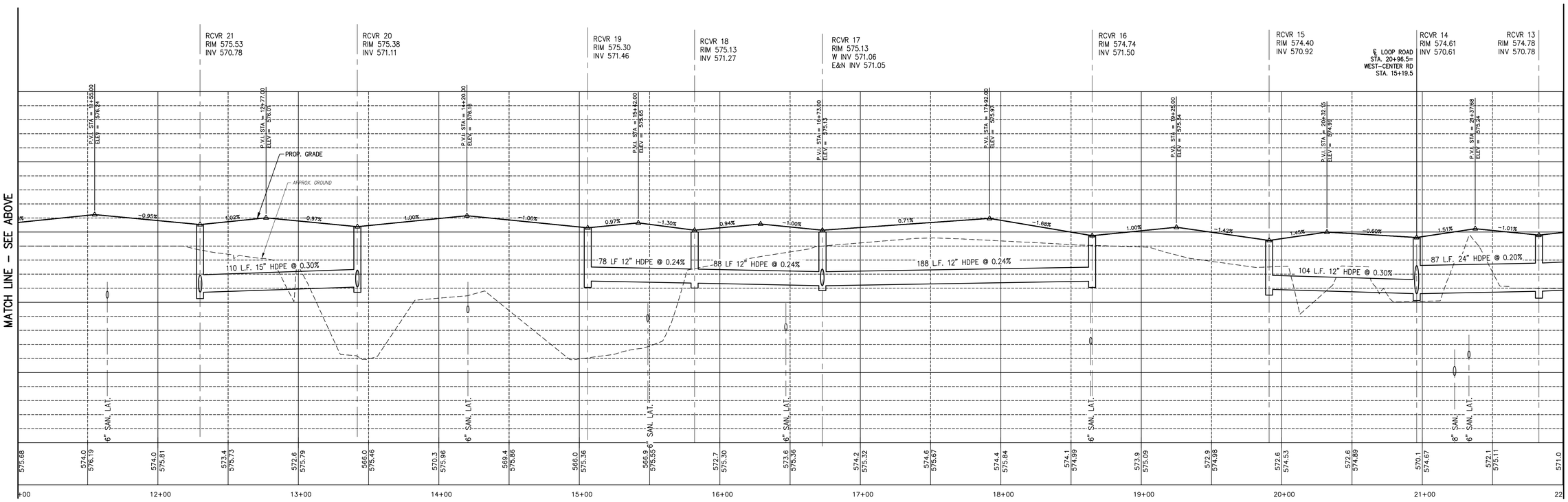
ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
14

Attachment: SP-2020-13_drawings_041521 (22889 : Sp-2020-13)



PROFILE: LOOP ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.



PROFILE: LOOP ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.

0 30' 60'
SCALE IN FEET

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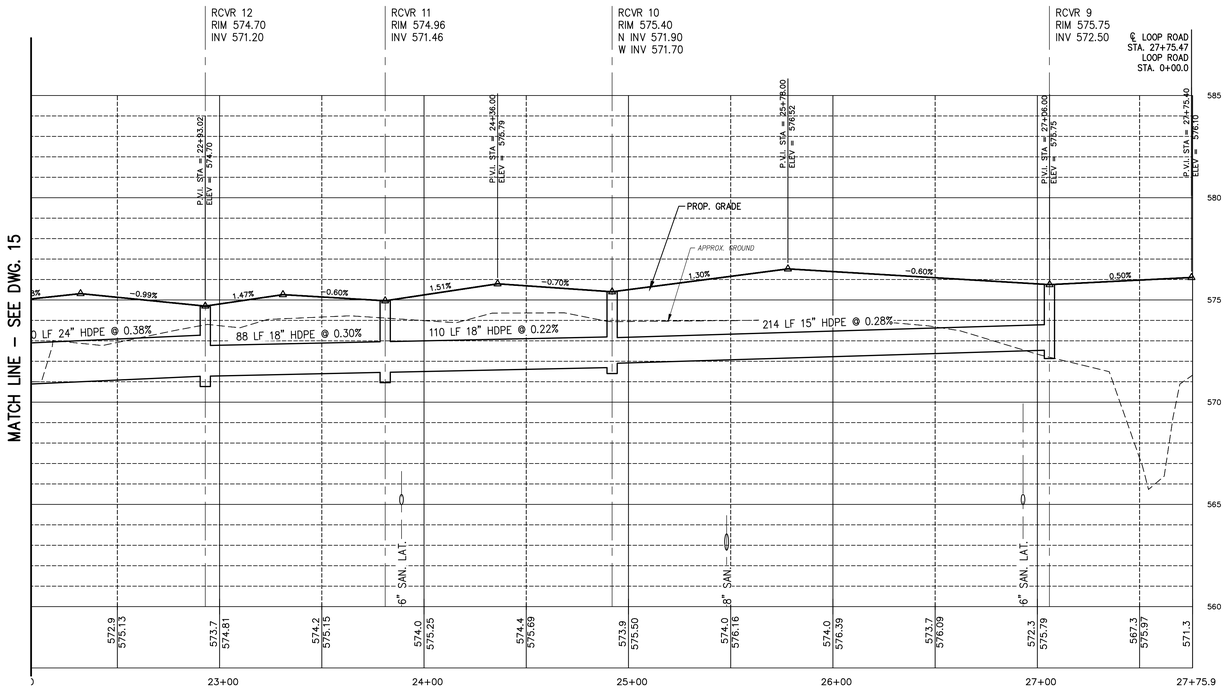
DWG NO.:	13

PAVING & DRAINAGE PROFILES - 2

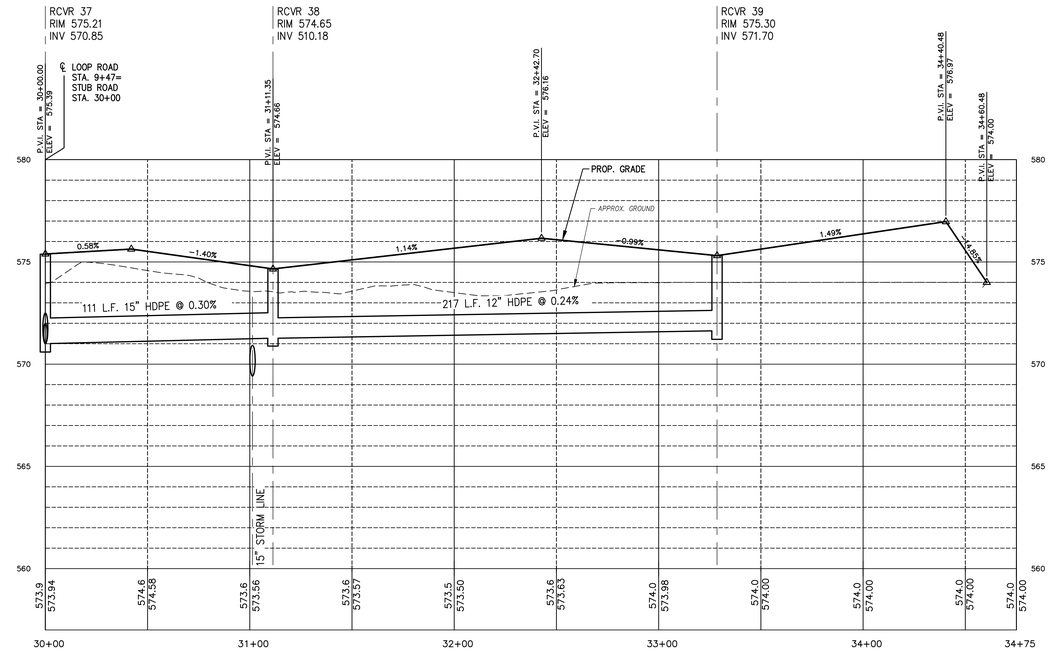
ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
15

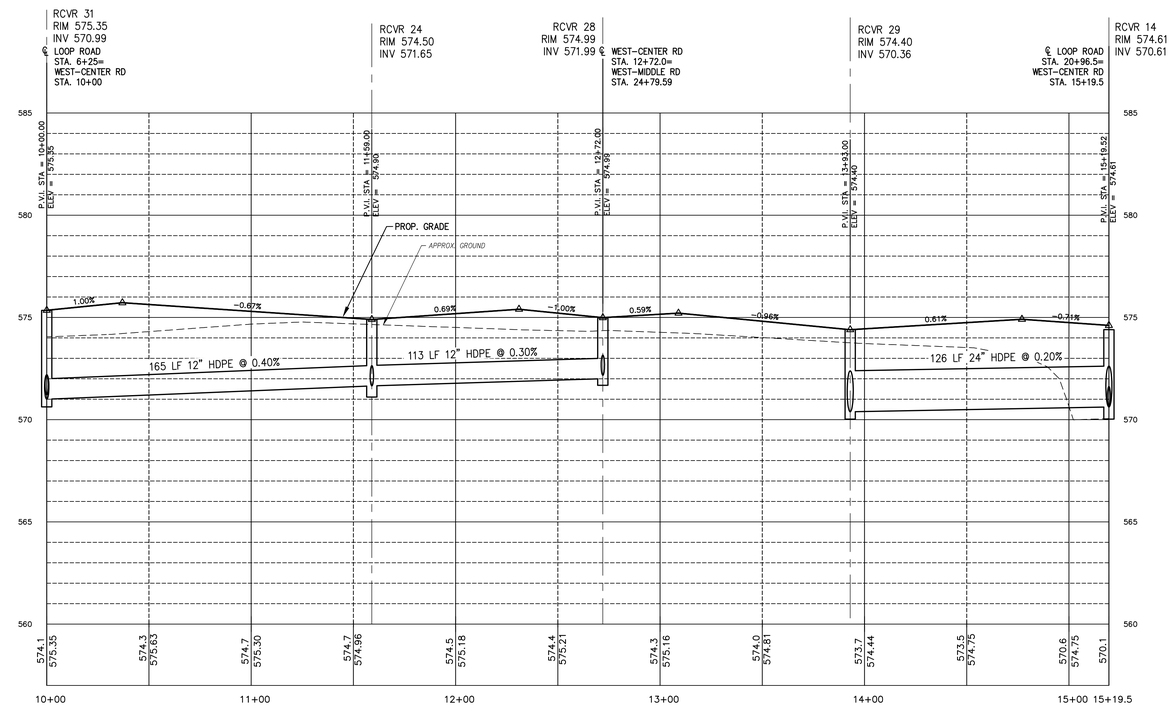
Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)



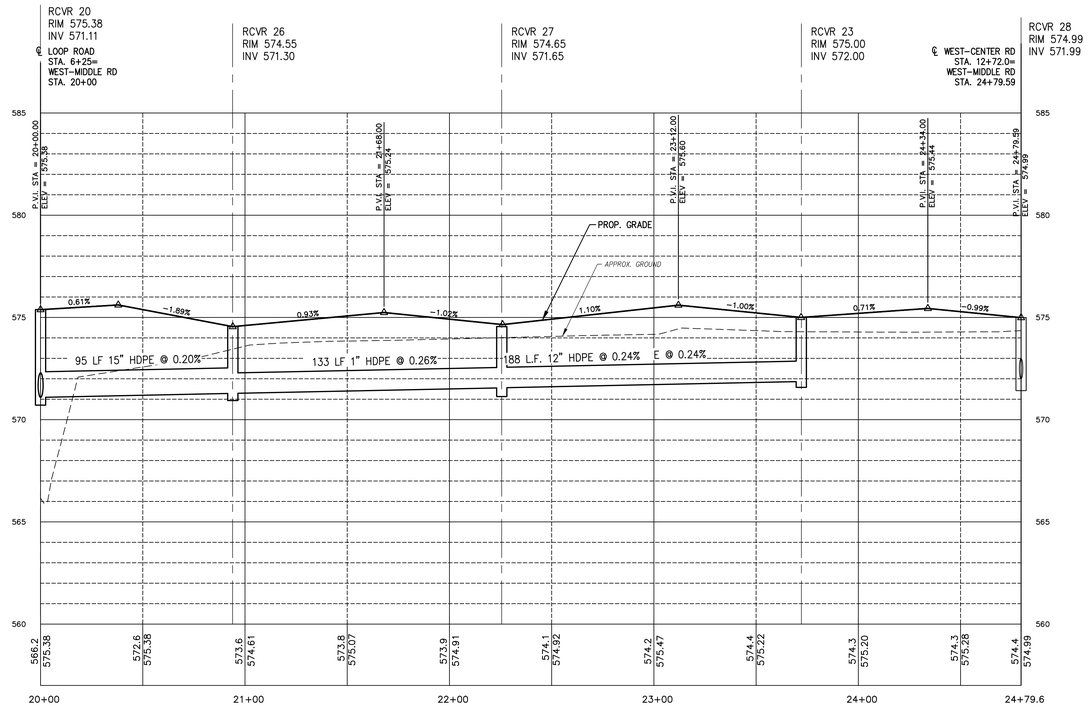
PROFILE: LOOP ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.



PROFILE: STUB ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.



PROFILE: WEST-CENTER ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.



PROFILE: WEST-MIDDLE ROAD
SCALE: 1"=30' HORZ.; 1"=3' VERT.

0 30' 60'
SCALE IN FEET

Greenman-Pedersen, Inc.
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STATE OF NEW YORK
GREENMAN PEDERSEN
LICENSED PROFESSIONAL ENGINEER
No. 151
WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

DRAWN BY:	THM
CHECKED BY:	DFP
JOB NO.:	BUF-20130602.10

REVISIONS:	NO.	BY	DATE

SCALE:	AS NOTED
DATE:	SEPTEMBER, 2020
DWG NO.:	14

PAVING & DRAINAGE PROFILES - 3

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
16

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

NOTES:

GENERAL

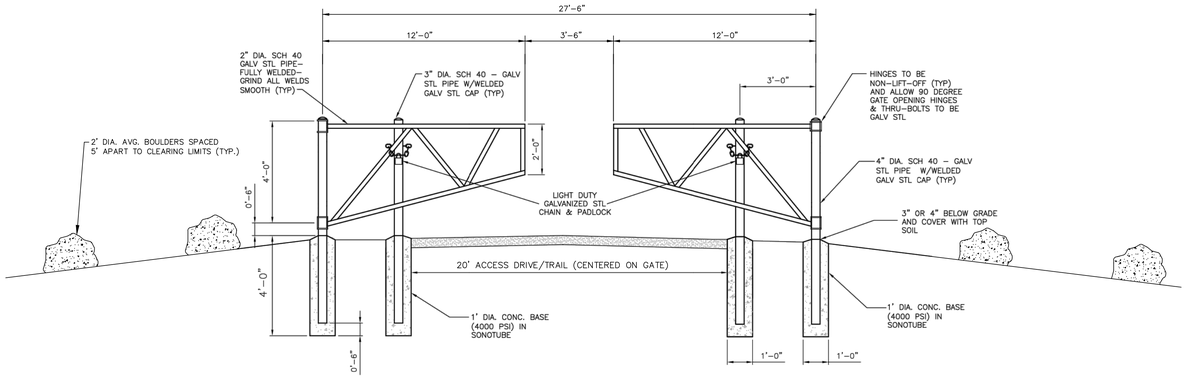
1. SIDEWALK CURB RAMP TYPE AND LOCATION ARE AS SHOWN ON THE PLANS OR AS DIRECTED.
2. ALL SIDEWALK CURB RAMP TYPES MAY BE USED IN STRAIGHT OR CURVED CURBED SECTIONS.
3. SIDEWALK CURB RAMP TYPES MAY BE DIFFERENT AT EACH LOCATION WITHIN AN INTERSECTION.

SIDEWALK CURB RAMP CRITERIA

4. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:12.IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:12, THE FOLLOWING SLOPES AND RISES MAY BE USED:
   - A) STEEPER THAN 1:12 (8.33%) BUT NO STEEPER THAN 1:10 (10%) 6" MAXIMUM RISE, 5 FT. MAXIMUM RUN
   - B) STEEPER THAN 1:10 (10%) BUT NO STEEPER THAN 1:8 (12.5%) 3" MAXIMUM RISE, 2 FT. MAXIMUM RUN
   - C) A SLOPE STEEPER THAN 1:8 (12.5%) NOT ALLOWED.
5. THE MINIMUM WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE FEET, EXCLUSIVE OF FLARED SIDES.
6. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR PARKING SURFACE.

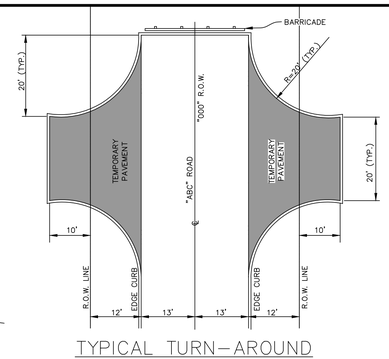
SURFACE FINISH

7. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G., A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS.)

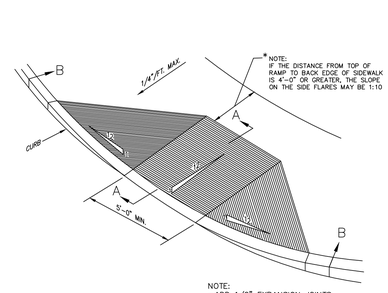


ACCESS GATE DETAIL

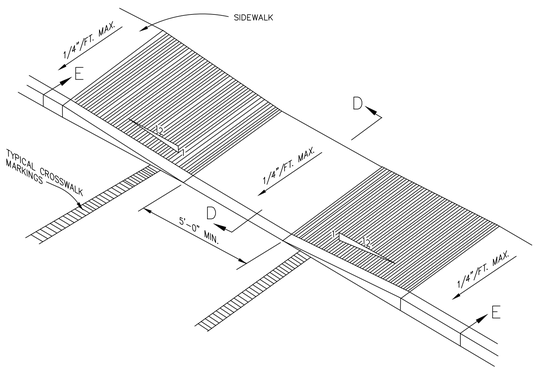
NOT TO SCALE

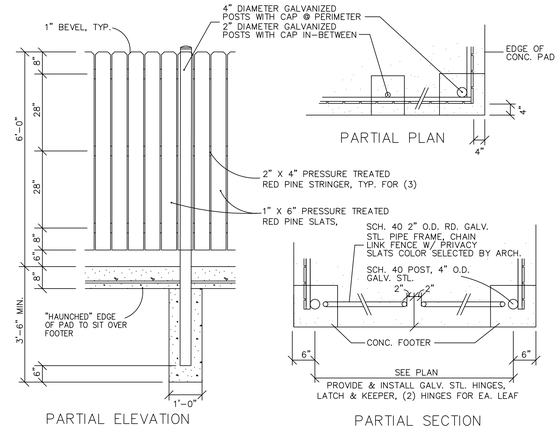


TYPICAL TURN-AROUND



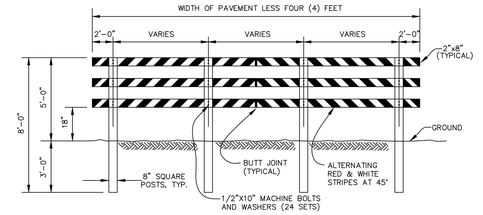
NOTE:
- ADD 1/2" EXPANSION JOINTS AT CURBS
- SEAL ALL SAW-CUTS





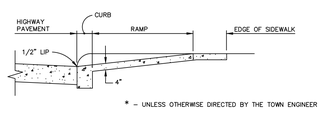
PARTIAL ELEVATION

PARTIAL SECTION

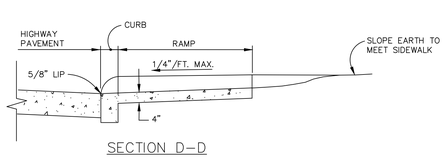


NOTES:
1. BARRICADE SHALL BE PLACED APPROXIMATELY 6 FEET BEHIND EDGE.
2. THE WOOD POSTS SHALL BE OF SOUND AND CLEAR SEASONED WHITE OAK, CEDAR, TAMARACK, OR CHESTNUT. RAILS SHALL BE OF SEASONED SPRUCE, DOUGLAS FIR OR SOUTHERN PINE. THE STEEL BREAK-A-WAY POST SHALL BE A 3" I-BEAM ALL PURPOSE POST. THE GUIDERAIL SHALL BE N.Y.E. SPEC. O-2 W-BEAM GUIDERAIL.
3. BELOW GRADE PORTION OF WOOD POSTS SHALL BE DIPPED OR COATED WHILE DRY IN BITUMINOUS MATERIAL CONFORMING TO N.Y.S. SPEC. ITEM NO. 61, THE POSTS SHALL BE THOROUGHLY DRY BEFORE SET IN THE GROUND.
4. THE PAINTED REFLECTORIZED STRIPE WIDTHS SHOULD BE FOUR INCHES FOR BARRICADE RAILS LESS THAN THREE FEET LONG AND SIX INCHES FOR RAILS OF THREE FEET OR LONGER. THESE WIDTHS ARE PER THE STATE'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, NO. 2782, 7/1/83. STRIPES SHALL BE FORMED AT 45° TO THE VERTICAL WITH ALTERNATING RED AND WHITE. NO PAINT SHALL BE APPLIED IN WET OR FREEZING WEATHER.

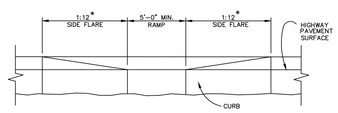
STANDARD THREE BAR BARRICADE



SECTION A-A

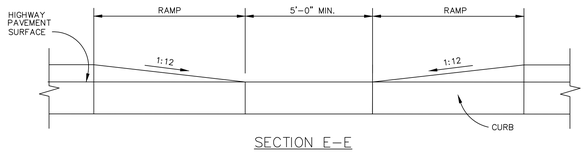


SECTION D-D



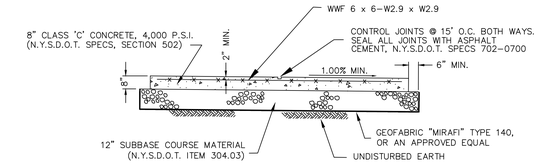
SECTION B-B

SIDEWALK CURB RAMP TYPE A



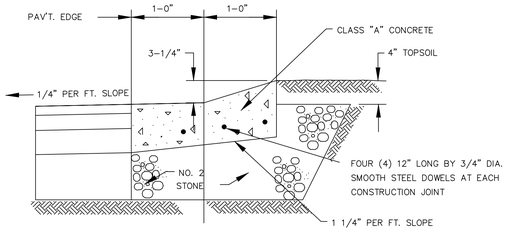
SECTION E-E

SIDEWALK CURB RAMP TYPE C

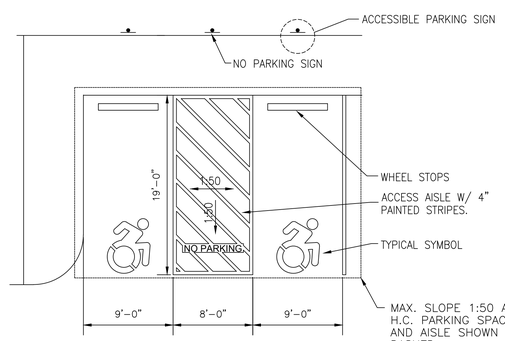


CONCRETE PAD SECTION

TRASH COMPACTOR ENCLOSURE & BOARD-ON-BOARD FENCE DETAIL

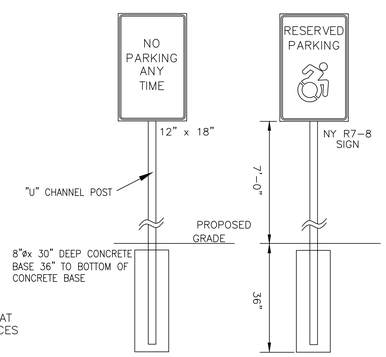


ISLAND CURBING



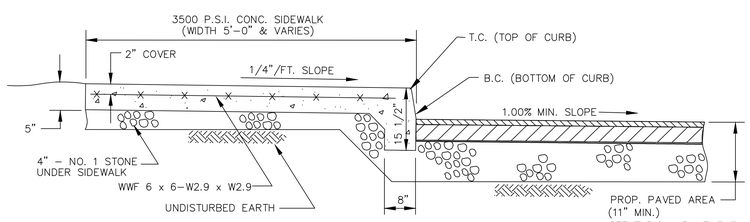
PARKING STALL

N.T.S.



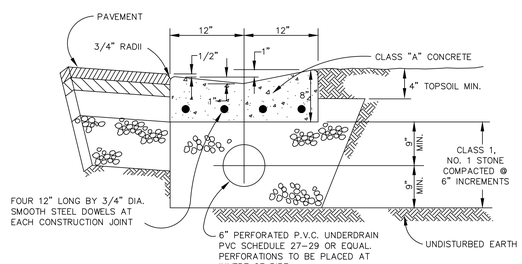
PARKING SIGN

N.T.S.

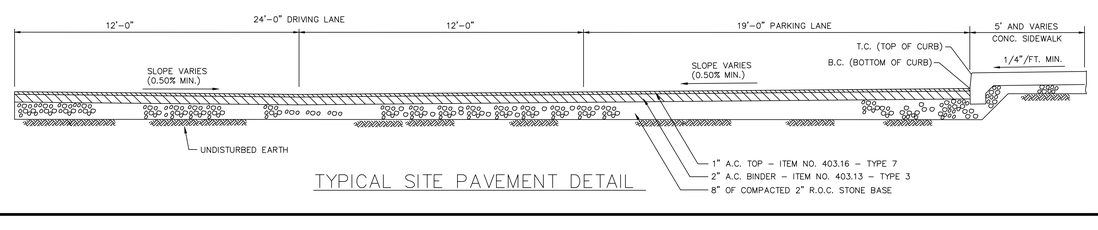


SIDEWALK TO PAVEMENT DETAIL

N.T.S.



TYPE "C" CURBING POURED IN PLACE



TYPICAL SITE PAVEMENT DETAIL

Greenman-Pedersen, Inc.
Engineering and Construction Services
In Western New York:
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STATE OF NEW YORK
GREENMAN PEDERSEN, INC.
LICENSED PROFESSIONAL ENGINEER

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DRAWN BY: THM
CHECKED BY: DPP
JOB NO.: BUF-20130602.10

NO.	REVISIONS:	BY	DATE

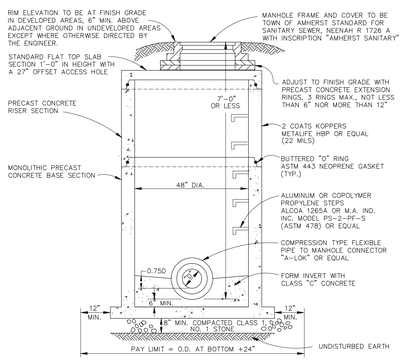
SCALE: AS NOTED
DATE: SEPTEMBER 2020
DWG NO.: 15

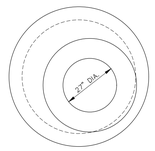
PAVING DETAILS

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO. 17

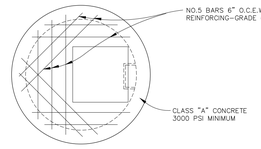
Attachment: SP-2020-13 drawings_041521 (22899 : Sp-2020-13)





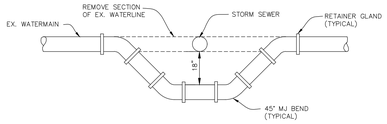
NOTE:
TO BE USED WHEN LOWEST INVERT TO RIM MEASUREMENT IS 7'-0" OR LESS

FLAT TOP MANHOLE ASSEMBLY

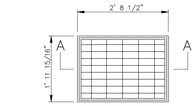


TOP SLAB WITH SQUARE OPENING

FLAT TOP MANHOLE RECEIVER TYPE "C"



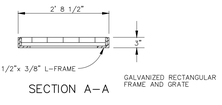
WATERLINE LOWERING DETAIL



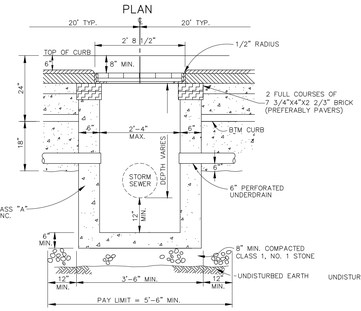
PLAN

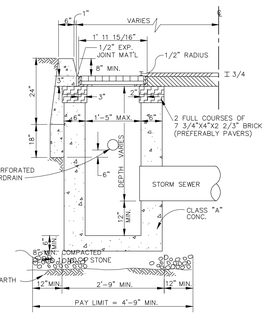
FRAME AND GRATE SHALL MEET NYSDOT SPEC. #655-6R1 SIZE #2

PRECAST CONCRETE RECEIVERS SHALL BE MANUFACTURED BY KISTNER CONCRETE PRODUCTS OR APPROVED EQUAL.



SECTION A-A



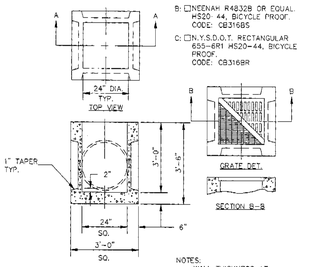


NOTE: ALL INVERTS TO BE FLUSH WITH INSIDE WALLS

TOWN OF AMHERST STANDARD PRECAST RECEIVER "B" (RCVR.)

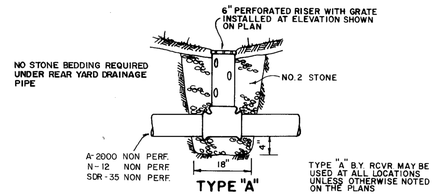
SPECIFICATIONS:
CONCRETE: 4,000 P.S.I. @ 28 DAYS.
ENTRAINED AIR: 5% ± 9%
STEEL: A.S.T.M. A496-A615 GRADE 60-60 KSI.
DESIGN LOADING: A.A.S.H.T.O. M3-20-44 WITH 30% IMPACT AND EQUIVALENT SOIL PRESSURE OF 130 PSF. FLOATATION FORCES NOT ACCOUNTED FOR.
WEIGHT: 2,268 LBS.

FRAME & GRATE:
A: □BY O.C.
CODE: CB315RS
B: CINEINAH R4832B OR EQUAL H520-44, BICYCLE PROOF. CODE: CB316BS
C: □N.Y.S.D.O.T. RECTANGULAR 655-6R1 H520-44, BICYCLE PROOF. CODE: CB316BR



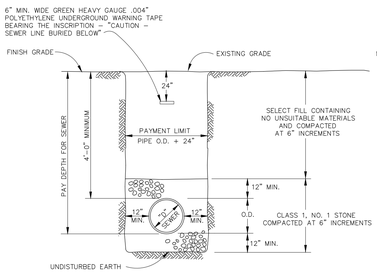
NOTES:
WALL THICKNESS AT KNOCKOUT TO BE 2" MINIMUM.

LIGHT DUTY RECEIVER (L.D. RCVR.)
N.T.S.

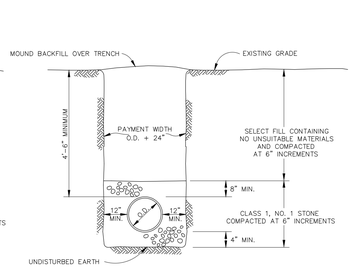


TYPE "A" B.Y. RCVR MAY BE USED AT ALL LOCATIONS UNLESS OTHERWISE NOTED ON THE PLANS

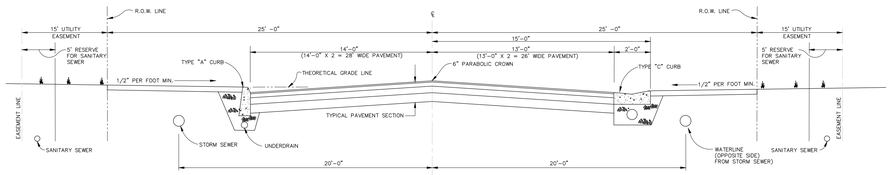
BACK YARD RECEIVER (B.Y. RCVR.) DETAIL
N.T.S.



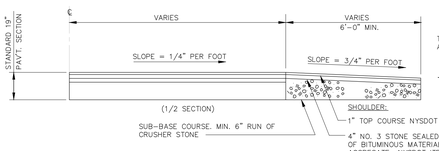
STANDARD TRENCH DETAIL FOR REINFORCED CONCRETE PIPE



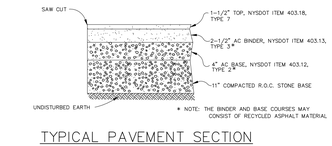
P.V.C. OR H.D.P.E. PIPE STORM SEWER TRENCH DETAILS



TYPICAL WIDE 50' RIGHT-OF-WAY

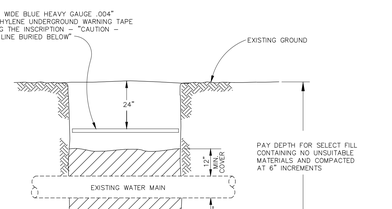


TYPICAL SHOULDER SECTION ARTERIAL OR RURAL COLLECTION STREETS



TYPICAL PAVEMENT SECTION

NOTE:
WHERE THE CONTRACTOR EXCAVATES BEYOND THE PAY LIMITS SHOWN : SELECT FILL AND PAVEMENT, SIDEWALK & DRIVEWAY REPLACEMENT OUTSIDE THE PAY LIMITS SHALL BE FURNISHED AND PLACED AT THE CONTRACTOR'S EXPENSE (TYP.)

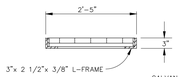


TYPICAL TRENCH DETAIL TOWN ROAD CROSSING



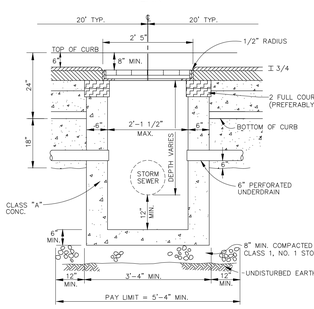
PLAN

FRAME AND GRATE SHALL MEET NYSDOT SPEC. #655-6R1 SIZE #1

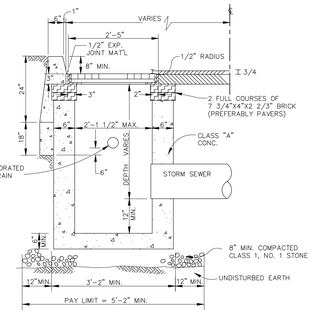


SECTION A-A

WATER CROSSING DETAIL CLEARANCE LESS THAN 18"



PRECAST CONCRETE RECEIVERS SHALL BE MANUFACTURED BY KISTNER CONCRETE PRODUCTS OR APPROVED EQUAL.

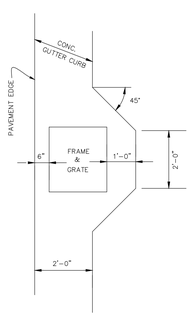


NOTE: ALL INVERTS TO BE FLUSH WITH INSIDE WALLS

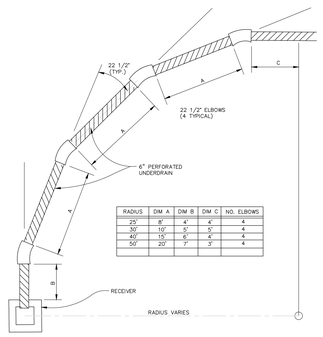
TOWN OF AMHERST STANDARD PRECAST RECEIVER "A"

GENERAL NOTES

1. CAST IN PLACE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS SECTION 501 FOR PORTLAND CEMENT CONCRETE.
2. MANHOLES AND RECEIVERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH N.Y.S.D.O.T. STANDARD SPECIFICATION SECTION 604.
3. REINFORCED CONCRETE PIPE SHALL CONFORM TO N.Y.S.D.O.T. STANDARD SPECIFICATION SECTION 706.02.
4. FOR ALL MANHOLE RECEIVERS IN PAVEMENT, USE PRECAST FLAT TOP MANHOLE TYPE "C".
5. STORM MANHOLE COVERS SHALL BE LABELED "STORM SEWER".

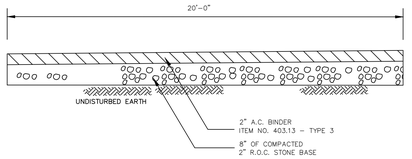


GUTTER FLARE DETAIL



RADIUS	DIM A	DIM B	DIM C	NO. ELBOWS
25'	8'	4'	4'	4
30'	10'	5'	5'	4
40'	15'	6'	4'	4
50'	20'	7'	3'	4

TYPICAL UNDERDRAIN INSTALLED AROUND CURVE



ACCESS DRIVE DETAIL

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CHECKED BY:	DPD		
JOB NO.:	BUF-20130602.10		
REVISIONS:			

SCALE: AS NOTED
DATE: SEPTEMBER, 2020
DWG NO.: 16
NO.

PAVING & DRAINAGE DETAILS

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
18

Attachment: SP-2020-13 drawings 041521 (22899 : Sp-2020-13)

STORMWATER PRE-TREATMENT CHAMBER WORKSHEET
STRUCTURE NO. 1

DESIGN STORM HYDROLOGY

				C=runoff coefficient
return interval, yrs.	10	A=area, acres	1.94	
intensity, in/hr	3.76	% impervious	46.0%	0.90
CA	1.01			
peak runoff, cfs	3.81	% pervious	54.0%	0.20

REQUIRED TREATMENT BEFORE BYPASSING (RTBB)

Design Storm : 90% Rainfall Event

Rainfall	1.00	inches
Water Quality Volume (WQv)	0.0750	ac-ft
Runoff	0.46	inches
RTBB	1.10	cfs

INLET PIPE 1: pipe material HDPE; pipe dia., in. 15; pipe length, ft. 12; pipe slope, % 0.32

TREATMENT CHAMBER: PreTreat 1; rim 574.40; inlet invert 570.54; outlet invert 570.54

INLET PIPE 1 VELOCITY: area, sf 1.23; flow, cfs 3.81; velocity, fps 3.67

OUTLET PIPE 1: pipe material HDPE; pipe dia., in. 15; pipe length, ft. 12; pipe slope, % 0.32; downstream inv. 570.50

UPSTREAM: RCVR 2; rim 574.68; outlet invert 570.58; outlet diam., in. 15

DOWNSTREAM: TOB 574.00; OUTLET TYPE MITERED END

WATER SURFACE ELEVATION (WSE): interval, yrs. 10; WSE 572.00

STORMWATER PRE-TREATMENT CHAMBER WORKSHEET
STRUCTURE NO. 2

DESIGN STORM HYDROLOGY

				C=runoff coefficient
return interval, yrs.	10	A=area, acres	1.64	
intensity, in/hr	3.93	% impervious	62.7%	0.90
CA	1.05			
peak runoff, cfs	4.12	% pervious	37.3%	0.20

REQUIRED TREATMENT BEFORE BYPASSING (RTBB)

Design Storm : 90% Rainfall Event

Rainfall	1.00	inches
Water Quality Volume (WQv)	0.0840	ac-ft
Runoff	0.61	inches
RTBB	1.30	cfs

INLET PIPE 1: pipe material HDPE; pipe dia., in. 15; pipe length, ft. 47; pipe slope, % 0.40

TREATMENT CHAMBER: PreTreat 2; rim 575.50; inlet invert 571.81; outlet invert 571.81

INLET PIPE 1 VELOCITY: area, sf 1.23; flow, cfs 4.12; velocity, fps 4.10

OUTLET PIPE 1: pipe material HDPE; pipe dia., in. 15; pipe length, ft. 52; pipe slope, % 0.40; downstream inv. 570.50

UPSTREAM: RCVR 34; rim 575.28; outlet invert 572.00; outlet diam., in. 15

DOWNSTREAM: TOB 574.00; OUTLET TYPE MITERED END

WATER SURFACE ELEVATION (WSE): interval, yrs. 10; WSE 572.00

STORMWATER PRE-TREATMENT CHAMBER WORKSHEET
STRUCTURE NO. 3

DESIGN STORM HYDROLOGY

				C=runoff coefficient
return interval, yrs.	10	A=area, acres	4.37	
intensity, in/hr	3.64	% impervious	69.2%	0.90
CA	2.99			
peak runoff, cfs	10.89	% pervious	30.8%	0.20

REQUIRED TREATMENT BEFORE BYPASSING (RTBB)

Design Storm : 90% Rainfall Event

Rainfall	1.00	inches
Water Quality Volume (WQv)	0.2450	ac-ft
Runoff	0.67	inches
RTBB	3.53	cfs

INLET PIPE 1: pipe material HDPE; pipe dia., in. 24; pipe length, ft. 35; pipe slope, % 0.20

TREATMENT CHAMBER: PreTreat 3; rim 574.40; inlet invert 570.28; outlet invert 570.28

INLET PIPE 1 VELOCITY: area, sf 3.14; flow, cfs 10.89; velocity, fps 3.98

OUTLET PIPE 1: pipe material HDPE; pipe dia., in. 24; pipe length, ft. 25; pipe slope, % 0.20; downstream inv. 570.25

UPSTREAM: RCVR 29; rim 574.40; outlet invert 570.36; outlet diam., in. 24

DOWNSTREAM: TOB 574.00; OUTLET TYPE MITERED END

WATER SURFACE ELEVATION (WSE): interval, yrs. 10; WSE 572.00

The stormwater pre-treatment chamber shall be by Environment 21 or approved equal.
The unit size shall be verified by the manufacturer and shall provide the following functions:

PRE-TREATMENT CHAMBER SPECIFICATIONS:

A. The unit shall be capable of removing 80% of a sample having an average partical size of between 50 microns and 240 icrons for flows up to the units rated treatment capacity.

B. The stormwater pre-treatment chamber shall be capable of treating the water quality flow rate specified before by-pass.

C. The stormwater pre-treatment chamber shall be capable of passing the 10 year storm design flow rate.

D. The stormwater pre-treatment chamber shall provide the capture of oil and floating debris.

E. The stormwater pre-treatment chamber shall not re-suspend trapped sediments nor allow for re-entrainment of floating containments at flow rates up to and including the specified design treatment capacity.

F. Stormwater pre-treatment chamber shall be fabricated in accordance with ASTM standards for H-20 loading and NYSDOT Standard specifications, Section 604 (Drainage Structures).

G. Stormwater treatment chamber frames and covers shall be standard cast iron for H-20 loading and must be compatible with NYSDOT Standard Specification Section 655 (Frames, Grates and Covers).

H. Manhole design specifications shall conform to ASTM C478 Specification for precast reinforced concrete manhole sections and NYSDOT Standard Specifications Section 604.

I. Shop drawings shall be submitted to the Engineer for review and approval.

PRE-TREATMENT CHAMBER MAINTENANCE:

1. The contractor shall check the chambers bi-weekly during construction and remove sediment and debris as needed, and thoroughly cleaned upon completion of construction.

2. Inspect semi-annually for the accumulation of sediment and debris, and clean in accordance with manufacturer's recommendation, but no longer than once every five years.

STORMWATER PRE-TREATMENT CHAMBER WORKSHEET
STRUCTURE NO. 4

DESIGN STORM HYDROLOGY

				C=runoff coefficient
return interval, yrs.	10	A=area, acres	1.72	
intensity, in/hr	3.76	% impervious	81.5%	0.90
CA	1.33			
peak runoff, cfs	4.98	% pervious	18.5	0.20

REQUIRED TREATMENT BEFORE BYPASSING (RTBB)

Design Storm : 90% Rainfall Event

Rainfall	1.00	inches
Water Quality Volume (WQv)	0.1123	ac-ft
Runoff	0.78	inches
RTBB	1.67	cfs

INLET PIPE 1: pipe material HDPE; pipe dia., in. 15; pipe length, ft. 39; pipe slope, % 0.52

TREATMENT CHAMBER: PreTreat 4; rim 575.80; inlet invert 570.85; outlet invert 570.85

INLET PIPE 1 VELOCITY: area, sf 1.23; flow, cfs 4.98; velocity, fps 4.69

OUTLET PIPE 1: pipe material HDPE; pipe dia., in. 15; pipe length, ft. 58; pipe slope, % 0.52; downstream inv. 570.55

UPSTREAM: RCVR 17; rim 575.13; outlet invert 571.05; outlet diam., in. 15

DOWNSTREAM: TOB 574.00; OUTLET TYPE MITERED END

WATER SURFACE ELEVATION (WSE): interval, yrs. 10; WSE 572.00

STORMWATER PRE-TREATMENT CHAMBER WORKSHEET
STRUCTURE NO. 5

DESIGN STORM HYDROLOGY

				C=runoff coefficient
return interval, yrs.	10	A=area, acres	1.57	
intensity, in/hr	3.68	% impervious	86.0%	0.90
CA	1.26			
peak runoff, cfs	4.63	% pervious	14.0%	0.20

REQUIRED TREATMENT BEFORE BYPASSING (RTBB)

Design Storm : 90% Rainfall Event

Rainfall	1.00	inches
Water Quality Volume (WQv)	0.1078	ac-ft
Runoff	0.82	inches
RTBB	1.57	cfs

INLET PIPE 1: pipe material HDPE; pipe dia., in. 15; pipe length, ft. 42; pipe slope, % 0.46

TREATMENT CHAMBER: PreTreat 5; rim 576.20; inlet invert 570.59; outlet invert 570.59

INLET PIPE 1 VELOCITY: area, sf 1.23; flow, cfs 4.63; velocity, fps 4.41

OUTLET PIPE 1: pipe material HDPE; pipe dia., in. 15; pipe length, ft. 44; pipe slope, % 0.46; downstream inv. 570.39

UPSTREAM: RCVR 21; rim 575.53; outlet invert 570.78; outlet diam., in. 15

DOWNSTREAM: TOB 574.00; OUTLET TYPE MITERED END

WATER SURFACE ELEVATION (WSE): interval, yrs. 10; WSE 572.00

STORMWATER PRE-TREATMENT CHAMBER WORKSHEET
STRUCTURE NO. 6

DESIGN STORM HYDROLOGY

				C=runoff coefficient
return interval, yrs.	10	A=area, acres	4.88	
intensity, in/hr	3.74	% impervious	75.8%	0.90
CA	3.56			
peak runoff, cfs	13.33	% pervious	24.3%	0.20

REQUIRED TREATMENT BEFORE BYPASSING (RTBB)

Design Storm : 90% Rainfall Event

Rainfall	1.00	inches
Water Quality Volume (WQv)	0.2976	ac-ft
Runoff	0.73	inches
RTBB	4.42	cfs

INLET PIPE 1: pipe material HDPE; pipe dia., in. 24; pipe length, ft. 44; pipe slope, % 0.34

TREATMENT CHAMBER: PreTreat 6; rim 576.20; inlet invert 570.32; outlet invert 570.32

INLET PIPE 1 VELOCITY: area, sf 3.14; flow, cfs 13.33; velocity, fps 5.17

OUTLET PIPE 1: pipe material HDPE; pipe dia., in. 24; pipe length, ft. 66; pipe slope, % 0.34; downstream inv. 570.10

UPSTREAM: RCVR 30; rim 575.39; outlet invert 570.47; outlet diam., in. 24

DOWNSTREAM: TOB 574.00; OUTLET TYPE MITERED END

WATER SURFACE ELEVATION (WSE): interval, yrs. 10; WSE 572.00

UNISTORM ONLINE SYSTEM / ADAPT TO SITE LAYOUT

DATE: 1-25-08 DWG. NO.: Detail - Unistorm-R

UNISTORM SIZING TABLE

UNISTORM MODEL #	D (ft.)	MAX. S (ft.)	IMPERVIOUS AREA (acres)	INLET PIPE (in.)	TREATMENT FLOW (cfs)	PEAK FLOW (cfs)
5R	5	5.0±	0 - 3	12-15	0 - 2	6
6R	6	5.3±	3 - 4	18	2 - 3	7
7R	7	5.6±	4 - 6	21	3 - 5	9
8R	8	6.0±	6 - 10	24	5 - 7	16
10R	10	6.6±	10 - 12	30	7 - 10	25
12R	12	7.3±	12 - 15	36	10 - 13	35

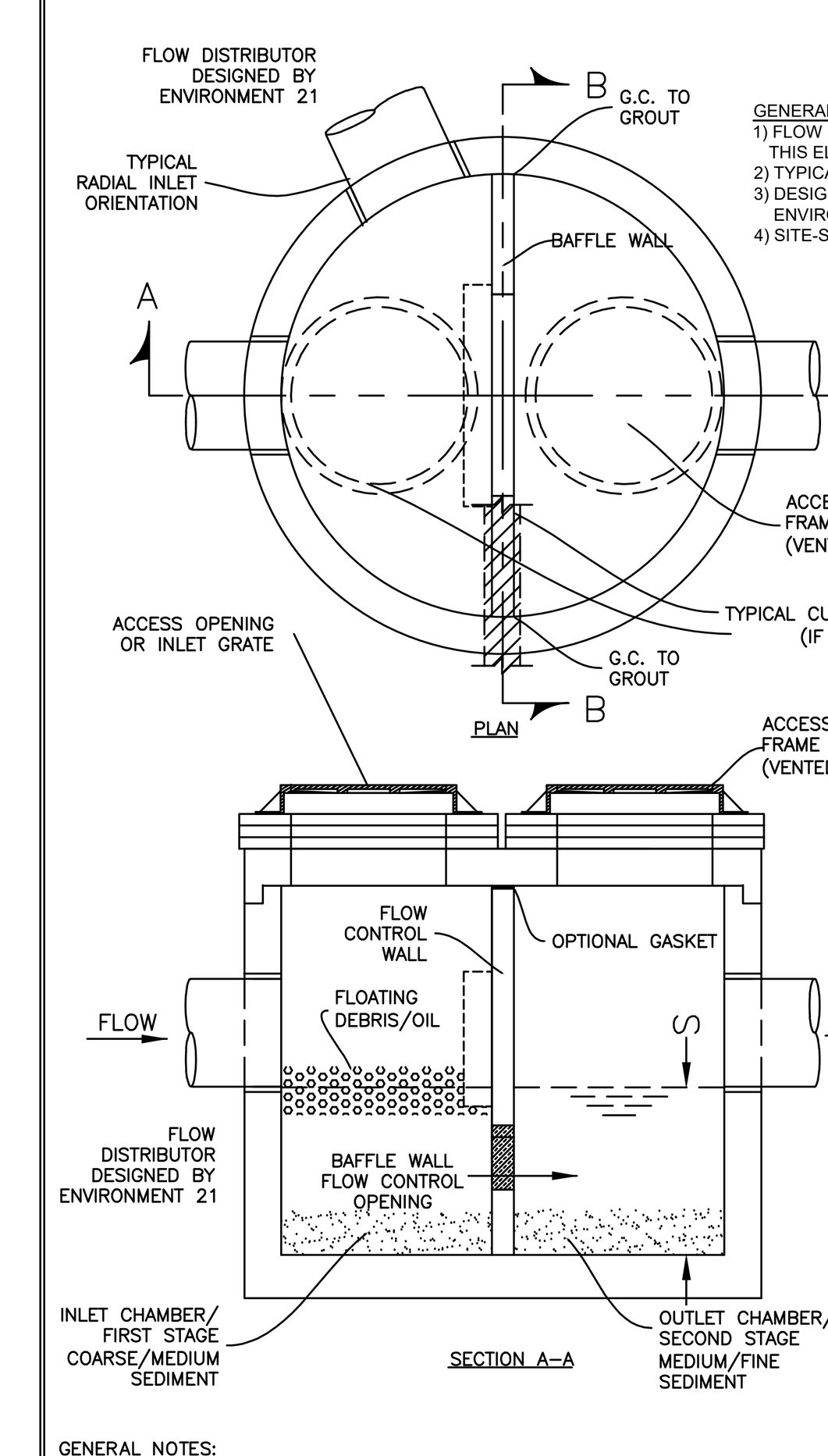
environment 21 Global Stormwater Solutions
P.O. Box 55 | East Pembroke | NY 14056
Phone: 1-800-809-2801 | Fax: 1-585-815-4701
www.env21.com | enveng@env21.com

CALL: 1-800-809-2801

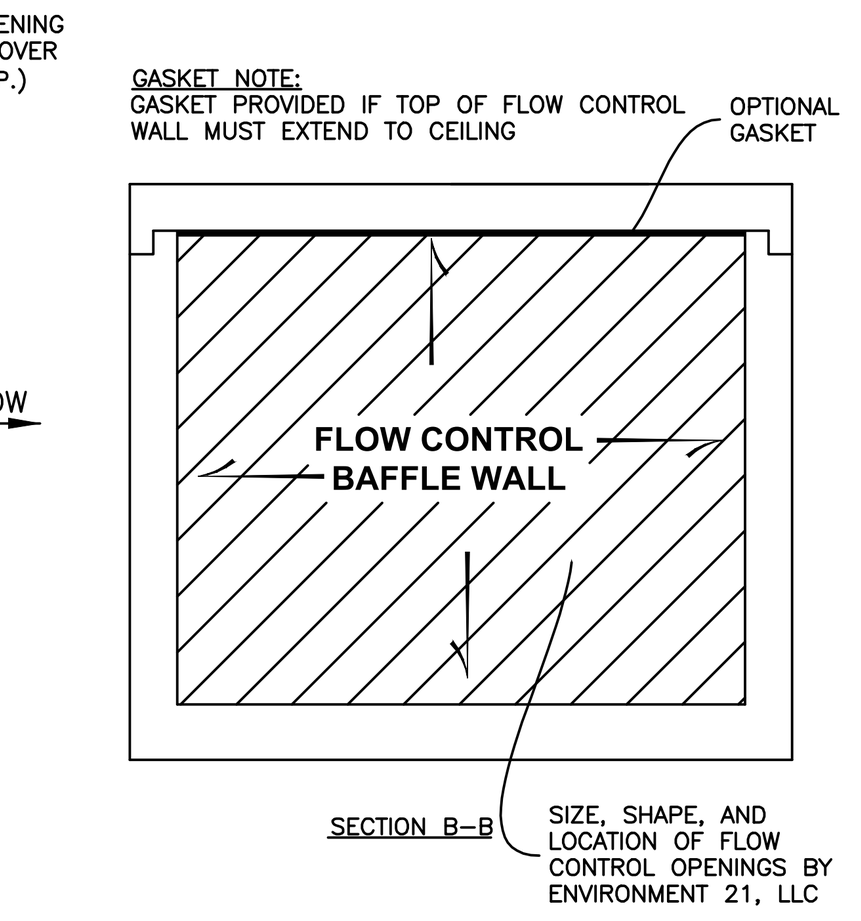
NOTES:
1) RAINFALL INTENSITY USED FOR TREATMENT FLOW = 0.80-1.0 IN/HR

MANUFACTURING NOTES:
1) DESIGN OF INTERNAL BAFFLE WALL PROVIDED TO LICENSED MANUFACTURER BY ENVIRONMENT 21, LLC.
2) LOCATION AND SIZE OF MANHOLE OPENINGS MAY BE ADJUSTED BY LICENSED MANUFACTURER.
3) G.C. TO GROUT INLET AND OUTLET PIPES.

GENERAL DESIGN GUIDELINES FOR UNISTORM TREATMENT CHAMBER
1) FLOW DISTRIBUTOR USED TO DISSIPATE INLET FLOW STIRRING POWER. THIS ELIMINATES THE NEED TO BYPASS HIGH FLOW EVENTS.
2) TYPICAL INTERNAL HEAD LOSS FOR DESIGN STORM IS 0.20 FT.
3) DESIGN OF FLOW CONTROL BAFFLE WALL AND FLOW DISTRIBUTOR BASED ON ENVIRONMENT 21 ANALYSIS OF SITE-SPECIFIC STORM SEWER HYDRAULICS.
4) SITE-SPECIFIC AUTOCAD DRAWING DETAIL PREPARED BY ENVIRONMENT 21 AVAILABLE



GASKET NOTE:
GASKET PROVIDED IF TOP OF FLOW CONTROL WALL MUST EXTEND TO CEILING



GENERAL NOTES:
MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
DESIGN LOADING: AASHTO HS20-44

PROPRIETARY INFORMATION: PATENTS PENDING - ALL RIGHTS TO ENVIRONMENT 21, LLC.

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Engineering and Construction Services
In Western New York:
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JOB NO.: BUF-2013062.10
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DATE: SEPTEMBER, 2020
DWG NO.: 17

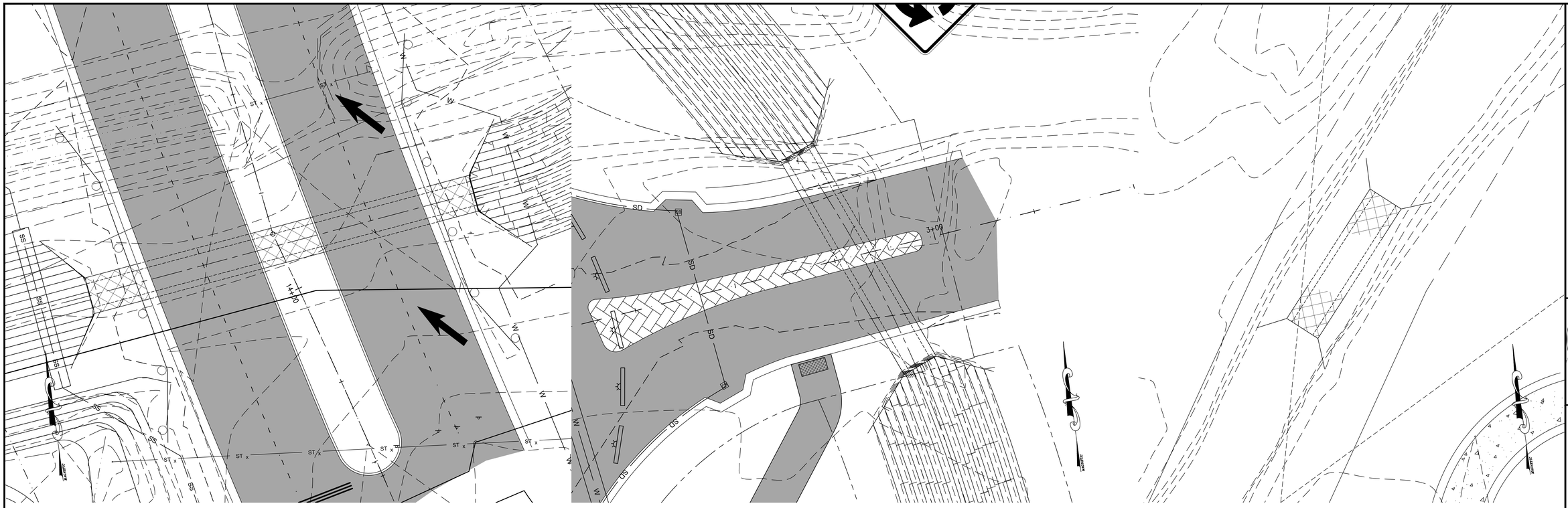
PRETREATMENT CHAMBER DETAILS

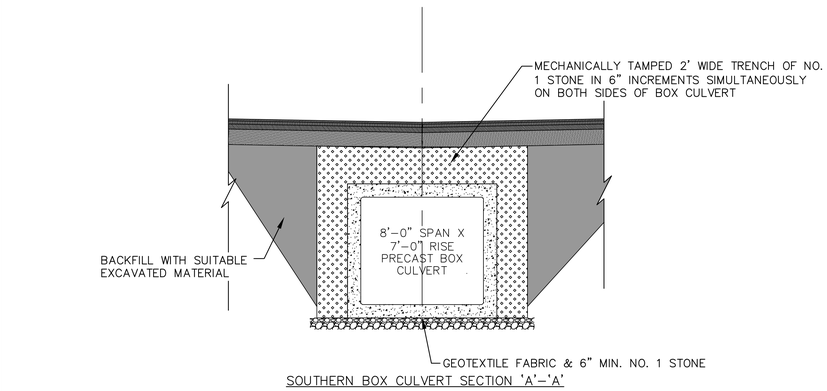
ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO. 19

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

N:\2013\2013062 - Muir Woods\Site B\2013062.10 Muir Woods Site B - Aspen Heights\CADD\Design Plans\19 PRETREATMENT CHAMBER DETAILS.dwg Monday, 23 November 2020 5:16PM





SOUTHERN BOX CULVERT SECTION 'A'–'A'

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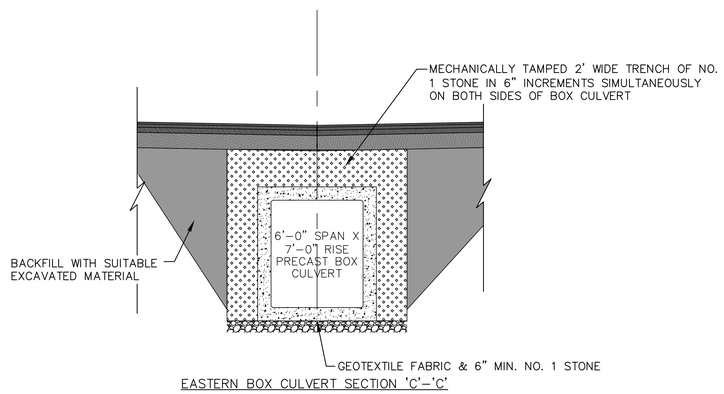

EASTERN BOX CULVERT SECTION 'C'–'C'

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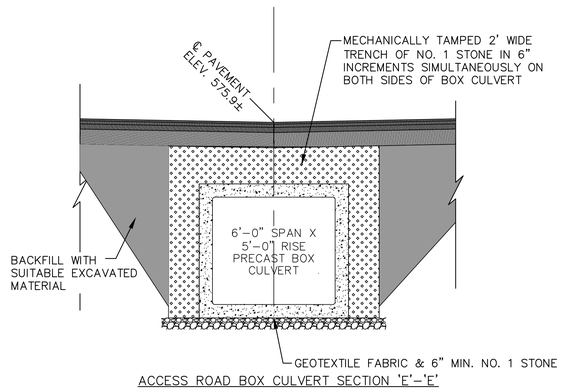

ACCESS ROAD BOX CULVERT SECTION 'E'–'E'

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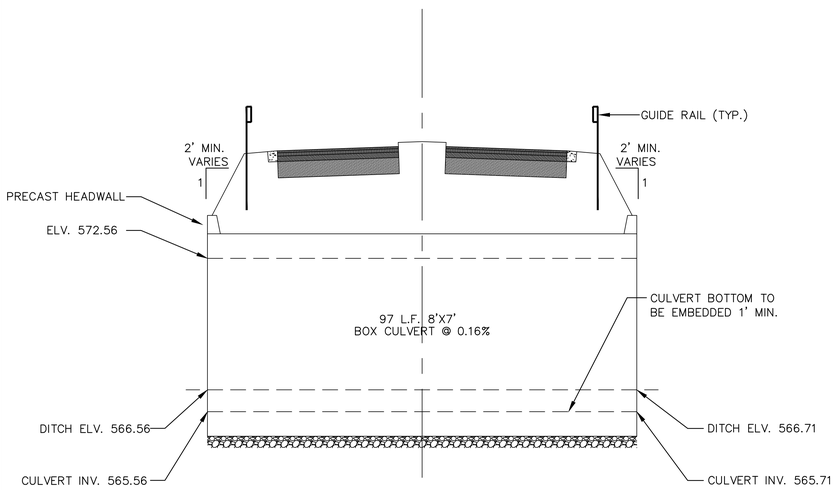

SOUTHERN BOX CULVERT SECTION 'B'–'B'

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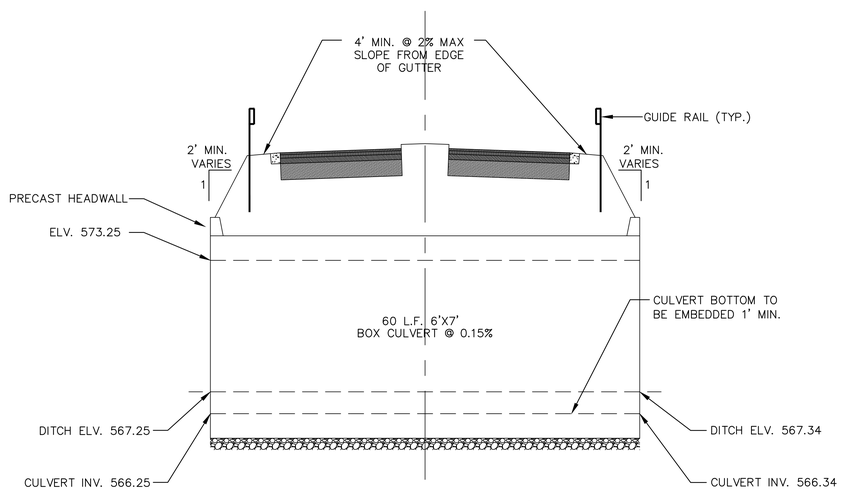

EASTERN BOX CULVERT SECTION 'D'–'D'

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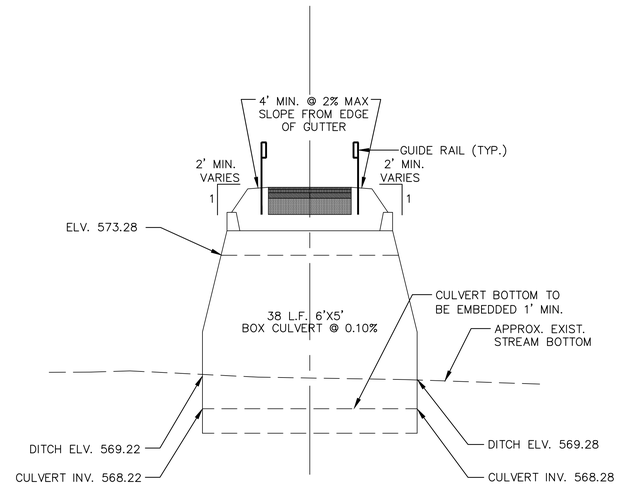

ACCESS ROAD BOX CULVERT SECTION 'F'–'F'

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DATE: SEPTEMBER, 2020
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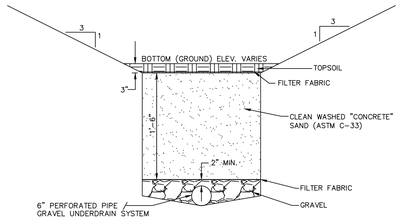
DRAWN BY: THM
CHECKED BY: DFP
JOB NO.: BUF-2013062.10

CULVERT CROSSING DETAILS

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

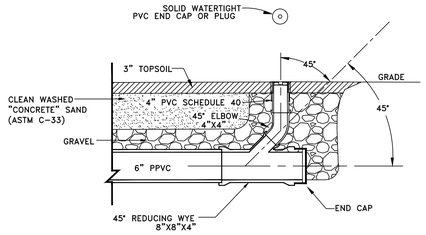
SHEET NO.
20

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)



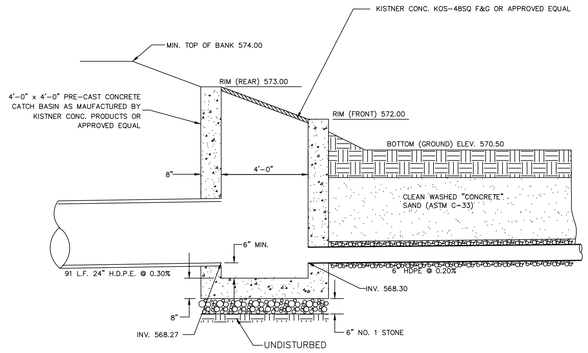
TYPICAL SAND FILTER SECTION

N.T.S.

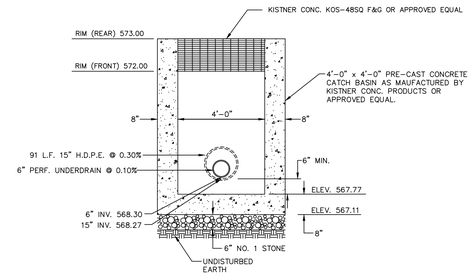


TYPICAL CLEAN OUT DETAIL

N.T.S.



ELEVATION



SECTION

SAND FILTER 1 – OUTFALL STRUCTURE DETAIL

NTS

New York Stormwater Management Design Manual Appendix C

Table C-1 Sand Filter Material Specifications

Parameter	Specification	Size	Notes
Sand	Clean AASHTO M-6 or ASTM C-33 concrete sand	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. "Rock dust" cannot be substituted for sand.
Underdrain Gravel	AASHTO M-43 No. 67	0.25" to 0.75"	
Geotextile Fabric (if required)	ASTM D-751 (puncture strength - 125 lb.) ASTM D-1117 (Mullen Burst Strength - 400 psi) ASTM D-1682 (Tensile Strength – 300 lb.)	0.08" thick equivalent opening size of #80 sieve	Must maintain 125 gpm per sq. ft. flow rate. Note: a 4" pea gravel layer may be substituted for geotextiles meant to separate sand filter layers.
Underdrain Piping	ASTM D-1785 or AASHTO M-278	6" rigid schedule 40 PVC (or as noted)	3/8" perf. 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes

CONSTRUCTION SPECIFICATIONS FOR SAND FILTERS:

- ABSOLUTELY NO RUNOFF IS TO ENTER THE FILTER UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
- SURFACE OF FILTER BED TO BE COMPLETELY LEVEL.
- ALL SAND FILTERS SHOULD BE CLEARLY DELINEATED WITH SIGNS SO THAT THEY MAY BE LOCATED WHEN MAINTENANCE IS DUE.
- SURFACE SAND FILTERS SHALL BE PLANTED WITH APPROPRIATE GRASSES AS SPECIFIED IN YOUR LOCAL NRCS STANDARDS AND SPECIFICATIONS GUIDANCE, TYPICAL SEED MIX BELOW:

NATIVE DETENTION AREA MIX

Common Name	Botanical Name	Percent
Deertongue	Panicum clandestinum	47%
Virginia Wildrye	Elymus virginicus	22%
Fox Sedge	Carex vulpinoidea	20%
Autumn Bentgrass	Agrostis perennans	5%
Soft Rush	Juncus effusus	3%
Ticklegrass	Agrostis scabara	2%
Path Rush	Juncus tenuis	1%
1/2 pound/1,000 sq.ft. seed rate	Total	100%

Note: A mix of native grasses, sedges, and rushes for quick establishment in areas where mowing is not anticipated. This seed mix, with high seed count per pound, can achieve native establishment with minimum risk it can also tolerate low-fertility.

NOTES:

1. CONSTRUCTION NOTE – CONSTRUCT SAND FILTER, TOPSOIL, & SEED AS SOON AS PRACTICAL.
2. STONE RIP-RAP TO BE PLACED AT ALL POINT SOURCE INLETS.

MAINTENANCE NOTES:

1. INSPECT PERIODICALLY AND REPAIR/REPLACE TREATMENT AREA COMPONENTS WHEN NECESSARY.
2. THE SAND FILTERS ARE TO BE MAINTAINED BY THE OWNER.

ELEVATION

SECTION

SAND FILTER 2 – OUTFALL STRUCTURE DETAIL

NTS

ELEVATION

SECTION

SAND FILTER 3 – OUTFALL STRUCTURE DETAIL

NTS

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JOB NO.: BUF-2013062.10
SCALE: AS NOTED
DATE: SEPTEMBER, 2020
DWG NO.: 19
NO. | REVISIONS: | BY | DATE

SAND FILTER DETAILS

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
21

Attachment: SP-2020-13 drawings (22899 : Sp-2020-13) 041521

N

0 30' 60'
SCALE IN FEET

LEGEND

- 574 — EXISTING ELEVATION
- 576 — PROPOSED ELEVATION
- 41 — BUILDING NUMBER
- TC 577.27 / BC 576.77 — TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- RIM 575.30 — PROPOSED STORM STRUCTURE RIM ELEVATION
- F.F. 577.73 — PROPOSED BUILDING FIRST FLOOR ELEVATION
- DIRECTIONAL FLOW

SAND FILTER 3

SAND FILTER 2

PAVED TRAIL

CENTER SHEET
SOUTH SHEET
WEST SHEET
WEST SHEET ACCESS ROAD

SHEET LAYOUT SCHEMATIC

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GRADING PLAN - WEST

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
22

Attachment: SP-2020-13 drawings (41521) (22889 : Sp-2020-13)

N

0 30' 60'
SCALE IN FEET

LEGEND

- 574 — EXISTING ELEVATION
- 576 — PROPOSED ELEVATION
- 47 — BUILDING NUMBER
- TC 577.27 / BC 576.77 — TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- RIM 575.30 — PROPOSED STORM STRUCTURE RIM ELEVATION
- F.F. 577.73 — PROPOSED BUILDING FIRST FLOOR ELEVATION
- DIRECTIONAL FLOW

CENTER SHEET
SOUTH SHEET
WEST SHEET
WEST SHEET ACCESS ROAD

SHEET LAYOUT SCHEMATIC

SAND FILTER 1
PAVED TRAIL
"CLUBHOUSE" F.F. 577.05
CLUBHOUSE
DUMPSTER ENCLOSURE
F.F. 577.27
F.F. 576.76
F.F. 576.73
F.F. 577.44
F.F. 576.99
F.F. 576.73
F.F. 577.22
F.F. 576.80
F.F. 577.27
F.F. 577.33
F.F. 576.70
F.F. 577.20
F.F. 576.32
F.F. 576.00
F.F. 576.20
F.F. 577.28
F.F. 576.66
F.F. 576.22
F.F. 576.07
F.F. 576.07

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NO.:

GRADING PLAN - CENTER

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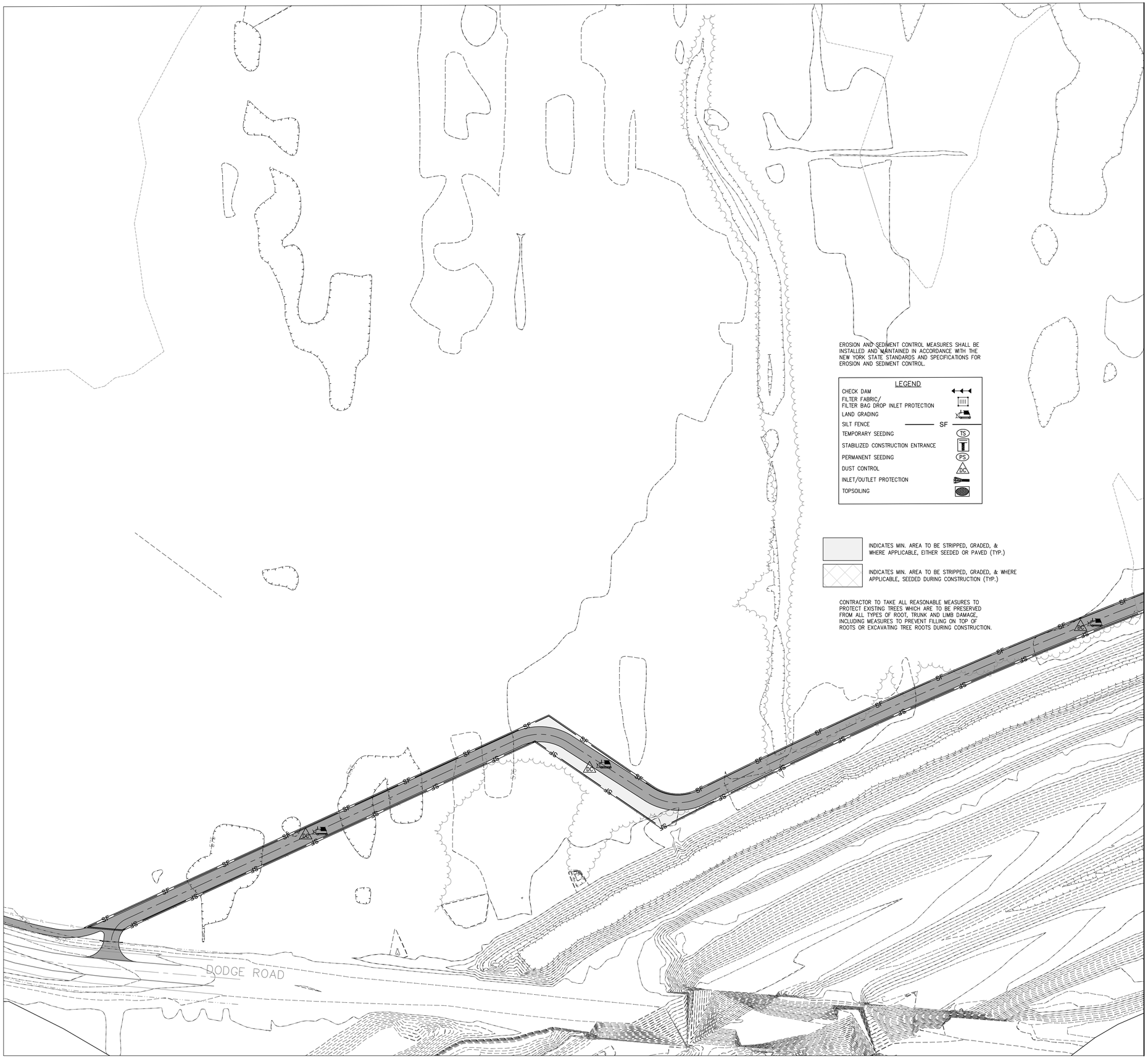
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
23

Attachment: SP-2020-13_drawings_041521_(22899 : Sp-2020-13)



EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

LEGEND

CHECK DAM	
FILTER FABRIC/ FILTER BAG DROP INLET PROTECTION	
LAND GRADING	
SILT FENCE	SF
TEMPORARY SEEDING	TS
STABILIZED CONSTRUCTION ENTRANCE	
PERMANENT SEEDING	PS
DUST CONTROL	DC
INLET/OUTLET PROTECTION	
TOPSOILING	

INDICATES MIN. AREA TO BE STRIPPED, GRADED, & WHERE APPLICABLE, EITHER SEEDED OR PAVED (TYP.)

INDICATES MIN. AREA TO BE STRIPPED, GRADED, & WHERE APPLICABLE, SEEDED DURING CONSTRUCTION (TYP.)

CONTRACTOR TO TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL TYPES OF ROOT, TRUNK AND LIMB DAMAGE, INCLUDING MEASURES TO PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS DURING CONSTRUCTION.

MATCH LINE – SEE DWG. NO. 25

N

0 50' 100'
SCALE IN FEET

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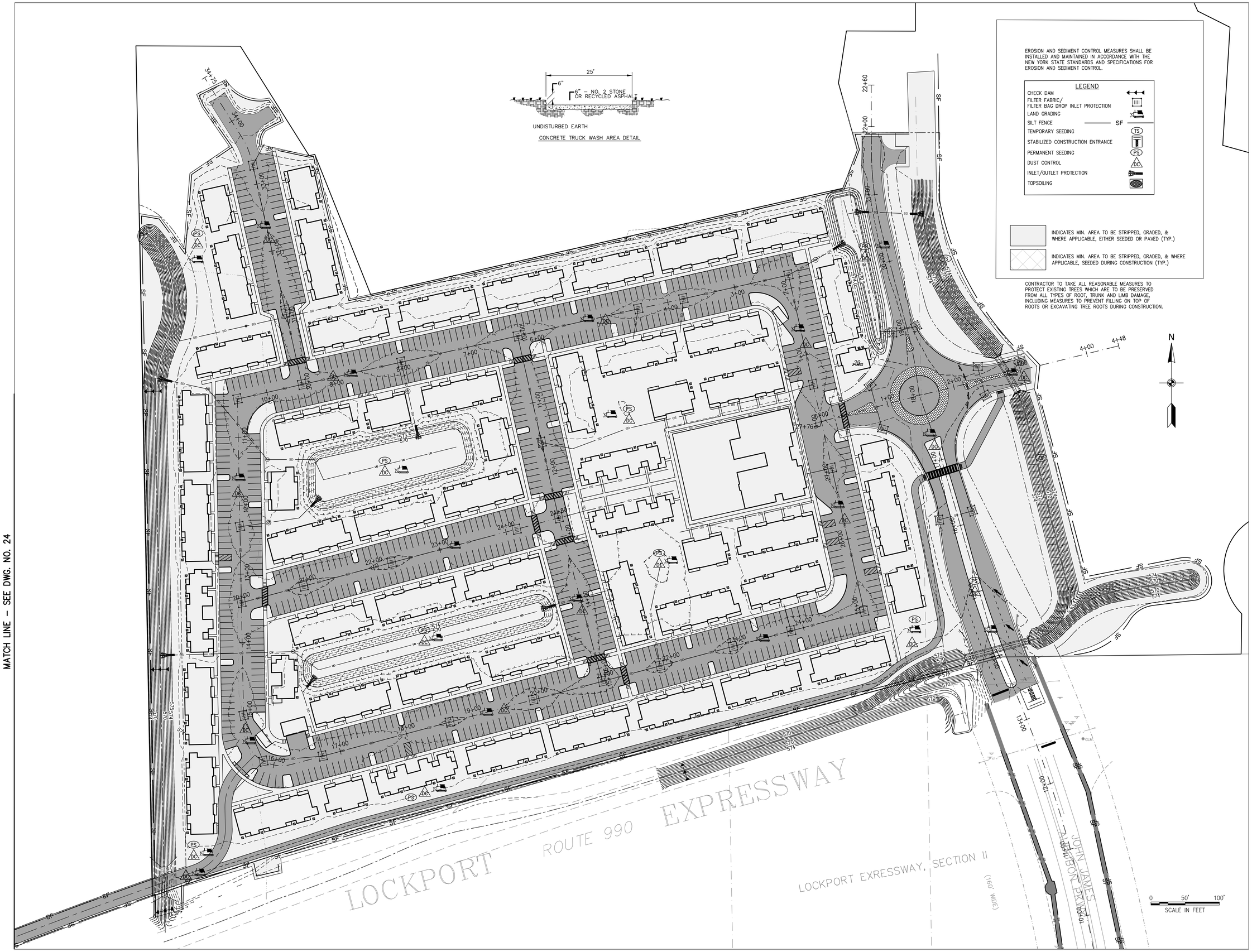
EROSION & SEDIMENT CONTROL PLAN - WEST ACCESS

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
24

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)



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DATE:	SEPTEMBER, 2020		
DWG NO.:	22		
NO.			

EROSION & SEDIMENT CONTROL PLAN - CENTER

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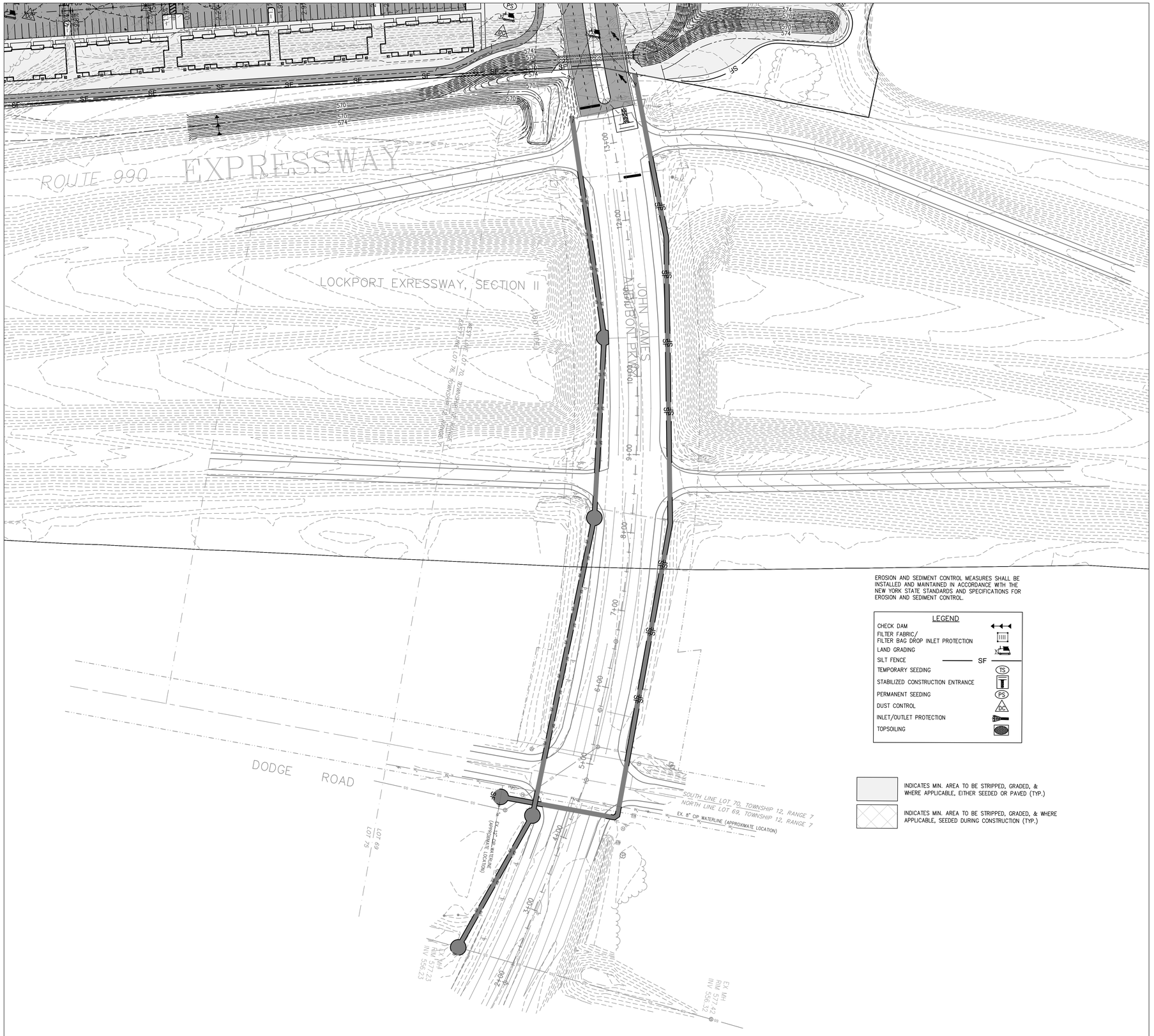
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
25

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)



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EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

LEGEND

- CHECK DAM
- FILTER FABRIC/ FILTER BAG DROP INLET PROTECTION
- LAND GRADING
- SILT FENCE — SF
- TEMPORARY SEEDING (TS)
- STABILIZED CONSTRUCTION ENTRANCE
- PERMANENT SEEDING (PS)
- DUST CONTROL (DC)
- INLET/OUTLET PROTECTION
- TOPSOILING

INDICATES MIN. AREA TO BE STRIPPED, GRADED, & WHERE APPLICABLE, EITHER SEEDED OR PAVED (TYP.)

INDICATES MIN. AREA TO BE STRIPPED, GRADED, & WHERE APPLICABLE, SEEDED DURING CONSTRUCTION (TYP.)

0 50' 100'
SCALE IN FEET

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NO.	REVISIONS:	BY	DATE

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DATE: SEPTEMBER 2020
DWG NO.: 24

EROSION & SEDIMENT CONTROL PLAN - SOUTH

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
26

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

STANDARD AND SPECIFICATIONS FOR PERMANENT CONSTRUCTION AREA PLANTING



Definition & Scope

Establishing **permanent** grasses with other forbs and/or shrubs to provide a minimum 90% permanent vegetative cover on areas disturbed by construction and critical areas to reduce erosion and sediment transport. Critical areas may include but are not limited to steep excavated cut or fill slopes as well as eroding or denuded natural slopes and areas subject to erosion.

Conditions Where Practice Applies

This practice applies to all disturbed areas void of, or having insufficient, cover to prevent erosion and sediment transport. See additional standards for special situations such as sand dunes and sand and gravel pits.

Criteria

All water control measures will be installed as needed prior to final grading and seedbed preparation. Any severely compacted sections will require shoeling or disking to provide an adequate rooting zone, to a minimum depth of 12", see Soil Restoration Standard. The seedbed must be prepared to allow good soil to seed contact, with the soil not too soft and not too compact. Adequate soil moisture must be present to accomplish this. If surface is powder dry or sticky wet, postpone operations until moisture changes to a favorable condition. If seeding is accomplished within 24 hours of final grading, additional scarification is generally not needed, especially on ditch or stream banks. Remove all stones and other debris from the surface that are greater than 4 inches, or that will interfere with future mowing or maintenance.

Soil amendments should be incorporated into the upper 2 inches of soil when feasible. **The soil should be tested to determine the amounts of amendments needed.** Apply ground agricultural limestone to attain a pH of 6.0 in the upper 2 inches of soil. If soil must be fertilized before results of a soil test can be obtained to determine fertilizer needs, apply commercial fertilizer at 600 lbs. per acre of 5-5 -10 or equivalent. If manure is used, apply a quantity to meet the nutrients of the above fertilizer. This requires an appropriate manure analysis prior to applying to the site. Do not use manure on sites to be planted with birdsfoot trefoil or in the path of concentrated water flow.

Seed mixtures may vary depending on location within the state and time of seeding. Generally, warm season grasses should only be seeded during early spring, April to May. These grasses are primarily used for vegetating excessively drained sands and gravels. See Standard and Specification for Sand and Gravel Mine Reclamation. Other grasses may be seeded any time of the year when the soil is not frozen and is workable. When legumes such as birdsfoot trefoil are included, spring seeding is preferred. See Table 4.4, "Permanent Construction Area Planting Mixture Recommendations" for additional seed mixtures.

General Seed Mix:	Variety	lbs./ acre	lbs/1000 sq. ft.
Red Clover[1] OR	Acclaim, Rally, Red Head II, Renegade	8[2]	0.20
Common white clover[1]	Common	8	0.20
PLUS			
Creeping Red Fescue	Common	20	0.45
PLUS			
Smooth Bromegrass OR	Common	2	0.05
Ryegrass (perennial)	Pennfine/Linn	5	0.10

[1] add inoculant immediately prior to seeding
[2] Mix 4 lbs each of Empire and Pardee OR 4 lbs of Birdsfoot and 4 lbs white clover per acre. All seeding rates are given for Pure Live Seed (PLS)

Pure Live Seed, or (PLS) refers to the amount of live seed in a lot of bulk seed. Information on the seed bag label includes the type of seed, supplier, test date, source of seed, purity, and germination. Purity is the percentage of pure seed. Germination is the percentage of pure seed that will produce normal plants when planted under favorable conditions.

To compute Pure Live Seed multiply the "germination percent" times the "purity" and divide that by 100 to get Pure Live Seed.

$$\text{Pure Live Seed (PLS)} = \frac{\%\text{ Germination} \times \%\text{ Purity}}{100}$$

For example, the PLS for a lot of Kentucky Blue grass with 75% purity and 96% germination would be calculated as follows:

$$\frac{(96) \times (75)}{100} = 72\%\ \text{Pure Live Seed}$$

For 100s of PLS from this lot =

$$\frac{10}{0.72} = 13.9\ \text{lbs}$$

Therefore, 13.9 lbs of seed is the actual weight needed to meet 100s PSL from this specific seed lot.

Time of Seeding: The optimum timing for the general seed mixture is early spring. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Late June through early August is not a good time to seed, but may facilitate covering the land without additional disturbance if construction is completed. Portions of the seeding may fail due to drought and heat. These areas may need reseeding in late summer/fall or the following spring.

Method of seeding: Broadcasting, drilling, cultipack type seeding, or hydroseeding are acceptable methods. Proper soil to seed contact is key to successful seedings.

Mulching: Mulching is essential to obtain a uniform stand of seeded plants. Optimum benefits of mulching new seedings are obtained with the use of small grain straw applied at a rate of 2 tons per acre, and anchored with a netting or tackifier. See the Standard and Specifications for Mulching for choices and requirements.

Irrigation: Watering may be essential to establish a new seeding when a drought condition occurs shortly after a new seeding emerges. Irrigation is a specialized practice and care must be taken not to exceed the application rate for the soil or subsoil. When disconnecting irrigation pipe, be sure pipes are drained in a safe manor, not creating an erosion concern.

Seed Mixture	Variety	Rate in lbs./acre (PLS)	Rate in lbs./ 1, 000 ft^2
Mix #1			
Creeping red fescue	Ensylva, Pennlawn, Boreal	10	.25
Perennial ryegrass	Pennfine, Linn	10	.25
*This mix is used extensively for shaded areas.			
Mix #2			
Switchgrass	Shelter, Pathfinder, Trailblazer, or Blackwell	20	.50
*This rate is in pure live seed, this would be an excellent choice along the upland edge of a wetland to filter runoff and provide wildlife benefits. In areas where erosion may be a problem, a companion seeding of sand lovegrass should be added to provide quick cover at a rate of 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.).			
Mix #3			
Switchgrass	Shelter, Pathfinder, Trailblazer, or Blackwell	4	.10
Big bluestem	Niagara	4	.10
Little bluestem	Aldoa or Camper	2	.05
Indiangrass	Rumsey	4	.10
Coastal panicgrass	Atlantic	2	.05
Sideoats grama	El Reno or Trailway	2	.05
Wildflower mix		.50	.01
*This mix has been successful on sand and gravel plantings. It is very difficult to seed without a warm season grass seeder such as a Truax seed drill. Broadcasting this seed is very difficult due to the fluffy nature of some of the seed, such as bluestems and indiangrass.			
Mix #4			
Switchgrass	Shelter, Pathfinder, Trailblazer, or Blackwell	10	.25
Coastal panicgrass	Atlantic	10	.25
*This mix is salt tolerant, a good choice along the upland edge of tidal areas and roadsides.			
Mix #5			
Saltmeadow cordgrass (Spartina patens)—This grass is used for tidal shoreline protection and tidal marsh restoration. It is planted by vegetative stem divisions.			
'Cape' American beachgrass can be planted for sand dune stabilization above the saltmeadow cordgrass zone.			
Mix #6			
Creeping red fescue	Ensylva, Pennlawn, Boreal	20	.45
Chewings Fescue	Common	20	.45
Perennial ryegrass	Pennfine, Linn	5	.10
Red Clover	Common	10	.45
*General purpose erosion control mix. Not to be used for a turf planting or play grounds.			

STANDARD AND SPECIFICATIONS FOR COMPOST FILTER SOCK



Definition & Scope

A **temporary** sediment control practice composed of a degradable geotextile mesh tube filled with compost filter media to filter sediment and other pollutants associated with construction activity to prevent their migration offsite.

Condition Where Practice Applies

Compost filter socks can be used in many construction site applications where erosion will occur in the form of sheet erosion and there is no concentration of water flowing to the sock. In areas with steep slopes and/or rocky terrain, soil conditions must be such that good continuous contact between the sock and the soil is maintained throughout its length. For use on impervious surfaces such as road pavement or parking areas, proper anchorage must be provided to prevent shifting of the sock or separation of the contact between the sock and the pavement. Compost filter socks are utilized both at the site perimeter as well as within the construction areas. These socks may be filled after placement by blowing compost into the tube pneumatically, or filled at a staging location and moved into its designed location.

Design Criteria

1. Compost filter socks will be placed on the contour with both terminal ends of the sock extended 8 feet upslope at a 45 degree angle to prevent bypass flow.
2. Diameters designed for use shall be 12" – 32" except that 8" diameter socks may be used for residential lots to control areas less than 0.25 acres.
3. The flat dimension of the sock shall be at least 1.5 times the nominal diameter.
4. The **Maximum Slope Length** (in feet) above a compost filter sock shall not exceed the following limits:

Dia. (in.)	Slope %						
	2	5	10	20	25	33	50
8	225*	200	100	50	20	—	—
12	250	225	125	65	50	40	25
18	275	250	150	70	55	45	30
24	350	275	200	130	100	60	35
32	450	325	275	150	120	75	50

* Length is feet



5. The compost infill shall be well decomposed (matured at least 3 months), weed-free, organic matter. It shall be aerobically composted, possess no objectionable odors, and contain less than 1% by dry weight, of manmade foreign matter. The physical parameters of the compost shall meet the standards listed in Table 5.2 - Compost Standards Table. **Note: All biosolids compost produced in New York State (or approved for importation) must meet NYS DEC's 6 NYCRR Part 360 (Solid Waste Management Facilities) requirements. The Part 360 requirements are equal to or more stringent than 40 CFR Part 503 which ensure safe standards for pathogen reduction and heavy metals content. When using compost filter socks adjacent to surface water, the compost should have a low nutrient value.**
6. The compost filter sock fabric material shall meet the
7. Compost filter socks shall be anchored in earth with 2" x 2" wooden stakes driven 12" into the soil on 10 foot centers on the centerline of the sock. On uneven terrain, effective ground contact can be enhanced by the placement of a fillet of filter media on the disturbed area side of the compost sock.
8. All specific construction details and material specifications shall appear on the erosion and sediment control construction drawings when compost filter socks are included in the plan.

Maintenance

1. Traffic shall not be permitted to cross filter socks.
2. Accumulated sediment shall be removed when it reaches half the above ground height of the sock and disposed of in accordance with the plan.
3. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired in the manner required by the manufacturer or replaced within 24 hours of inspection notification.
4. Biodegradable filter socks shall be replaced after 6 months; photodegradable filter socks after 1 year. Polypropylene socks shall be replaced according to the manufacturer's recommendations.
5. Upon stabilization of the area contributory to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed in accordance with the stabilization plan. For removal the mesh can be cut and the compost spread as an additional mulch to act as a soil supplement.

Table 5.1 - Compost Sock Fabric Minimum Specifications Table

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photodegradable	Photodegradable	Biodegradable	Photodegradable	Photodegradable
Sock Diameters	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Table 5.2 - Compost Standards Table

Organic matter content	25% - 100% (dry weight)
Organic portion	Fibrous and elongated
pH	6.0 – 8.0
Moisture content	30% - 60%
Particle size	100% passing a 1" screen and 10 - 50% passing a 3/8" screen
Soluble salt concentration	5.0 dS/m (mmhos/cm) maximum

STANDARD AND SPECIFICATIONS FOR GEOTEXTILE FILTER BAG



Definition & Scope

A **temporary** portable device through which sediment laden water is pumped to trap and retain sediment prior to its discharge to drainageways or off-site.

Condition Where Practice Applies

On sites where space is limited such as urban construction or linear projects (e.g. roads and utility work) where right-of-way are limited and larger de-silting practices are impractical.

Design Criteria

1. Location - The portable filter bag should be located to minimize interference with construction activities and pedestrian traffic. It should also be placed in a location that is vegetated, relatively level, and provides for ease of access by heavy equipment, cleanout, disposal of trapped sediment, and proper release of filtered water.

   The filter bag shall also be placed at least 50 feet from all wetlands, streams or other surface waters.
2. Size - Geotextile filter bag shall be sized in accordance with the manufacturers recommendations based on the pump discharge rate.

Materials and Installation

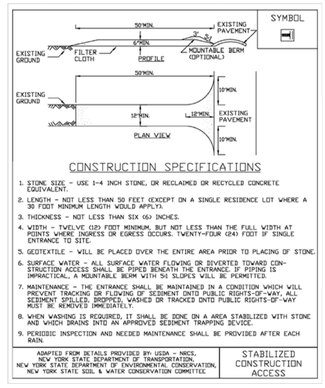
1. The geotextile material will have the following attributes:

Minimum Grab Tensile Strength	200 lbs.
Minimum Grab Tensile Elongation	50 %
Minimum Trapezoid Tear Strength	80 lbs.
Mullen Burst Strength	380 psi
Minimum Puncture Strength	130 lbs
Apparent Opening Size	40 - 80 US sieve
Minimum UV Resistance	70%
Minimum Flow Thru Rate	70 gpm/sq ft

2. The bag shall be sewn with a double needle machine using high strength thread, double stitched "bee" type capable of minimum roll strength of 100 lbs/inch (ASTM D4884).
3. The geotextile filter bag shall have an opening large enough to accommodate a 4 inch diameter discharge hose with an attached strap to tie off the bag to the hose to prevent back flow.
4. The geotextile shall be placed on a gravel bed 2 inches thick, a straw mat 4 inches thick, or a vegetated filter strip to allow water to flow out of the bag in all directions.

Maintenance

1. The geotextile filter bag is considered full when remaining bag flow area has been reduced by 75%. At this point, it should be replaced with a new bag.
2. Disposal may be accomplished by removing the bag to an appropriate designated upland area, cut open, remove the geotextile for disposal, and spread sediment contents and seeded and mulched according to the vegetative plan.

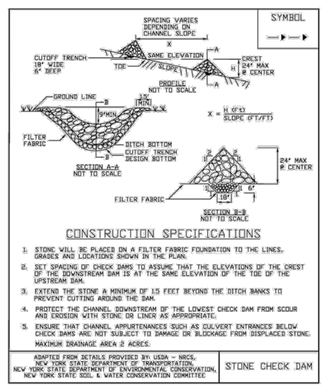


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5% SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ACCESS



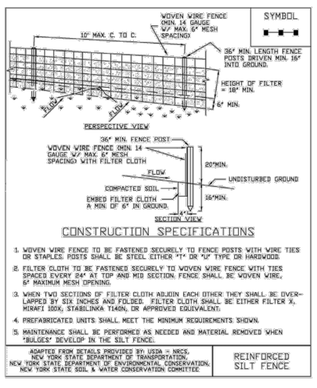
CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED IN A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES.

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STONE CHECK DAM

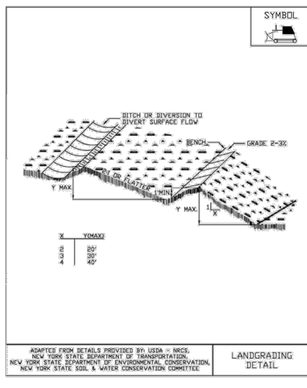


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

REINFORCED SILT FENCE



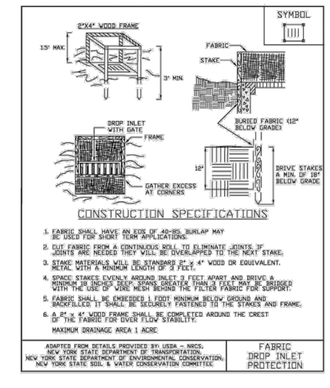
CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

LANDGRADING DETAIL

LANDGRADING SPECIFICATIONS



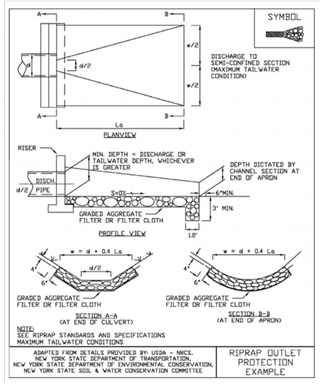
CONSTRUCTION SPECIFICATIONS

1. FABRIC SHALL HAVE AN EOS OF 40-85 BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM OF 18 INCHES DEEP. STAKES SHALL BE PLACED NO MORE THAN 3 FEET FROM THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

FABRIC DROP INLET PROTECTION



NOTE:
SEE RIPRAP STANDARDS AND SPECIFICATIONS MAXIMUM TAILWATER CONDITIONS

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

RIPRAP OUTLET PROTECTION EXAMPLE

STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT



Definition & Scope

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

Conditions Where Practice Applies

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and screeds. Under no circumstances will wash water from these operations be allowed to infiltrate into the soil or enter surface waters.

Design Criteria

Capacity: The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the evaporation of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

Liner: All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

Maintenance

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
- Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
- Dispose of the hardened material off-site in a construction/demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

STANDARD AND SPECIFICATIONS FOR DUST CONTROL



Definition & Scope

The control of dust resulting from land-disturbing activities, to prevent surface and air movement of dust from disturbed soil surfaces that may cause off-site damage, health hazards, and traffic safety problems.

Conditions Where Practice Applies

On construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing where off-site damage may occur if dust is not controlled.

Design Criteria

Construction operations should be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation should be left where practical. Temporary or permanent stabilization measures shall be installed. No specific design criteria is given; see construction specifications below for common methods of dust control.

Water quality must be considered when materials are selected for dust control. Where there is a potential for the material to wash off to a stream, ingredient information must be provided to the NYSDEC.

No polymer application shall take place without written approval from the NYSDEC.

Construction Specifications

A. **Non-driving Areas** – These areas use products and materials applied or placed on soil surfaces to prevent airborne migration of soil particles.

   Vegetative Cover – For disturbed areas not subject to traffic, vegetation provides the most practical method of dust control (see Section 3).

   Mulch (including gravel mulch) – Mulch offers a fast effective means of controlling dust. This can also include rolled erosion control blankets.

   Spray adhesives – These are products generally composed of polymers in a liquid or solid form that are mixed with water to form an emulsion that is sprayed on the soil surface with typical hydroseeding equipment. Use on roadways at application rates will be in accordance with the manufacturers' recommendations for the specific soils on the site. In no case should the application of these adhesives be made on wet soils or if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators and others working with the material.

B. **Driving Areas** – These areas utilize water, polymer emulsions, and barriers to prevent dust movement from the traffic surface into the air.

   Sprinkling – The site may be sprayed with water until the surface is wet. This is especially effective on haul roads and access route to provide short term limited dust control.

   Polymer Additives – These polymers are mixed with water and applied to the driving surface by a water truck. Typically, 1 gallon of mix per 9 gallons of automixed distributor truck. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations. Incorporation of the emulsion into the soil will be done to the appropriate depth based on expected traffic. Compaction after incorporation will be by vibratory roller to a minimum of 95%. The prepared surface shall be moist and no application of the polymer will be made if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators working with the material.

   Barriers – Woven geo-textiles can be placed on the driving surface to effectively reduce dust throw and particle migration on haul roads. Stone can also be used for construction roads for effective dust control.

   Windbreak – A silt fence or similar barrier can control air currents at intervals equal to ten times the barrier height. Preserve existing wind barrier vegetation as much as practical.

Maintenance

Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

Mulch Material	Quality Standards	per 1000 Sq. Ft.	per Acre	Depth of Application	Remarks
Wood chips or shavings	Air-dried. Free of objectionable coarse material	500-900 lbs.	10-20 tons	2-7"	Used primarily around shrub and tree plantings and recreation trails to inhibit weed competition. Resistant to wind blowing. Decomposes slowly.
Wood fiber cellulose (partly digested wood fibers)	Made from natural wood usually with green dye and dispersing agent	50 lbs.	2,000 lbs.	—	Apply with hydromulcher. No tie down required. Less erosion control provided than 2 tons of hay or straw.
Gravel, Crushed Stone or Slag	Washed; Size 2B or 3A—1 1/2"	9 cu. yds.	405 cu. yds.	3"	Excellent mulch for short slopes and around plants and ornamentals. Use 2B where subject to traffic. (Approximately 2,000 lbs./cu. yd.). Frequently used over filter fabric for better weed control.
Hay or Straw	Air-dried; free of undesirable seeds & coarse materials	90-100 lbs. 2-3 bales	2 tons (100-120 bales)	cover about 90% surface	Use small grain straw where mulch is maintained for more than three months. Subject to wind blowing unless anchored. Most commonly used mulching material. Provides the best micro-environment for germinating seeds.
Jute twisted yarn	Undyed, unbleached plain weave. Warp 78 ends/yd., Wt.of 41 ends/ yd. 60-90 lbs./roll	48" x 50 yds. or 48" x 75 yds.	—	—	Use without additional mulch. Tie down as per manufacturers specifications. Good for center line of concentrated water flow.
Excelsior wood fiber mats	Interlocking web of excelsior fibers with photodegradable plastic netting	4' x 112.5' or 8' x 112.5' .	—	—	Use without additional mulch. Excellent for seeding establishment. Anchor as per manufacturers specifications. Approximately 72 lbs./roll for excelsior with plastic on both sides. Use two sided plastic for centerline of waterways.
Straw or coconut fiber, or combination	Photodegradable plastic net on one or two sides	Most are 6.5 ft. x 3.5 ft.	81 rolls	—	Designed to tolerate higher velocity water flow, centerlines of waterways, 60 sq. yds. per roll.

Type of Soil Disturbance	Soil Restoration Requirement	Comments/Examples
No soil disturb

POLLUTION PREVENTION

1. THE FOLLOWING GENERAL NOTES PROVIDE A DESCRIPTION OF POLLUTION PREVENTION MEASURES UTILIZED TO CONTROL LITTER, CONSTRUCTION CHEMICALS, CONSTRUCTION DEBRIS, AND STORAGE PRACTICES FROM BECOMING A POLLUTANT SOURCE TO STORMWATER DISCHARGES, AS WELL AS SPILL PREVENTION AND RESPONSE MEASURES.

2. MATERIAL DELIVERY AND STORAGE:

   A. LOCATE MATERIAL STORAGE AND DELIVERY AREAS AT A MINIMUM DISTANCE OF 100 FEET AWAY FROM ANY DRAIN INLET AND SURFACE WATER BODIES.

   B. KEEP INVENTORY LOW.

   C. STORE DRY CHEMICALS AND BAGGED MATERIALS ON PALLETS.

   D. STORE ALL FLAMMABLE PRODUCTS AWAY FROM ANY HEAT AND/OR IGNITION SOURCE.

   E. PROVIDE SECONDARY CONTAINMENT FOR LIQUIDS.

   F. KEEP DESIGNATED STORAGE AREAS CLEAN AND WELL ORGANIZED. CONDUCT WEEKLY INSPECTIONS TO CHECK FOR DAMAGED CONTAINERS, LEAKS, ETC.

   G. COMPLY WITH STATE AND LOCAL REQUIREMENTS FOR STORAGE OF HAZARDOUS WASTE.

   H. DURING THE WET SEASON, COVER CHEMICALS, DRUMS, AND BAGGED MATERIALS TO PREVENT CONTACT WITH RAINWATER (E.G. TARPS, BINS, STRUCTURES).

   I. DURING THE WET SEASON, COVER SECONDARY CONTAINMENT AREAS TO PREVENT ACCUMULATION OF WATER.

   J. KEEP CHEMICALS LABELED AND IN ORIGINAL CONTAINERS.

   K. TRAIN EMPLOYEES AND CONTRACTORS ON THE PROPER USE OF STORAGE AREA.

3. SPILL PREVENTION AND CONTROL:

   A. NOTIFY ALL CONSTRUCTION WORKERS OF THE LOCATION OF MATERIALS UTILIZED FOR CLEANING UP SPILLS.

   B. STORE SPILL CLEANUP MATERIALS ON SITE AND NEAR POTENTIAL SPILL AREAS.

   C. KEEP COMMERCIALLY AVAILABLE SPILL KITS FOR CONSTRUCTION EQUIPMENT ON SITE.

   D. KEEP DRUMS, BARRELS, TEMPORARY STORAGE BAGS, OR EQUIVALENT MATERIALS FOR CONTAINMENT AND TRANSPORTATION ON SITE.

   E. KEEP ABSORBENT PADS, OIL BOOMS, MAT, OR EQUIVALENT MATERIALS ON SITE.

   F. KEEP WASHABLE, REUSABLE RAGS FOR CLEANING UP SMALL LUBRICANT LEAKS ON SITE.

   G. TRAIN EMPLOYEES AND SUBCONTRACTORS ON PROPER SPILL PREVENTION AND CONTROL METHODS.

   H. NEVER HOSE DOWN OR BURY DRY MATERIAL SPILLS. CLEANUP AS MUCH AS POSSIBLE AND DISPOSE OF PROPERLY.

   I. IN THE EVENT OF A SPILL OCCURRENCE, THE FOLLOWING ACTIONS ARE TO BE TAKEN:

      1. DOCUMENT THE SPILL AND REPORT TO THE PROJECT CONSTRUCTION MANAGER AND ENVIRONMENTAL MONITOR.

      2. FOR SPILLS LESS THAN 5 GALLONS ON AN IMPERVIOUS SURFACE, ATTEMPT TO CONFINE AND CLEAN THE SPILL.

      3. FOR SPILLS GREATER THAN 5 GALLONS, ATTEMPT TO CONFINE THE SPILL AND CALL A REMEDIATION CONTRACTOR IF ASSISTANCE IS REQUIRED WITH PRODUCT RECOVERY AND CONTAINMENT.

      4. FOR SPILLS GREATER THAN 5 GALLONS, REPORT TO NYSDEC REGION 9 SPILL PREVENTION AND RESPONSE (716-851-7220) WITHIN TWO HOURS OF DISCOVERY.

      5. PROVIDE WRITTEN DOCUMENTATION OF THE SPILL.

      6. DISPOSAL OF RECOVERED MATERIALS MUST BE CONDUCTED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

4. SOLID WASTE MANAGEMENT:

   A. PROVIDE AS MANY WASTE BINS AS NEEDED TO KEEP SITE CLEAN OF LITTER AND WASTE.

   B. DURING THE WET SEASON, WASTE BINS MUST BE COVERED TO PREVENT RUNOFF FROM TRASH.

   C. COLLECT TRASH ON A DAILY BASIS.

   D. ARRANGE FOR REGULAR WASTE COLLECTION BY A LICENSED TRASH HAULER.

   E. SEGREGATE AND RECYCLE WASTE MATERIALS (E.G. PAINTS, SOLVENTS, OIL, ETC.)

   F. PROVIDE COVERED WASTE BINS FOR DISPOSAL OF ALL EMPTY PRODUCTS (E.G. PAINTS, SOLVENTS, GLUES, PESTICIDES, ETC.)

   G. LOCATE WASTE CONTAINER STORAGE AREA(S) AT A MINIMUM DISTANCE OF 100 FEET AWAY FROM ANY DRAIN INLET AND SURFACE WATER BODIES.

   H. PROVIDE SECONDARY CONTAINMENT FOR HAZARDOUS WASTE CONTAINERS.

   9. COMPLY WITH ALL LOCAL AND STATE SOLID WASTE DISPOSAL AND NUISANCE REQUIREMENTS.

   I. DO NOT HOSE OUT WASTE CONTAINERS ON SITE.

   J. TRAIN EMPLOYEES AND SUBCONTRACTORS TO USE PROPER SOLID WASTE MANAGEMENT.

5. VEHICLE/EQUIPMENT MAINTENANCE:

   A. DO NOT DISCHARGE VEHICLE/MACHINERY WASH WATERS OR SOLVENTS TO STORM DRAINS OR TO SURFACE WATER BODIES.

   B. LOCATE AREAS FOR FUELING AND MAINTENANCE AT A MINIMUM DISTANCE OF 100-FEET AWAY FROM ANY DRAIN INLET AND SURFACE WATER BODIES.

   C. ANY EQUIPMENT WHICH MUST BE REFUELED IN THE FIELD WILL BE REFUELED FROM TANKS CARRIED TO THE WORK SITE BY TRUCK.

   D. PREVENT SPILLS AND LEAKS DURING FUELING AND MAINTENANCE OPERATIONS.

   E. INSPECT AND MAINTAIN VEHICLES REGULARLY TO MINIMIZE LEAKS AND DRIPS; PLACE DRIP PANS OR ABSORBENT MATERIALS UNDER LEAK-PRONE MACHINERY WHEN IDLE.

   F. COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR FUEL STORAGE TANKS.

6. LANDSCAPING OPERATIONS:

   A. CAREFULLY FOLLOW RECOMMENDED USAGE INSTRUCTIONS FOR THE APPLICATION OF ALL FERTILIZER. DISPOSAL OF TREES, BRUSH, OR OTHER DEBRIS IN ANY STREAM CORRIDOR, WETLAND, OR SURFACE WATER IS PROHIBITED. AVOID APPLICATIONS OF FERTILIZERS PRIOR TO STORM EVENTS. APPLY FERTILIZERS IN MULTIPLE SMALLER APPLICATIONS, AS OPPOSED TO ONE LARGE APPLICATION. TRAIN EMPLOYEES AND SUBCONTRACTORS IN THE PROPER USE OF LANDSCAPE MATERIALS AND CHEMICALS.

7. CONCRETE WASTE MANAGEMENT:

   A. AVOID MIXING EXCESS AMOUNTS OF CONCRETE OR FRESH CEMENT ON SITE.

   B. STORE CONCRETE, GROUT, AND MORTAR UNDER COVER AND AWAY FROM DRAINAGE AREAS.

   C. DESIGNATE A WASH OUT AREA ON SITE AND INSURE THAT MATERIAL CAN NOT FLOW TO STORM DRAINS, OPEN DITCHES, STREETS, OR SURFACE WATER BODIES BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA.

   D. CONCRETE FROM WASHOUT AREA SHOULD BE ALLOWED TO SET. UPON COMPLETION OF THE CONCRETE WORK, THE CONTRACTOR SHALL BREAK UP, REMOVE, AND HAUL AWAY SOLID CONCRETE THAT HAS ACCUMULATED IN THE WASHOUT.

   E. TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

8. SANITARY/SEPTIC WASTE MANAGEMENT:

   A. LOCATE SANITARY FACILITIES FOR CONVENIENT ACCESS AND AT A MINIMUM OF 100 FEET AWAY FROM DRAIN INLETS AND SURFACE WATER BODIES.

   B. UNTREATED RAW WASTEWATER MAY NOT BE DISCHARGED TO LAND, THE STORM DRAIN SYSTEM, OR TO SURFACE WATER BODIES.

   C. SANITARY/SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE.

   D. ARRANGE REGULAR WASTE COLLECTION BY A LICENSED HAULER BEFORE FACILITIES OVERFLOW.

   E. IF WASHING OUT OF INTERIOR OR PORTABLE TOILETS IS NEEDED, INSURE THAT WASH WATER IS DISCHARGED TO LAND AND DOES NOT FLOW INTO STREET, THE STORM DRAIN SYSTEM, OR SURFACE WATER BODIES.

GENERAL ENVIRONMENTAL NOTES AND RESTRICTIONS

GENERAL NOTES:

1. THE CONTRACTOR SHALL HAVE KNOWLEDGE OF, AND WORK IN COMPLIANCE WITH THE TERMS AND CONDITIONS STATED IN THE PERMITS ISSUED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC), AND IS SUBJECT TO THE SANCTIONS FOR VIOLATIONS OF SUCH PERMITS.

2. ALL ACTIVITIES AUTHORIZED UNDER THE PERMITS ISSUED BY THE NYSDEC MUST BE IN STRICT CONFORMANCE WITH THE DETAILS DEPICTED ON THE EROSION AND SEDIMENT CONTROL PLANS.

3. NONE OF THE ISSUED PERMITS ALLOW FOR THE RIGHT TO TRESPASS UPON THE LANDS OR INTERFERE WITH THE PROPERTY AND/OR RIPARIAN RIGHTS OF LANDOWNERS THAT ARE NOT PARTICIPANTS OF THE PROJECT.

4. THE CONTRACTOR SHALL NOTE THE CONDITION OF ANY EXISTING FENCE THAT MAY BE IMPACTED BY PROJECT CONSTRUCTION. FENCES THAT MUST BE REMOVED AND/OR CUT WILL HAVE A TEMPORARY GATE INSTALLED. UPON COMPLETION OF CONSTRUCTION, THE TEMPORARY GATE WILL BE REMOVED AND THE FENCE WILL BE REBUILT TO LIKE-NEW CONDITION AS DIRECTED BY THE LANDOWNER.

5. LOCAL FIRE DEPARTMENTS AND EMERGENCY MANAGEMENT TEAMS SHALL BE MADE AWARE OF HAZARDOUS CHEMICALS AND WASTE ON-SITE.

6. REPRESENTATIVES FROM THE NYSDEC SHALL BE PERMITTED TO INSPECT THE SITE AT ANY TIME DEEMED NECESSARY, TO ENSURE THAT ALL ACTIVITIES ARE IN ACCORDANCE WITH THE TERMS AND CONDITIONS SPECIFIED IN THE ISSUED PERMITS.

7. CROSSING OF EXISTING GAS TRANSMISSION PIPELINES OR ANY OTHER EXISTING UNDERGROUND UTILITY BY HEAVY EQUIPMENT SHALL BE RESTRICTED TO IMPROVED GRAVEL ACCESS ROAD CROSSINGS.

8. ALL CONSTRUCTION ACTIVITY, INCLUDING OPERATION OF MACHINERY, EXCAVATION, FILLING, GRADING, CLEARING OF VEGETATION, DISPOSAL OF WASTE, AND STOCKPILING OF MATERIAL MUST TAKE PLACE WITHIN THE APPROVED WORK AREA AS DEPICTED ON THE EROSION AND SEDIMENT CONTROL PLANS.

9. FUGITIVE DUST RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY IMPLEMENTING APPROPRIATE CONTROL MEASURES. THESE MEASURES MAY INCLUDE THE APPLICATION OF MULCH, WATER, STONE, OR APPROVED CHEMICAL AGENTS ON ACCESS ROADS, EXPOSED SOILS, STOCKPILED SOILS, OR UNPAVED PUBLIC ROADS WHERE DRY AND WINDY CONDITIONS EXIST. A WATERING VEHICLE SHALL BE AVAILABLE FOR THE DURATION OF PROJECT ACTIVITIES, INCLUDING THROUGHOUT RESTORATION.

10. BLASTING IS NOT PERMITTED WITHOUT PRIOR TOWN APPROVAL AND ACQUISITION OF ALL REQUIRED PERMITS.

11. NOISE IMPACTS SHALL BE MINIMIZED AND MITIGATED TO THE EXTENT PRACTICABLE. CONTRACTOR SHALL MAINTAIN ALL EQUIPMENT IN GOOD OPERATING CONDITIONS AND ALL MOTORS AND ENGINES WILL BE MUFFLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND WILL COMPLY WITH STATE ENVIRONMENTAL LAW, SUBCHAPTER E, PART 450 (NOISE FROM HEAVY MOTOR VEHICLES). ANY FAULTY NOISE SUPPRESSOR WILL BE REPAIRED OR REPLACED, EQUIPMENT WILL NOT BE LEFT RUNNING UNNECESSARILY, AND EXISTING TALL GROWING VEGETATION WILL BE MAINTAINED, TO THE MAXIMUM EXTENT PRACTICABLE, TO SERVE AS A NOISE BUFFER.

12. CONSTRUCTION ACTIVITY WILL ONLY OCCUR BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH SATURDAY. AT THE DISCRETION OF THE TOWN OF LANCASTER, WORK HOURS MAY BE EXPANDED.

13. WITHIN 100 FEET OF STATE-REGULATED WETLANDS AND 50 FEET OF OTHER WATER BODIES, REMOVE ONLY THE MINIMUM VEGETATION NECESSARY TO ALLOW CONSTRUCTION AND OPERATION OF THE FACILITY.

14. THE DISPOSAL OF TREES, BRUSH, OR OTHER DEBRIS IN ANY STREAM CORRIDOR, WETLAND, OR SURFACE WATER IS PROHIBITED.

15. CULVERTS SHALL BE SUFFICIENT SIZE AND CAPACITY TO PREVENT ALTERATION OF THE NATURAL FLOW. REFER TO CONSTRUCTION DRAWINGS FOR CULVERT SIZES.

16. THE USE OF EQUIPMENT IN ANY STREAM OR WETLAND AREA, UNLESS PERMITTED, IS STRICTLY PROHIBITED.

17. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PRECLUDE CONTAMINATION OF ANY WETLAND OR WATERWAY BY SUSPENDED SOLIDS, SEDIMENTS, FUELS, SOLVENTS, LUBRICANTS, EPOXY COATINGS, PAINTS, CONCRETE, LEACHATE, OR ANY OTHER ENVIRONMENTALLY DELETERIOUS MATERIALS ASSOCIATED WITH THE PROJECT. THESE MATERIALS SHALL BE STORED A MINIMUM OF 100 FEET FROM ANY WETLAND, STREAM, DITCH, WATERCOURSE, OR DRAINAGE. NO EQUIPMENT RE-FUELING SHALL OCCUR WITHIN THE SAME 100-FOOT AREA.

18. STREAMS AND WETLANDS WILL BE PROTECTED FROM INDIRECT IMPACTS DURING CONSTRUCTION BY UTILIZING VARIOUS EROSION AND SEDIMENT CONTROL MEASURES INDICATED IN THE EROSION AND SEDIMENT CONTROL DETAILS, INCLUDING SILT FENCES PLACED BETWEEN WATER RESOURCE BOUNDARIES AND CONSTRUCTION AREAS. EXPOSED SOIL WILL BE SEEDED AND/OR MULCHED, AS SOON AS PRACTICABLE, TO ASSURE THAT EROSION AND SILTATION IS KEPT TO A MINIMUM ALONG STREAM AND WETLANDS BOUNDARIES.

19. TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND APPROPRIATE, AS INDICATED IN THE EROSION AND SEDIMENT CONTROL PLANS. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OR FILLING OPERATIONS AND INSTALLATIONS OF PROPOSED STRUCTURES OR UTILITIES. THEY SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED AND/OR RE-VEGETATED. ADDITIONALLY, NO SITE PREPARATION WORK SHALL BE UNDERTAKEN UNTIL ALL REQUIRED EROSION CONTROL MEASURE HAVE BEEN INSTALLED.

20. SILTATION PREVENTION MEASURES, SUCH AS SILT FENCING AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, TO PREVENT MOVEMENT OF SILT AND TURBID WATERS FROM THE PROJECT SITE AND INTO ANY WATERCOURSE, STREAM, WATER BODY, OR WETLAND. THESE MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND THE AREA IS STABILIZED AND/OR RE-VEGETATED.

21. ALL DISTURBED AREAS WHERE SOIL WILL BE TEMPORARILY EXPOSED OR STOCKPILED FOR LONGER THAN ONE WEEK SHALL BE CONTAINED BY A CONTINUOUS LINE OF SILT FENCE PLACED ON THE DOWN SLOPE SIDE BETWEEN THE FILL AND WETLAND OR STATE-REGULATED 100-FOOT ADJACENT AREA. TARPS ARE AUTHORIZED TO SUPPLEMENT THESE APPROVED METHODS.

22. ALL AREAS OF SOIL DISTURBANCE RESULTING FROM THIS PROJECT SHALL BE STABILIZED IMMEDIATELY FOLLOWING PROJECT COMPLETION OR PRIOR TO NYSDEC PERMIT EXPIRATION, WHICHEVER COMES FIRST. THE NYSDEC APPROVED METHODOLOGIES AREA AS FOLLOWS:

   A. STABILIZATION OF THE ENTIRE DISTURBED AREA WITH APPROPRIATE VEGETATION (GRASSES, ETC.)
   B. TEMPORARILY STABILIZATION WITH STRAW MULCH OR JUTE MATTING OR OTHER SIMILAR NATURAL FIBER MATTING WITHIN ONE WEEK OF FINAL GRADING. TEMPORARY STABILIZATION SHALL BE MAINTAINED UNTIL A MATURE VEGETATIVE COVER IS ESTABLISHED

23. VISIBLE TURBID DISCHARGES FROM LAND CLEARING, GRADING OR EXCAVATING ACTIVITIES, OR DE-WATERING OPERATIONS SHALL NOT ENTER A STREAM, NAVIGABLE WATER, OR WETLAND. PRIOR TO ENTRY IN A STREAM, NAVIGABLE WATER, OR WETLAND, ANY SUCH DISCHARGE SHALL BE:

   A. RETAINED IN AN APPROPRIATELY MAINTAINED UPLAND SETTLING BASIN
   B. FILTERED THROUGH CRUSHED STONE, SAND, STRAW BALES, SILT SCREENING (MAXIMUM OPENING SIZE OF U.S. SIEVE NUMBER 20), ETC, OR;
   C. DIRECTED TO A GRASSY UPLAND AREA SUFFICIENT DISTANCE FROM THE STREAM TO PREVENT CHANGE IN TURBIDITY OF THE RECEIVING WATER.

24. IN THE EVENT THAT ARCHAEOLOGICAL MATERIALS, HUMAN REMAINS, OR EVIDENCE OF HUMAN BURIALS ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IN THE VICINITY OF THE FIND SHALL BE IMMEDIATELY HALTED, THE FIND PROTECTED FROM FURTHER DAMAGE, AND THE CONSTRUCTION MANAGER AND ENVIRONMENTAL MONITOR ADVISED. THE PERMITEE IS REQUIRED TO NOTIFY THE LOCAL POLICE AND THE STATE HISTORIC PRESERVATION OFFICE IMMEDIATELY FOLLOWING SUCH A DISCOVERY.

INSPECTIONS

THE OWNER AND SITE CONTRACTOR SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND TO CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS DESCRIBED IN THE SWPPP AND REQUIRED BY THE SPDES GENERAL PERMIT GP-0-15-002 HAVE BEEN ADEQUATELY INSTALLED OR IMPLEMENTED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION. AFTER COMMENCEMENT OF CONSTRUCTION, THE OWNER OR OPERATOR SHALL ENSURE THAT AT LEAST ONE TRAINED CONTRACTOR IS ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED. FURTHER, THE OWNER SHALL HAVE A QUALIFIED PROFESSIONAL PERFORM SITE INSPECTIONS WEEKLY FOR SITES WITH DISTURBANCE AREAS OF LESS THAN FIVE (5) ACRES AND TWICE WEEKLY FOR SITES WITH DISTURBANCE AREAS OF GREATER THAN FIVE (5) ACRES, PRIOR TO FILING A NOTICE OF TERMINATION (NOT) FORM WITH NYSDEC FOR EACH PROJECT SITE OR AT THE END OF THE PERMIT TERM, THE OWNER SHALL HAVE THE QUALIFIED PROFESSIONAL PERFORM A FINAL SITE INSPECTION.

SPILL PREVENTION, CONTAINMENT, & COUNTER-MEASURES NOTES

1. GENERAL: PERSONNEL RESPONSIBLE FOR THE OVERSIGHT OF THE PETROLEUM PRODUCTS AND HAZARDOUS OR CONTROLLED SUBSTANCES INCLUDE:

   A. CONSTRUCTION MANAGER
   B. JOB-SITE COORDINATORS DESIGNATED BY THE CONSTRUCTION MANAGER

2. SPILLS SHALL BE IMMEDIATELY REPORTED TO THE OWNER BY THE CONTRACTOR. THE CONTRACTOR WILL KEEP AN UP-TO-DATE LIST OF QUALIFIED EMERGENCY RESPONSE CONTRACTORS WITH THE CAPABILITY OF REACHING THE PROJECT SITE QUICKLY. IN THE EVENT THAT A SPILL OCCURS ON THE SITE, THE FOLLOWING NOTIFICATION PROCEDURE WILL BE FOLLOWED.

   A. CONSTRUCTION TEAM LEADER NOTIFIES THE CONSTRUCTION MANAGER.
   B. CONSTRUCTION MANAGER NOTIFIES THE INSPECTOR DESIGNATED BY THE TOWN OF LANCASTER.
   C. CONSTRUCTION MANAGER NOTIFIES THE OWNER AT (716-688-3536).
   D. THE OWNER NOTIFIES NYSDEC REGION 9 SPILL PREVENTION AND RESPONSE (716-851-7220).

PETROLEUM PRODUCTS & HAZARDOUS / CONTROLLED SUBSTANCES

1. PETROLEUM PRODUCTS AND HAZARDOUS OR CONTROLLED SUBSTANCES SHALL BE STORED AT THE TEMPORARY STORAGE AND STAGING AREA. IT IS ANTICIPATED THAT THE FOLLOWING HAZARDOUS OR CONTROLLED SUBSTANCES AND PETROLEUM PRODUCTS MAY BE STORED ON SITE IN REGULATORY APPROVED STORAGE CONTAINERS.

   A. GASOLINE
   B. DIESEL FUEL
   C. EQUIPMENT OILS AND LUBRICANTS
   D. COMMERCIAL FERTILIZER

EROSION AND SEDIMENT CONTROL PRACTICES

1. ALL SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MEASURES TO CONFORM TO THE LATEST EDITION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. SELECT THE APPROPRIATE SESC MEASURES TO BEST CONTROL SOIL EROSION AND SEDIMENTATION, SHOULD SITE CONDITIONS WARRANT.

2. PROVIDE AND MAINTAIN SESC MEASURES IN ACCORDANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND SESC DRAWINGS TO EFFECTIVELY CONTAIN ALL SOIL MATERIAL WITHIN THE SITE CONSTRUCTION AREA WHEN RAINFALL IS IMMINENT.

   A. THE PLAN AND DETAILS SHOWN ARE INTENDED TO BE USED AS A GUIDE. ANY REVISIONS DEEMED NECESSARY SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

3. THE CONTROL MEASURES THAT CAN BE UTILIZED UTILIZED DURING THE PROJECT ARE SUMMARIZED BELOW:

   A. SILT FENCE: FENCE SHALL BE INSTALLED AROUND SOIL STOCKPILES, WHERE ROADWAY CUT/FILL SLOPES ARE LOCATED WITHIN 100 FEET OF WATERCOURSES, AT THE LOCATION OF UTILITY LINE STREAM CROSSINGS, AND BETWEEN WETLAND BOUNDARIES AND CONSTRUCTION AREAS.

   B. STABILIZED CONSTRUCTION ENTRANCE: STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED WHERE ALL ACCESS ROADS INTERSECT LOCAL, COUNTY OR STATE ROADS.

   C. TEMPORARY SWALE: A TEMPORARY SWALE IS TO BE CONSTRUCTED TO PREVENT RUNOFF FROM ENTERING DISTURBED AREAS BY INTERCEPTING AND DIVERTING IT TO A STABILIZED OUTLET OR TO INTERCEPT SEDIMENT LADEN WATER AND DIVERT IT TO A SEDIMENT TRAPPING DEVICE.

   D. EARTH DIKE: EARTH DIKES CAN ALSO BE INSTALLED FOR DIVERTING CLEAN WATER AWAY FROM DISTURBED AREAS AND/OR INTERCEPT AND DIRECT SEDIMENT LADEN WATER TO A SEDIMENT TRAPPING DEVICE.

   E. SEDIMENT TRAP: SEDIMENT TRAPS ARE INSTALLED IN DRAINAGE WAYS, NATURAL OR TEMPORARY, BY EXCAVATION AND/OR EMBANKMENT TO INTERCEPT SEDIMENT LADEN RUNOFF AND RETAIN THE SEDIMENT.

   F. SEDIMENT FILTER BAG: SEDIMENT FILTER BAGS SHALL BE USED TO FILTER WATER PUMPED FROM OPEN EXCAVATIONS. SEDIMENT FILTER BAGS SHALL BE USED DURING CULVERT INSTALLATIONS AND AT INTERCONNECT STREAM CROSSINGS.

   G. WATERING VEHICLE: THE WATERING VEHICLE SHALL BE USED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS, AND TRAFFIC SAFETY PROBLEMS. WATER WILL BE USED TO SPRAY THE SURFACE ON CONSTRUCTION ROADS, ACCESS POINTS, AND OTHER DISTURBED AREAS WHERE OFF-SITE DAMAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

CONSTRUCTION SCHEDULE:

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.
3. FLAG CLEARING LIMITS, WETLANDS, CONSERVATION AREA AND/OR OTHER SENSITIVE AREAS FOR PROTECTION IN ACCORDANCE WITH EROSION CONTROL PLAN.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCE WHERE SHOWN ON EROSION AND SEDIMENT CONTROL PLAN.
5. INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES AS DESIGNED ON PLANS.
6. CLEAR AND STRIP BIORETENTION AREA AND POND AREA.
7. EXCAVATE WET POND AND BIORETENTION AREA. CONSTRUCT OUTLET STRUCTURE(S) AND INLET/OUTLET PROTECTION.
8. PLACE EXCAVATED MATERIAL IN AREAS REQUIRING FILL. FILL PLACED IN THE FUTURE ROADWAY IS TO BE COMPACTED. TOPSOIL TO BE STOCKPILED WHERE SHOWN ON EROSION AND SEDIMENT CONTROL PLAN OR IN AN AREA APPROVED BY ENGINEER. STOCKPILED MATERIAL TO BE ENCLOSED BY SILT FENCE. STOCKPILES SHALL UNDERGO TEMPORARY STABILIZATION METHODS WITHIN 14 DAYS OF INACTIVITY OR 7 DAYS IF DISTURBING MORE THAN 5 ACRES.
9. INSTALL SITE UTILITIES, SANITARY SEWERS, STORM SEWERS, AND WATERLINES.
10. GRADE, TOPSOIL AND SEED AS SOON AS PRACTICAL UPON COMPLETION OF UTILITIES INSTALLATION.
11. ONCE ALL DISTURBED AREAS ARE VEGETATED, ALL TEMPORARY SEDIMENT CONTROL MEASURES CAN BE REMOVED. SITE CONTRACTOR MUST HAVE THE ENTIRE SITE STABILIZED PRIOR TO WITHDRAWING FROM SITE.
12. IF TOPSOIL OR FILL PILES ARE TO BE LEFT ONSITE, THE PILES ARE TO BE STABILIZED AND SURROUNDED BY SILT FENCE BY THE SITE CONTRACTOR.

CONSTRUCTION SPECIFICATIONS

GENERAL SPECIFICATIONS FOR THE INSTALLATION OF THE EROSION AND CONTROL PRACTICES ARE SUMMARIZED BELOW.

1. SILT FENCE: FILTER FABRIC SHOULD BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION SHOULD BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO ALLOW FOR POOLING OF WATER. A 6 INCH DEEP TRENCH SHOULD BE EXCAVATED, MINIMIZING THE DISTURBANCE ON THE DOWNSIDE SLOPE. THE BOTTOM OF THE TRENCH SHOULD BE AT LEVEL GRADE. MAXIMUM DEVIATION FROM LEVEL GRADE SHOULD BE 1% AND NOT EXTEND MORE THAN 25 FEET. THE BOTTOM OF THE FENCE SHOULD BE ANCHORED BY PLACING FABRIC IN THE BOTTOM OF THE TRENCH, AND BACKFILLING AND COMPACTING THE FILL MATERIAL IN THE TRENCH. SUPPORT STAKES SHOULD BE DRIVEN 18 INCHES BELOW THE EXISTING GROUND SURFACE AT 8 FEET (MAX) INTERVALS. FILTER FABRIC SHOULD BE STRETCHED AND FASTENED TO THE UPSLOPE SIDE OF THE SUPPORT STAKES. AT FABRIC ENDS, BOTH ENDS SHOULD BE WRAPPED AROUND THE SUPPORT STAKE AND STAPLED. IF THE FABRIC COMES ALREADY ATTACHED TO THE STAKES, THE END STAKES SHOULD BE HELD TOGETHER WHILE THE FABRIC IS WRAPPED AROUND THE STAKES AT LEAST ONE REVOLUTION PRIOR TO DRIVING THE STAKES.

2. STABILIZED CONSTRUCTION ENTRANCE: CLEAR THE ENTRANCE/EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. PLACE GEOTEXTILE FABRIC OVERLAYED WITH STONE TO THE DIMENSIONS, GRADES, AND ELEVATION SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS.

3. TEMPORARY SWALE:

   ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.

   DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.

   DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.

   ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE

   THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.

   FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.

   ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.

   STABILIZATION SHALL BE AS PER THE FLOW CHANNEL STABILIZATION CHART BELOW:

TYPE OF TREATMENT	CHANNEL GRADE	A(S AC OR LESS)	B(S AC -10AC)
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR, SOD	LINED WITH 4-8" RIP-RAP OR RECYCLED CONCRETE EQUIVALENT
4	8.1-20.%	LINED WITH 4-8" RIP-RAP	ENGINEERED DESIGN

MAINTENANCE PLAN

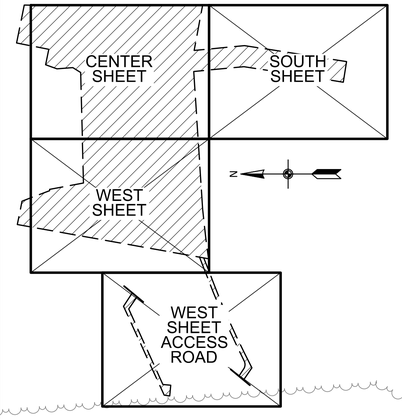
ALL EROSION AND SEDIMENT POLLUTION CONTROL DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. THE CONTROL DEVICES WILL BE INSPECTED AND MAINTAINED AS PRESCRIBED BELOW.

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY REPAIRS NEEDED WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT ACCUMULATIONS AT THE SILT FENCE SHALL BE REMOVED WHEN THE DEPTH OF THE SEDIMENT AT THE FENCE REACHES 0.5-FEET. REPAIRS WILL BE MADE TO THE FENCE TO MAINTAIN ITS BARRIER.

3. THE STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC AND PRIVATE RIGHT-OF-WAYS OR STREETS. PERIODICALLY, THE ENTRANCE WILL BE TOP DRESSED WITH ADDITIONAL AGGREGATE TO MAINTAIN THE 6-INCH THICKNESS. ANY SEDIMENT WHICH IS SPILLED, DROPPED OR WASHED ONTO PUBLIC AND PRIVATE RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.

4. SEDIMENT FILTER BAGS SHALL BE INSPECTED DAILY DURING USE. IF A PROBLEM IS DETECTED, PUMPING SHOULD CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. FILTER BAGS WIL



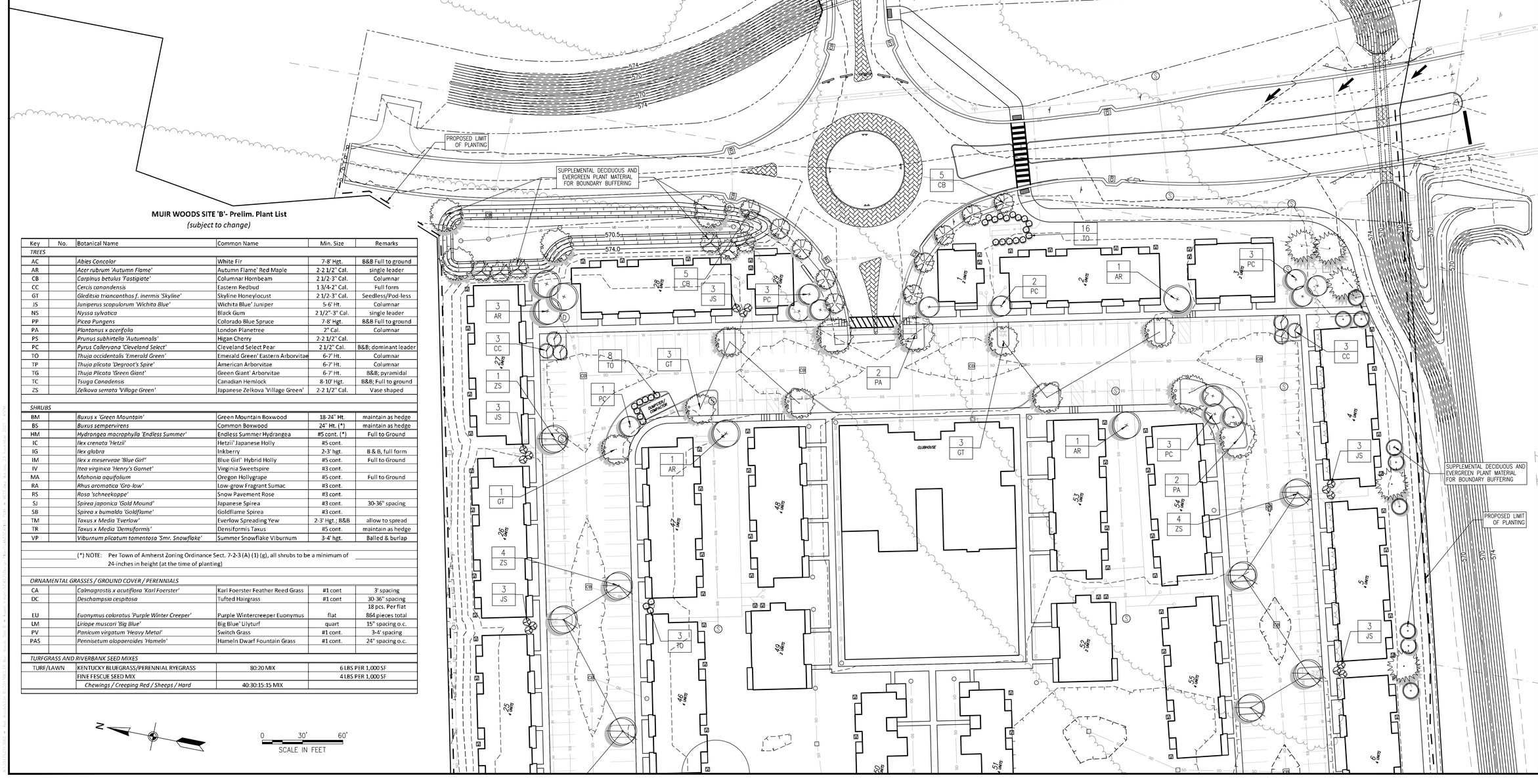
SHEET LAYOUT SCHEMATIC

NOTE: ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL AS PER ZONING ORDINANCE 7-2-3 (A) (3) (J).

CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS DURING CONSTRUCTION.

MUIR WOODS SITE 'B'- Prelim. Plant List
(subject to change)

Key	No.	Botanical Name	Common Name	Min. Size	Remarks
TREES					
AC		*Abies Concolor*	White Fir	7-8' Hgt.	B&B Full to ground
AR		*Acer rubrum 'Autumn Flame'*	Autumn Flame' Red Maple	2-2 1/2" Cal.	single leader
CB		*Carpinus betulus 'Fastigiate'*	Columnar Hornbeam	2 1/2-3" Cal.	Columnar
CC		*Cercis canandensis*	Eastern Redbud	1 3/4-2" Cal.	Full form
GT		*Gleditsia triancanthos f. inermis 'Skyline'*	Skyline Honeylocust	2 1/2-3" Cal.	Seedless/Pod-less
JS		*Juniperus scopulorum 'Wichita Blue'*	Wichita Blue' Juniper	5-6' Ht.	Columnar
NS		*Nyssa sylvatica*	Black Gum	2 1/2"- 3" Cal.	single leader
PP		*Picea Pungens*	Colorado Blue Spruce	7-8' Hgt.	B&B Full to ground
PA		*Plantanus x acerifolia*	London Planetree	2" Cal.	Columnar
PS		*Prunus subhirtella 'Autumnalis'*	Higan Cherry	2-2 1/2" Cal.	
PC		*Pyrus Calleryana 'Cleveland Select'*	Cleveland Select Pear	2 1/2" Cal.	B&B; dominant leader
TO		*Thuja occidentalis 'Emerald Green'*	Emerald Green' Eastern Arborvitae	6-7' Ht.	Columnar
TP		*Thuja plicata 'Degroot's Spire'*	American Arborvitae	6-7' Ht.	Columnar
TG		*Thuja Plicata 'Green Giant'*	Green Giant' Arborvitae	6-7' Ht.	B&B; pyramidal
TC		*Tsuga Canadensis*	Canadian Hemlock	8-10' Hgt.	B&B; Full to ground
ZS		*Zelkova serrata 'Village Green'*	Japanese Zelkova 'Village Green'	2-2 1/2" Cal.	Vase shaped
SHRUBS					
BM		*Buxus x 'Green Mountain'*	Green Mountain Boxwood	18-24" Ht.	maintain as hedge
BS		*Buxus sempervirens*	Common Boxwood	24" Ht. (*)	maintain as hedge
HM		*Hydrangea macrophylla 'Endless Summer'*	Endless Summer Hydrangea	#5 cont. (*)	Full to Ground
IC		*Ilex crenata 'Hetzii'*	Hetzii' Japanese Holly	#5 cont.	
IG		*Ilex glabra*	Inkberry	2-3' hgt.	B & B, full form
IM		*Ilex x meserveae 'Blue Girl'*	Blue Girl' Hybrid Holly	#5 cont.	Full to Ground
IV		*Itea virginica 'Henry's Garnet'*	Virginia Sweetspire	#3 cont.	
MA		*Mahonia aquifolium*	Oregon Hollygrape	#5 cont.	Full to Ground
RA		*Rhus aromatica 'Gro-low'*	Low-grow Fragrant Sumac	#3 cont.	
RS		*Rosa 'schneekappe'*	Snow Pavement Rose	#3 cont.	
SJ		*Spirea japonica 'Gold Mound'*	Japanese Spirea	#3 cont.	30-36" spacing
SB		*Spirea x bumalda 'Goldflame'*	Goldflame Spirea	#3 cont.	
TM		*Taxus x Media 'Everlow'*	Everlow Spreading Yew	2-3' Hgt.; B&B	allow to spread
TR		*Taxus x Media 'Demsiformis'*	Densiformis Taxus	#5 cont.	maintain as hedge
VP		*Viburnum plicatum tomentosa 'Smr. Snowflake'*	Summer Snowflake Viburnum	3-4' hgt.	Balled & burlap
		(*) NOTE: Per Town of Amherst Zoning Ordinance Sect. 7-2-3 (A) (1) (g), all shrubs to be a minimum of 24-inches in height (at the time of planting)			
ORNAMENTAL GRASSES / GROUND COVER / PERENNIALS					
CA		*Calmagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	#1 cont	3' spacing
DC		*Deschampsia cespitosa*	Tufted Hairgrass	#1 cont	30-36" spacing
EU		*Euonymus coloratus 'Purple Winter Creeper'*	Purple Wintercreeper Euonymus	flat	18 pcs. Per flat 864 pieces total
LM		*Liriope muscari 'Big Blue'*	Big Blue' Lilyturf	quart	15" spacing o.c.
PV		*Panicum virgatum 'Heavy Metal'*	Switch Grass	#1 cont.	3-4' spacing
PAS		*Pennisetum alopaeroides 'Hameln'*	Hameln Dwarf Fountain Grass	#1 cont.	24" spacing o.c.
TURFGRASS AND RIVERBANK SEED MIXES					
TURF/LAWN		KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS	80:20 MIX	6 LBS PER 1,000 SF	
		FINE FESCUE SEED MIX		4 LBS PER 1,000 SF	
		Chewings / Creeping Red / Sheeps / Hard	40:30:15-15 MIX		



Greenman-Pedersen, Inc.
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REGISTERED LANDSCAPE ARCHITECT JOHN D. REDDINGTON 001939-1 STATE OF NEW YORK

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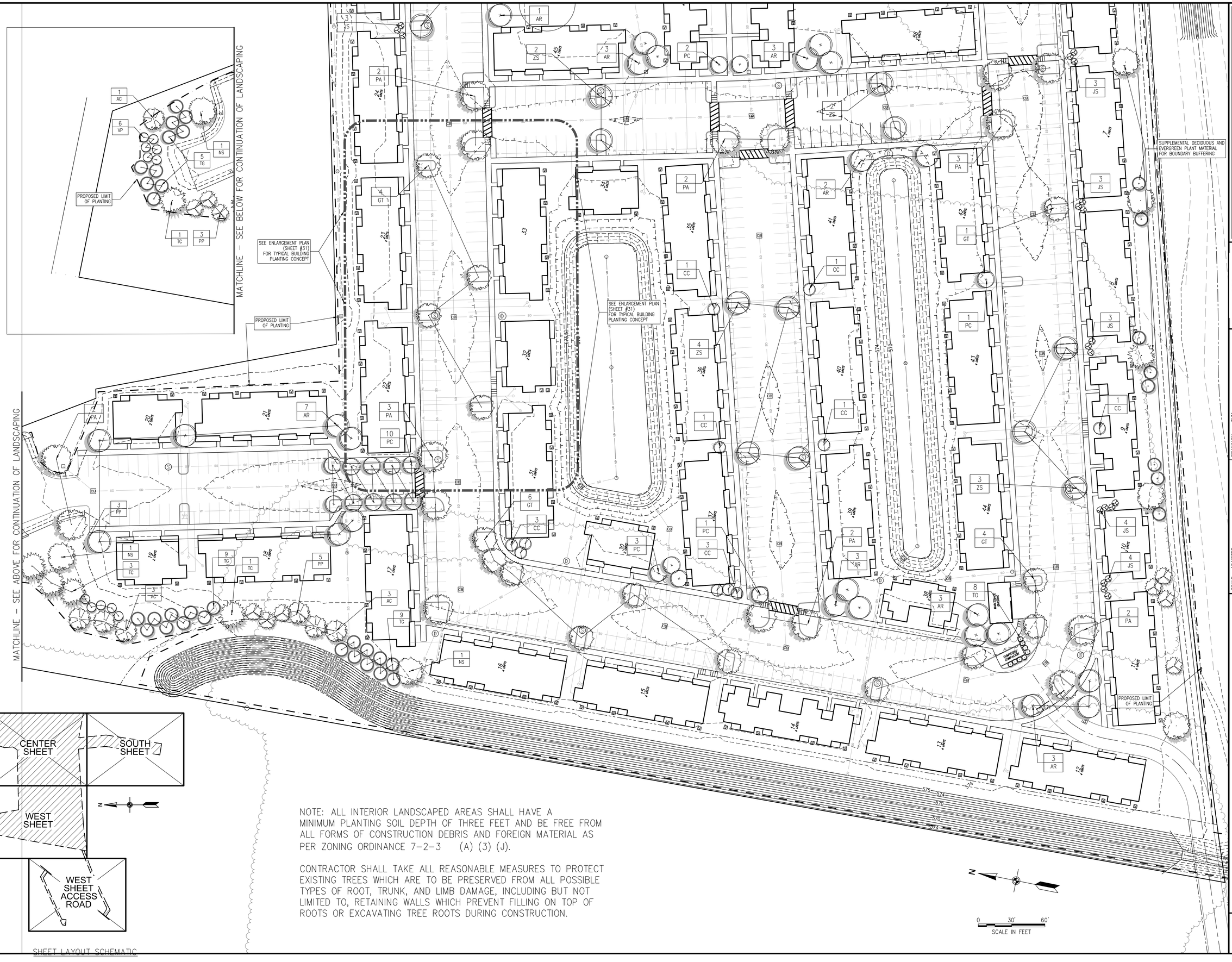
REVISIONS:		NO.	BY	DATE
SCALE:	AS NOTED			
DATE:	OCTOBER, 2020			
DWG NO.:	02			

LANDSCAPING PLAN - CENTER

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
29

Attachment: SP-2020-13 drawings_041521 (22899 : Sp-2020-13)



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CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS DURING CONSTRUCTION.

Greenman-Pedersen, Inc.
Engineering and Construction Services
In Western New York:
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GPI

REGISTERED LANDSCAPE ARCHITECT
JOHN D. REDDINGTON
001939-1
STATE OF NEW YORK

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DRAWN BY: THM
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JOB NO.: BUF-2013062.10

REVISIONS:	BY	DATE

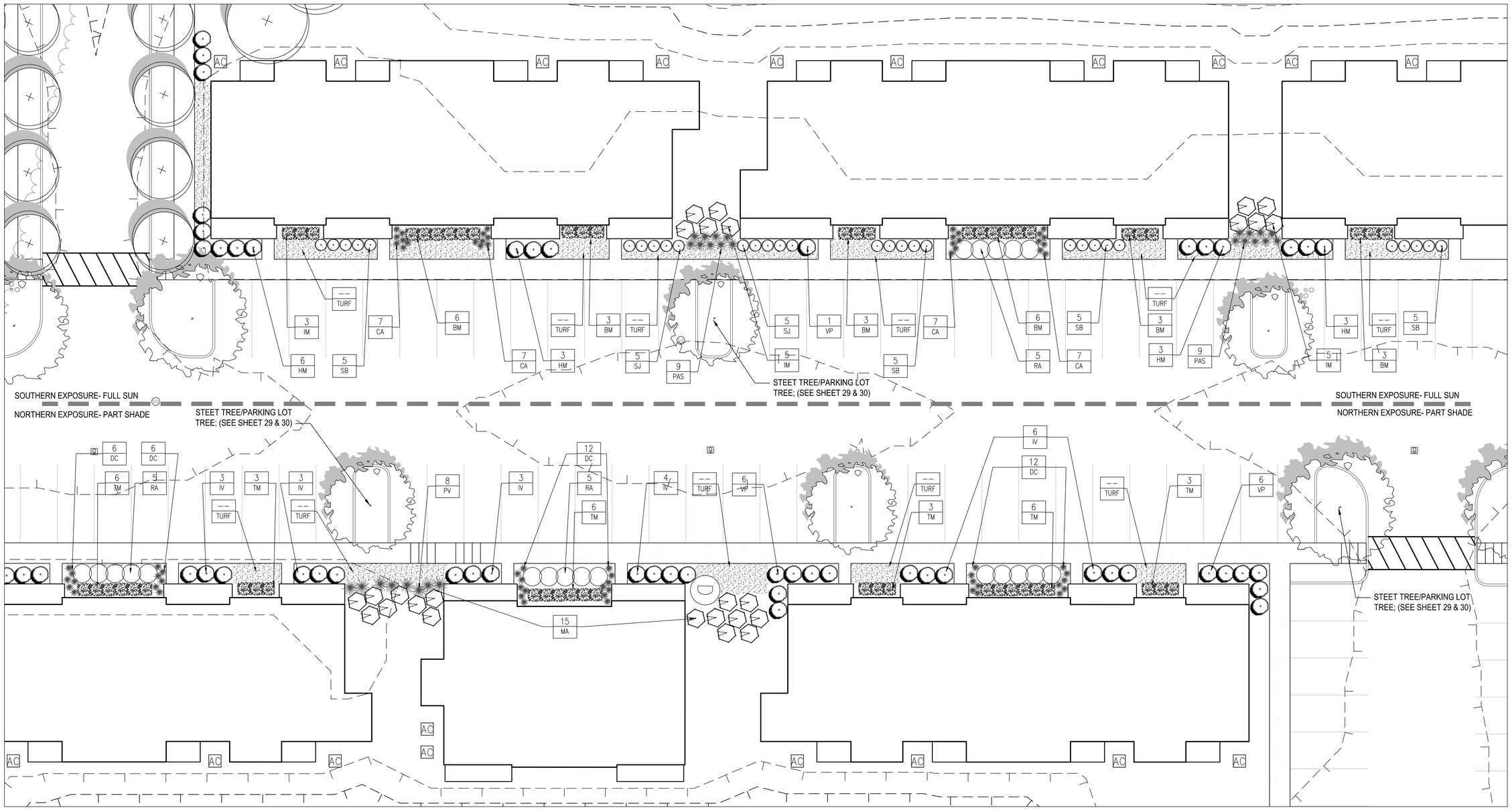
SCALE: AS NOTED
DATE: OCTOBER, 2020
DWG NO.: 02
NO.

LANDSCAPING PLAN - WEST

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
30

Attachment: SP-2020-13 drawings 041521 (22899 : Sp-2020-13)



0 10' 20'
SCALE IN FEET

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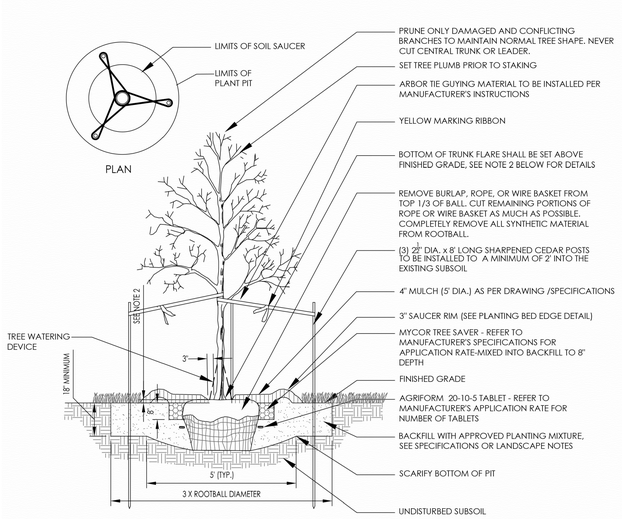
DWG NO.: 01

TYPICAL BUILDING PLANTING PLAN - CONCEPTUAL

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
31

Attachment: SP-2020-13 drawings_041521 (22899 : Sp-2020-13)

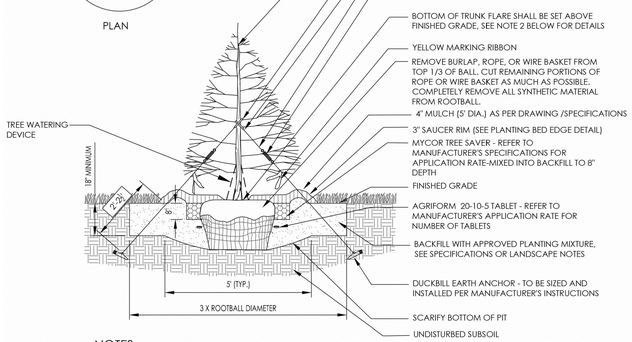


NOTES:

1. MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   2.1. FOR SANDY OR LOAMY SOILS: 1"
   2.2. FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE

DECIDUOUS TREE PLANTING

SCALE: N.T.S.

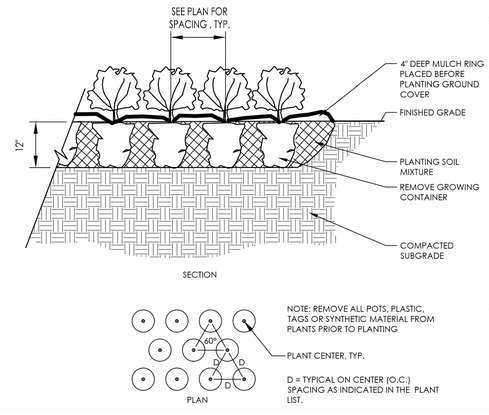


NOTES:

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   FOR SANDY OR LOAMY SOILS: 1"
   FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE

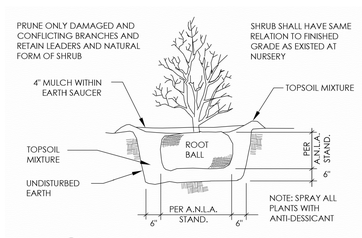
EVERGREEN TREE PLANTING

SCALE: N.T.S.



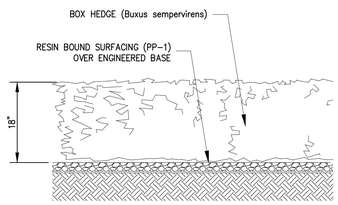
ORN. GRASS/PERENNIAL PLANTING

SCALE: N.T.S.



SHRUB PLANTING

SCALE: N.T.S.



BOX HEDGE PLANTING DETAIL

SCALE: N.T.S.

PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE SAUCERS AND SHRUB BEDS SHALL RECEIVE PREEN PRE-EMERGENT HERICIDE AND A MINIMUM OF THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL TREES SHALL BE STAKED WITH THREE (3) WOOD STAKES AS SHOWN ON THE TREE PLANTING DETAIL.

LANDSCAPE/PLANTING NOTES:

1. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID MOBILIZATION, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
2. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
3. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
4. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
5. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
6. ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
7. ALL TREES MUST BE STRAIGHT-TRUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS.
9. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE).
10. ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO INSTALLATION.
11. ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
12. THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
13. PLANTING BACKFILL MIXTURE: 20 PARTS ON-SITE SOIL, 10 PARTS SCREENED TOPSOIL, 5 PARTS PEAT MOSS, 5 PARTS ALL GROW, 2.5 PARTS WELL ROTTED MANURE AND 10 LBS. 5-10-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
14. MULCH ALL PLANT BEDS, AND INDIVIDUAL TREES IN LAWN AREAS WITH COMPOSTED AND AGED SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF FOUR (4") INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS. MULCH SAMPLE TO BE SUBMITTED TO THE OWNER OR THE OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
15. ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
16. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI-DESICANT, AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
17. ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6") INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS IS EXCLUDING FOUNDATION PLANT BEDS, LANDSCAPE ISLANDS AND ENTRANCE AREAS.
18. ALL AREAS BETWEEN ASPHALT AND PROPERTY LINE SCHEDULED TO RECEIVE PLANTINGS, TURFGRASS OR RIVERBANK SEED MIX: EXCAVATE AND DISPOSE OF EXISTING GRAVEL, DEBRIS AND NON-SUITABLE MATERIALS TO A DEPTH OF 18" OR UNTIL SUITABLE SUB-SOIL IS ENCOUNTERED, AT A MINIMUM. REFERENCE SITE REMEDIATION FOR ADDITIONAL REQUIREMENTS.
19. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE.THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
20. EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS).
21. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.
22. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER.

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REGISTERED LANDSCAPE ARCHITECT
JOHN D. REDDINGTON
001936-1
STATE OF NEW YORK

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DRAWN BY: THM
CHECKED BY: DFP
JOB NO.: BUF-2013062.10

REVISIONS:	BY	DATE

SCALE: AS NOTED
DATE: SEPTEMBER, 2020
DWG NO.: 19
NO.

LANDSCAPING DETAILS & NOTES

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 North French Rd.
Town of Amherst, New York

SHEET NO.
32

Attachment: SP-2020-13_drawings_041521_(22899 : Sp-2020-13)

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts
	26	A	SINGLE	KH450DTX136U4RC	0.850	21455	148.3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Roadway-Parking_Planar	Illuminance	Fc	1.49	4.0	0.2	7.45	20.00	0

NOTE:
PUBLIC LIGHTING ALONG JON JAMES AUDUBON PARKWAY IS TO BE INSTALLED PER TOWN OF AMHERST SPECIFICATIONS

SHEET NO.	L-1

LIGHTING PLAN

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

NO.	REVISIONS:	BY	DATE
1	REVISED PER TOWN OF AMHERST COMMENTS	THM	11/23/20

SCALE: AS NOTED
DATE: OCTOBER 7, 2020
DWG NO.: XX
DRAWN BY: THM
CHECKED BY: DFP
JOB NO.: BUF-201306210

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NEW
EXPANDED Wattages
OPTIMIZED OPTICS
Auto Dealership Rotated Optics

KH45Q L70 25°C 290,000 Hours

EasyLED Large Bentley Kitty Hawk Area, Wall, and Flood Light

BUY AMERICAN ACT COMPLIANT



EasyLED Technology

The LEPG KH45 LED area, site, wall and flood luminaire combines optical performance, energy efficiency and long term reliability using a market proven contemporary design. Utilizing the latest LED technology, the KH45 luminaire delivers unparalleled uniformity resulting in greater pole spacing. The fixture is available in multiple wattages with a wide choice of mounting configurations and optical distributions to serve the needs of lighting designers for varying project light level requirements. Applications include general area, parking, flood, security, and accent lighting for retail centers, automotive dealerships, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities.

Specifications and Features:

Housing:
Die Cast Aluminum Housing and Front Frame, Integral Heat Sinking and Driver Compartment. Photocell Adaptable. Nickel-Plated Stainless Steel Hardware.

Listing & Ratings:
CSA: Listed for Wet Locations, ANSI/UL 1598, 8750; IP66 Sealed LED Compartment.

Finish:
Textured Architectural Bronze Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Lens:
Tempered Clear Flat or SoftLED Flat Glass, or Tempered Clear Flat Prismatic Glass Lens.

Mounting Options:
Mounts with Kitty Hawk Arm, Adjustable Slipfitter, 2⅜" Diameter Mounting Arm Adapter, Yoke, Two-Piece Bracket or Wall Mount Bracket. (Factory Installed)

EasyLED LED:
Aluminum Boards

Wattages:
Multiple Wattages Available: 99w, 111w, 133w, 136w, 167w, 183w, 199w, 225w, 256w, 272w, 290w, 315w

Driver:
Electronic Driver, 120-277V, 50/60Hz or 347-480V, 50/60Hz; Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 6kV. 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

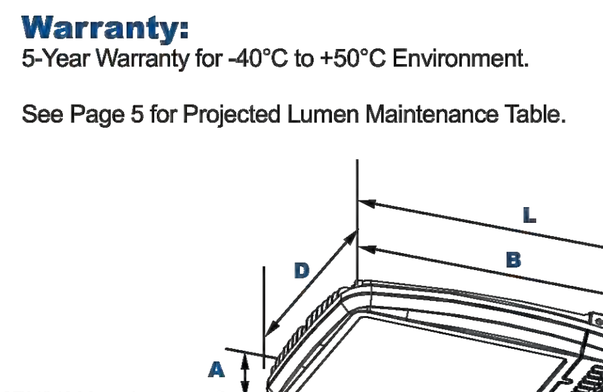
Controls:
Fixtures Ordered with Factory-Installed Photocell or Motion Sensor Controls are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Implied and May Not Be Available, Please Consult Factory. Fixtures are Tested with LEPG Controls and May Not Function Properly With Controls Supplied By Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

Warranty:
5-Year Warranty for -40°C to +50°C Environment.

See Page 5 for Projected Lumen Maintenance Table.

Dimensions

Width (D)	15¾" (400mm)
Length (B)	22" (559mm)
Height (A)	4" (102mm)
Length with Mount (L)	Kitty Hawk Arm (KA): 27½" (699mm) Slipfitter (SF): 29¼" (743mm) Mounting Arm Adaptor (MA): 26⅛" (664mm) Yoke (Y): 26¼" (667mm) Bracket (BR): 25¾" (654mm) Wall Mount Bracket (WM): 605mm (23¾")



Project Information:

Project Name: **Muir Woods**
Fixture Type:
Complete Catalog #: **KH45QD1X136U4KC-Z-KA-SP**
Date:
Comments:

Certification & Listings:

DesignLights Consortium™ Qualified Luminaires:
KH45QA1X[167 256][U H]5KC*** KH45QD1X167[U H]5KC***
KH45QB1X[167 256][U H]5KC*** KH45QF1X[167 256][U H]5KC***
KH45QC1X[167 256][U H]5KC***

SoftLED

Specifications subject to change without notice. Rev. 051220

KH45Q L70 25°C 290,000 Hours

EasyLED Large Bentley Kitty Hawk Area, Wall, and Flood Light

Standard Models

Order Information Example: KH45QF1X315U5KCZKASP

KH45Q	D	1X136	U	4K	C	Z	KA	SP
Model	**Optics/Beam**	**Wattage**	**Driver**	**CCT**	**Lens**	**Color**	**Mounting**	**Options**
KH45Q=Large Bentley Kitty Hawk Area, Wall, and Flood Light	A=Type I/NEMA 7H x 5V B=Type II/NEMA 7H x 6V C=Type III/NEMA 7H x 7V D=Type IV/NEMA 7H x 6V F=Type V/NEMA 7H x 7V I=Narrow Beam/NEMA 4H x 4V* *Use with 5K Models Only. See Page 5 for Distribution Information.	1X99=99w 1X111=111w 1X133=133w OPTIMIZED 1X136=136w* 1X167=167w 1X183=183w 1X199=199w OPTIMIZED 1X225=225w* 1X256=256w 1X272=272w 1X290=290w 1X315=315w *C, D & F Optics Only	U=120-277V H=347-480V	3K=3000K* 4K=4000K 5K=5000K *Only for C & F Optics. Not available in 136 & 225w.	C=Standard Clear Flat Glass Lens S=SoftLED Flat Glass Lens* P=Clear Flat Prismatic Glass Lens* *Use with Type V Optic Only.	Z=Bronze C=Custom (Consult Factory)	KA=Kitty Hawk Arm SF= Slipfitter MA= Mounting Arm Adapter Y=Yoke BR=Two-Piece Swivel Bracket WM=Wall Mount Bracket NM=No Mount	SF=Single Fuse (120-277V Only) DF=Double Fuse (120-277V Only) SP=Surge Protection M1=Motion Sensor, IR for mounting heights of 20ft to 35ft M2=Motion Sensor, IR for mounting heights of 18ft or less R3=3-Pin Twist Lock Photocell Receptacle R5=5-Pin Twist Lock Photocell Receptacle R7=7-Pin ANSI C136.41—2013 Twist Lock Photocell Receptacle S23=Internal Microwave Sensor with dimming for mounting heights of 35' or less (120-277V Only) S43=Microwave On/Off Motion Sensor for Mounting Heights of 8' to 19', (120-277V Only)

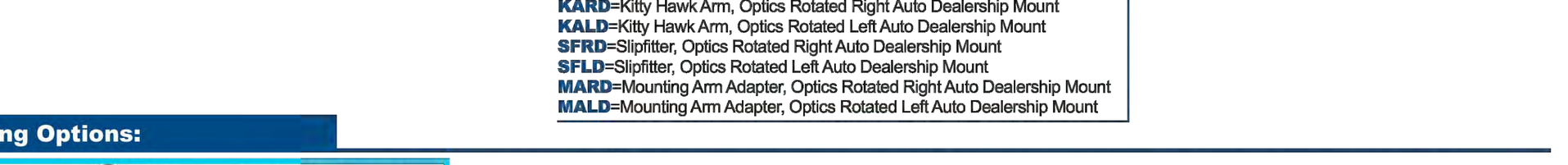
Auto Dealership Front Line Models

Order Information Example: KH45QF1X315U5KCZKARDSP

KH45Q				5K	C			
Model	**Optics/Beam**	**Wattage**	**Driver**	**CCT**	**Lens**	**Color**	**Mounting**	**Options**
KH45Q=Large Bentley Kitty Hawk Area Light	C=Type III D=Type IV See Page 5 for Distribution Information.	OPTIMIZED 1X225=225w 1X256=256w 1X272=272w 1X290=290w 1X315=315w	U=120-277V H=347-480V	5K=5000K	C=Standard Clear Flat Glass Lens	Z=Bronze C=Custom (Consult Factory)		SF=Single Fuse (120-277V Only) DF=Double Fuse (120-277V Only) SP=Surge Protection R3=3-Pin Twist Lock Photocell Receptacle R5=5-Pin Twist Lock Photocell Receptacle R7=7-Pin ANSI C136.41—2013 Twist Lock Photocell Receptacle

KARD=Kitty Hawk Arm, Optics Rotated Right Auto Dealership Mount
KALD=Kitty Hawk Arm, Optics Rotated Left Auto Dealership Mount
SFRD=Slipfitter, Optics Rotated Right Auto Dealership Mount
SFLD=Slipfitter, Optics Rotated Left Auto Dealership Mount
MARD=Mounting Arm Adapter, Optics Rotated Right Auto Dealership Mount
MALD=Mounting Arm Adapter, Optics Rotated Left Auto Dealership Mount

Mounting Options:

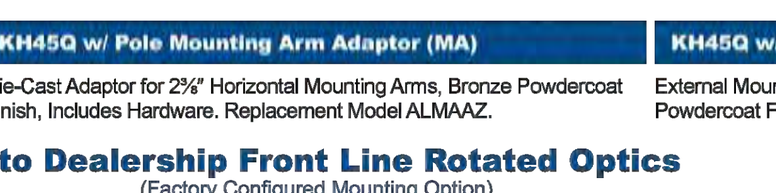


KH45Q w/ Kitty Hawk Arm (KA)
Kitty Hawk Die-Cast Mounting Arm, Bronze Powdercoat Finish, Includes Hardware. Mounts Directly to Square Poles. Replacement Model KH45AZ.

KH45Q w/ Pole Mounting Arm Adaptor (MA)
Die-Cast Adaptor for 2⅜" Horizontal Mounting Arms, Bronze Powdercoat Finish, Includes Hardware. Replacement Model ALMAAZ.

KH45Q w/ "SF" External Mount Slipfitter (SF)
External Mount Die-Cast Adjustable Slipfitter for 2⅜" Tenons, Bronze Powdercoat Finish, Includes Hardware. Replacement Model FL73SFXZ.

Auto Dealership Front Line Rotated Optics
(Factory Configured Mounting Option)



Available for Kitty Hawk Arm (KALD, KARD); Mounting Arm Adapter (MALD, MARD); and Slipfitter (SFLD, SFRD) above



KH45Q w/ Yoke (Y)
Stamped Heavy-Duty Steel Yoke, Bronze Powdercoat Finish, Includes Hardware. Replacement Model KH45YZ.

KH45Q w/ Two-Piece Swivel Bracket (BR)
Two-Piece Stamped Steel Adjustable Bracket, Bronze Powdercoat Finish, Includes Hardware. Replacement Model FL73BRZ.

KH45Q w/ Wall Mount (WM)
Wall Bracket, Heavy-Duty Stamped Steel, Bronze Powdercoat Finish, Includes Hardware. Replacement Model WBR2Z

Specifications subject to change without notice. Rev. 051220

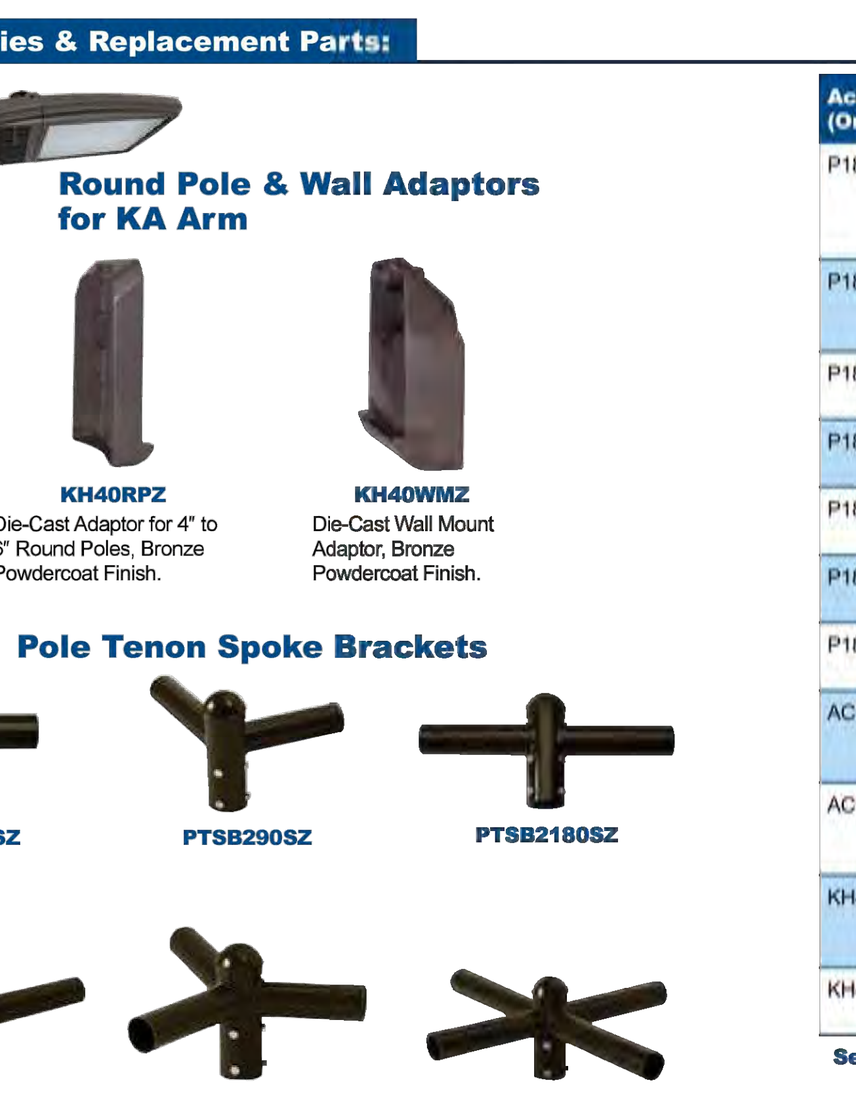
KH45Q L70 25°C 290,000 Hours

EasyLED Large Bentley Kitty Hawk Area, Wall, and Flood Light

EPA (Effective Projected Area) Shown with Large Kitty Hawk Arm mounting.

Configuration	EPA (Sq. Ft.)	Weight (Lbs.)
1	1.00	33 Lbs
2@180° Mount	2.00	66 Lbs
2@90° Mount	1.36	66 Lbs
3@90° Mount	2.20	99 Lbs
3@120° Mount	2.00	99 Lbs
4@90° Mount	2.20	132 Lbs

Accessories & Replacement Parts:



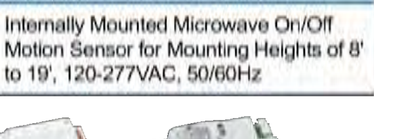
2⅜" Horizontal Mounting Arms, Bronze Powdercoat Finish, Includes Hardware. Mounts to 2⅜" Vertical Pole Top Tenons. *Non-stock item. Consult factory for lead time

Accessories (Order Separately, Field Installed)	
P18131	Twist Lock Non-Shorting (Open) Cap Disconnects Service to Fixture for Temporary or Permanent Disabling (Fixture Always Off). IP65, 480V Maximum.
P18132	Twist Lock Shorting Cap Provides Fixed Service to Fixture (Fixture Always on). IP65, Rated Load 7200w Tungsten.
P18140	110-120VAC Instant Twist Lock Photocell
P18150	120VAC Time Delay Twist Lock Photocell
P18152	277VAC Time Delay Twist Lock Photocell
P18156	120-277VAC Universal Twist Lock Photocell
P18157	480VAC Time Delay Twist Lock Photocell. For 480V use only.
ACCHSG1Z	Die Cast Accessory Housing for Installing Sensors or Other Lighting Controls, Bronze Powdercoat Finish
ACCHSG3	Bronze UV-Stabilized Polycarbonate Housing for Installing Sensors, Includes Sensor Bracket and Gasket.
KH45GSZ	Aluminum Glare/House Side Shield, Bronze Powdercoat Finish, Includes Hardware.
KH45WG	Wire Guard, Stainless Steel Construction, Includes Hardware.

Sensors not available for 480V.



Replacement Parts (Order Separately, Field Installed)	
KH45GL	Tempered Clear Flat Glass Lens.
KH45GLSS	SoftLED Flat Glass Lens
KH45GLP	Tempered Prismatic Flat Glass Lens.
P17117	Internal Microwave Sensor with Dimming, 120-277VAC, 50/60Hz. See P17117 Specification Page for Details.
P17123	Internally Mounted Microwave On/Off Motion Sensor for Mounting Heights of 8' to 19', 120-277VAC, 50/60Hz

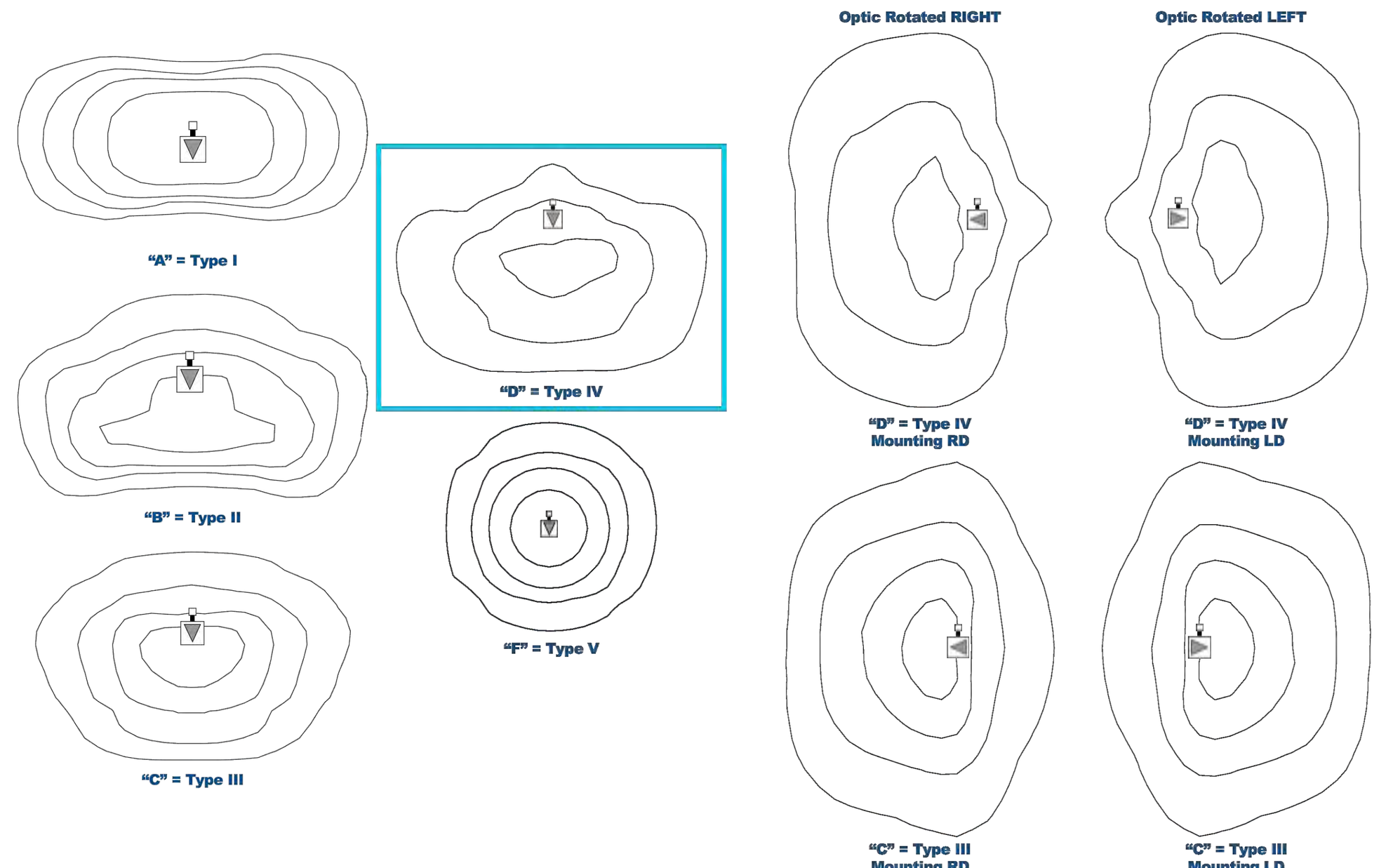


Specifications subject to change without notice. Rev. 051220

KH45Q L70 25°C 290,000 Hours

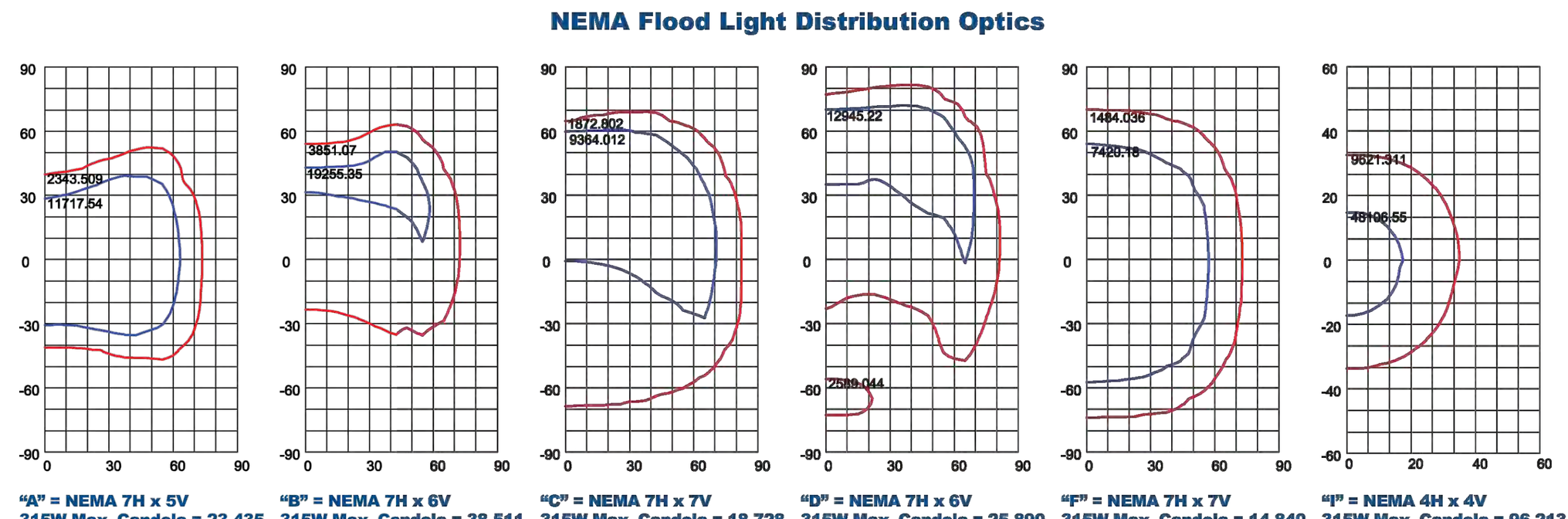
EasyLED Large Bentley Kitty Hawk Area, Wall, and Flood Light

Photometric Data



Available for Kitty Hawk Arm (KALD, KARD); Mounting Arm Adapter (MALD, MARD); and Slipfitter (SFLD, SFRD).

NEMA Flood Light Distribution Optics



"A" = NEMA 7H x 5V 315W Max. Candela = 23,435
"B" = NEMA 7H x 6V 315W Max. Candela = 38,511
"C" = NEMA 7H x 7V 315W Max. Candela = 18,728
"D" = NEMA 7H x 6V 315W Max. Candela = 25,890
"F" = NEMA 7H x 7V 315W Max. Candela = 14,840
"I" = NEMA 4H x 4V 315W Max. Candela = 96,213

Specifications subject to change without notice. Rev. 051220

KH45Q L70 25°C 290,000 Hours

EasyLED Large Bentley Kitty Hawk Area, Wall, and Flood Light

Photometric Performance

Optic	"Wattage (Catalog Logic)"	99W (1X99)	111W (1X111)	133W (1X133)	Optimized 136W (1X136)	167W (1X167)	183W (1X183)	199W (1X199)	Optimized 225W (1X225)	256W (1X256)	272W (1X272)	290W (1X290)	315W (1X315)
	Input Watts	104.8	116.5	139.5	148.1	178.8	193.7	210.6	241.1	271.2	285.6	304.5	330.7
	CCT	Delivered Lumens											
A = Type I NEMA 7H x 5V (130°H x 70°V)	3000K	-	-	-	-	-	-	-	-	-	-	-	-
	4000K	12,831	14,386	17,237	-	21,644	23,717	25,791	-	33,178	35,252	37,585	40,825
	5000K	13,331	14,946	17,909	-	22,487	24,641	26,796	-	34,471	36,625	39,043	42,415
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G2	-	B4-U0-G3	B4-U0-G3	B4-U0-G3	-	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
B = Type II NEMA 7H x 6V (110°H x 30°V)	3000K	-	-	-	-	-	-	-	-	-	-	-	-
	4000K	12,240	13,724	16,444	-	20,648	22,626	24,604	-	31,651	33,629	35,855	38,946
	5000K	12,717	14,259	17,084	-	21,452	23,507	25,563	-	32,884	34,940	37,252	40,463
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G2	-	B3-U0-G3	B3-U0-G3	B3-U0-G3	-	B3-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G3
C = Type III NEMA 7H x 7V (120°H x 70°V)	3000K	12,922	14,489	17,360	-	21,798	23,887	25,975	-	33,416	35,504	37,854	41,117
	4000K	13,446	15,076	18,064	21,166	22,682	24,855	27,028	34,305	34,770	36,943	39,388	42,784
	5000K	13,970	15,664	18,768	21,990	23,566	25,824	28,082	35,641	36,125	38,383	40,923	44,450
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
C-xRD or C-xLD = Type III, Auto Front Rotated RIGHT or LEFT	3000K	-	-	-	-	-	-	-	-	-	-	-	-
	4000K	-	-	-	-	-	-	-	-	-	-	-	-
	5000K	-	-	-	-	-	-	-	36,387	36,926	39,234	41,830	45,438
	BUG Rating	-	-	-	-	-	-	-	B5-U1-G5	B5-U1-G5	B5-U1-G5	B5-U1-G5	B5-U1-G5
D = Type IV NEMA 7H x 6V (110°H x 50°V)	3000K	-	-	-	-	-	-	-	-	-	-	-	-
	4000K	13,629	15,282	18,312	21,455	22,992	23,545	25,604	34,775	32,937	34,996	37,312	40,527
	5000K	14,160	15,877	19,024	22,291	23,888	24,462	26,601	36,128	34,221	36,360	38,767	42,109
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
D-xRD or D-xLD = Type IV, Auto Front Rotated RIGHT or LEFT	3000K	-	-	-	-	-	-	-	-	-	-	-	-
	4000K	-	-	-	-	-	-	-	-	-	-	-	-
	5000K	-	-	-	-	-	-	-	33,047	33,537	35,633	37,991	41,267
	BUG Rating	-	-	-	-	-	-	-	B5-U1-G5	B5-U1-G5	B5-U1-G5	B5-U1-G5	B5-U1-G5
F = Type V NEMA 7H x 7V (115°H x 110°V)	3000K	12,327	13,821	16,560	-	20,793	22,785	24,778	-	31,875	33,867	36,108	39,221
	4000K	12,826	14,381	17,231	20,190	21,636	23,709	25,782	32,723	33,167	35,240	37,572	40,811
	5000K	13,326	14,941	17,903	20,976	22,479	24,633	26,787	33,998	34,459	36,613	39,036	42,401
	BUG Rating	B3-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G2
I = Narrow Beam NEMA 4H x 4V (30°H x 30°V)	3000K	-	-	-	-	-	-	-	-	-	-	-	-
	4000K	-	-	-	-	-	-	-	-	-	-	-	-
	5000K	14,320	16,059	19,238	-	24,160	26,475	28,791	-	37,035	39,351	41,953	45,570
	BUG Rating	N/A	N/A	N/A	-	N/A	N/A	N/A	-	N/A	N/A	N/A	N/A

Projected Lumen Maintenance

Data shown for 5000 CCT TM-21-11	Initial	Compare to MH 25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated LED Life
L70 Lumen Maintenance @ 25°C / 77°F	1.00	0.97	0.95	0.90	290,000
L70 Lumen Maintenance @ 50°C / 122°F	1.00	0.94	0.88	0.76	84,000
L80 Lumen Maintenance @ 40°C / 104°F	1.00	0.95	0.91	0.81	108,000

NOTES:
1. Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the 525mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
2. Compare to MH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

Specifications subject to change without notice. Rev. 051220

NOTE:

ALL LIGHT POLES SHALL NOT EXCEED 15' IN HEIGHT FROM GRADE TO MOUNTED LIGHT.

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NO.	REVISIONS:	BY	DATE
1	REVISED PER TOWN OF AMHERST COMMENTS	THM	11/23/20

SCALE: AS NOTED
DATE: OCTOBER 7, 2020
DWG NO.: XX
DRAWN BY: THM
CHECKED BY: DFP
JOB NO.: BUF-2013062.10

Lighting Details

ASPEN HEIGHTS - UNIVERSITY AT BUFFALO
Muir Woods Site B - 1121 N orth French Rd.
Town of Amherst, New York

SHEET NO.
L-2

N:\2013\2013062 - Muir Woods\Site B\2013062.10 Muir Woods Site B - Aspen Heights\CAD\Design Plans\LIGHTING DETAILS.dwg Monday, 23 November 2020 10:57AM

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

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SITE PLAN SHOWN (7 COTTAGE BLDG TYPES, 1 MAINTENANCE, 1 CLUBHOUSE)			
2 BR STACKED FLAT	02 BLDGS	04 UNITS/ 08 BEDS	1.9%
2 BR STACKED FLAT DUPLEX	04 BLDGS	16 UNITS/ 32 BEDS	7.7%
3 BR DUPLEX	01 BLDG	02 UNITS/ 6 BEDS	1.0%
3 BR QUAD	04 BLDGS	16 UNITS/ 48 BEDS	7.7%
4 BR DUPLEX	05 BLDGS	10 UNITS/ 40 BEDS	4.8%
4 BR QUAD	26 BLDGS	104 UNITS/ 416 BEDS	50.0%
5 BR QUAD	14 BLDGS	56 UNITS/ 280 BEDS	26.9%
TOTAL	**56 BLDGS**	**208 UNITS/ 830 BEDS**	**100%**

N

1 SITE REFERENCE PLAN

SCALE: 1" = 50'

0 25' 50' 100'

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Eugene F. Schiavo
LIC. # 024964-1

Date:	11-17-2020
Job #:	18143
Drawn:	BS/TB/SB/KJ
Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages - Site Reference Plan

John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A001

SITE REFERENCE PLAN

Attachment: SP-2020-13 drawings 041521 (22899 : Sp-2020-13)

BIMcloud: bimmgr.local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.SITE REFERENCE PLAN,Thursday, June 11, 2020, 10:56 PM

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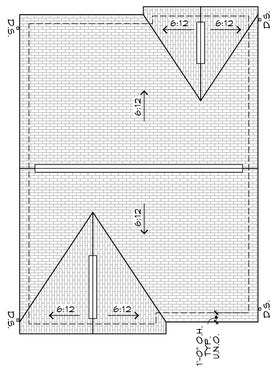
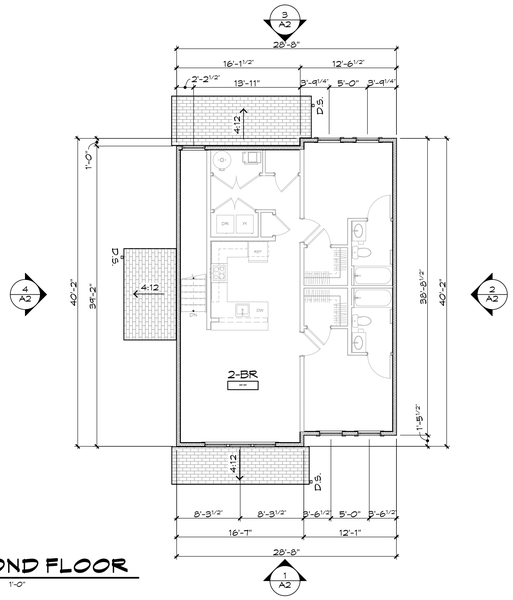
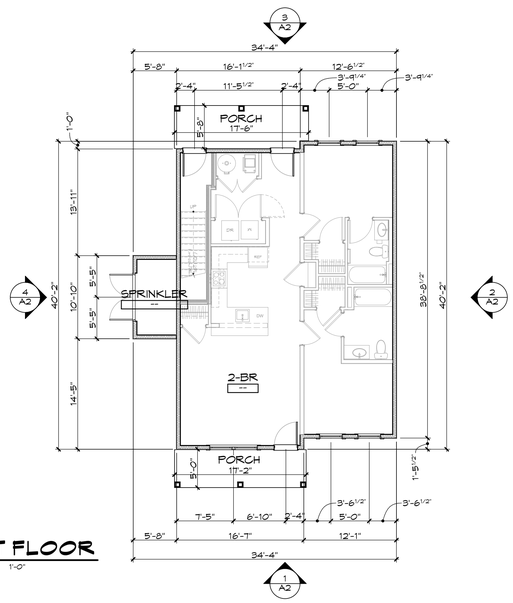
BIMcloud: bimmgr.local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES,2BR STACKED FLATS FLOOR PLANS,Friday, June 12, 2020,11:17 AM



3 ROOF
SCALE: 1/8" = 1'-0"

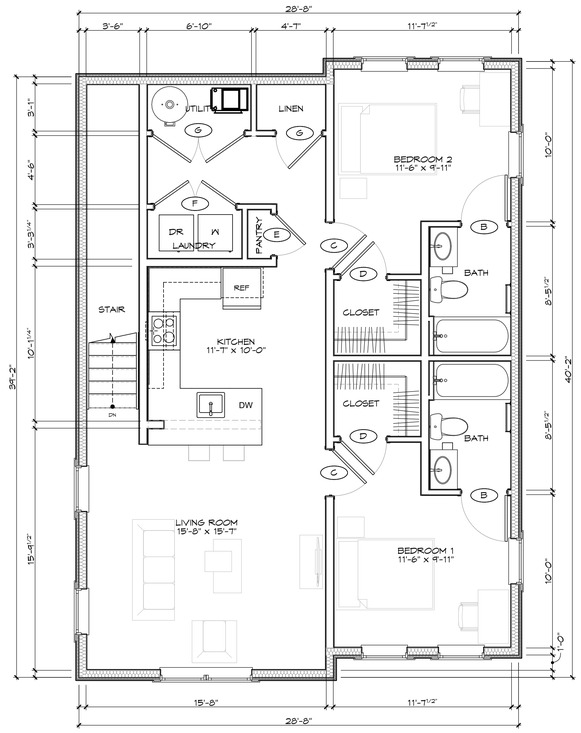


2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

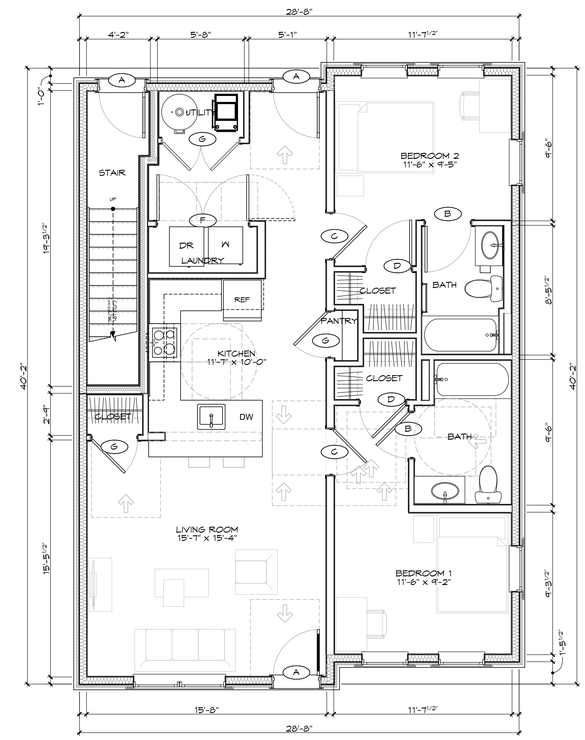


1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

2BR FLAT UNIT PLANS



5 2-BR_FLAT-2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 2-BR_FLAT-1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Eugene F. Schiavo
LIC. #024964-1

Date:	11-17-2020
Job #:	18143
Drawn:	BS/TB/SB/KJ
Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages - 2 Bedroom Stacked Flats - Prototype

John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A1

2BR STACKED FLATS FLOOR PLANS

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

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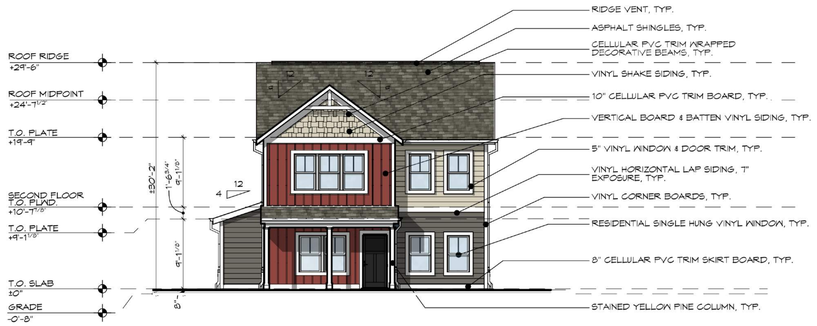
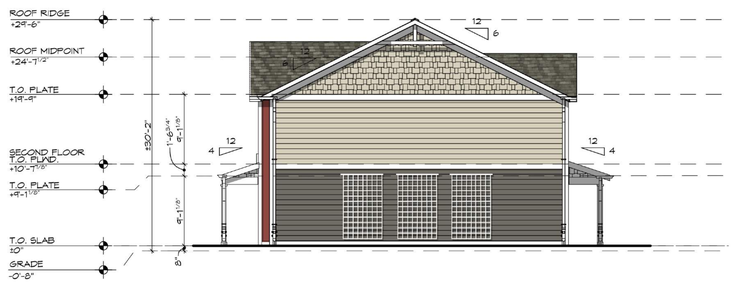


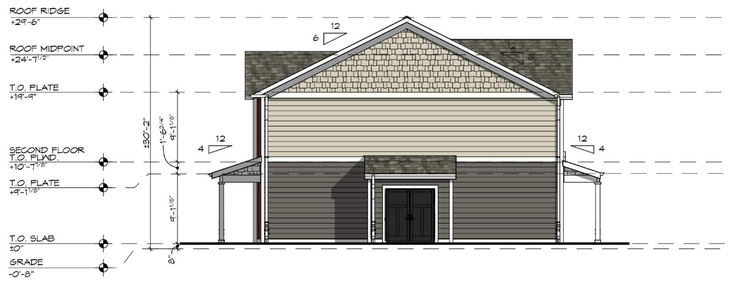
1 **FRONT ELEVATION**
SCALE: 1/8" = 1'-0" (BUILDINGS 1 & 29)



2 **SIDE ELEVATION WHERE ELEVATION FACES STREET**
SCALE: 1/8" = 1'-0" (BUILDINGS 1 & 29)



3 **REAR ELEVATION**
SCALE: 1/8" = 1'-0" (BUILDINGS 1 & 29)



4 **SIDE ELEVATION**
SCALE: 1/8" = 1'-0" (BUILDINGS 1 & 29)

COLOR SCHEME "A"

- "IRON ORE" SW 7069 251-C7 DOORS
- "SAND DRIFT" VYTEK STANDARD COLOR PRIMARY SIDING/SHAKES
- "SMOKESTONE" VYTEK ESSENTIAL COLOR PRIMARY SIDING
- "REDWOOD" VYTEK EXPRESSIONS COLOR ACCENT
- "WHITE" VYTEK STANDARD COLOR TRIM
- "GRANITE GRAY" CERTAINTEED LANDMARK ASPHALT SHINGLES

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Job #:	18143
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Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages - 2 Bedroom Stacked Flats - Prototype
John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A2
2BR STACKED FLATS ELEVATIONS

BIMcloud: bimmgr:local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.2BR STACKED FLATS ELEVATIONS.Friday, June 5, 2020 7:44 PM

Attachment: SP-2020-13 drawings 041521 (22899 : Sp-2020-13)

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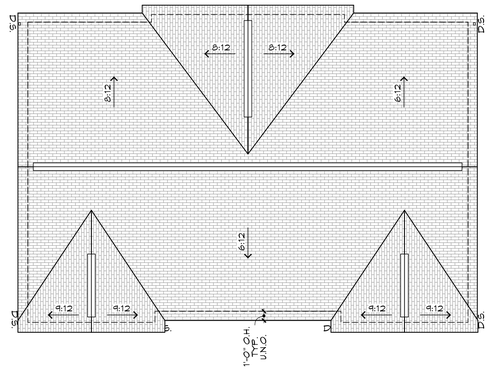
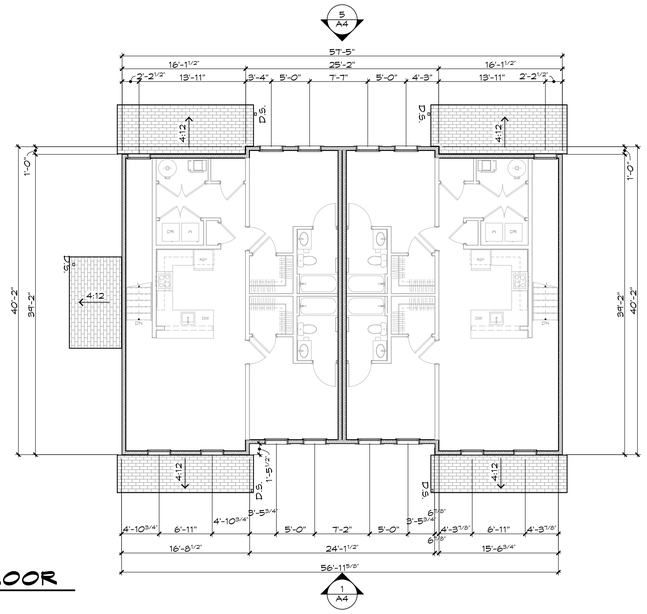
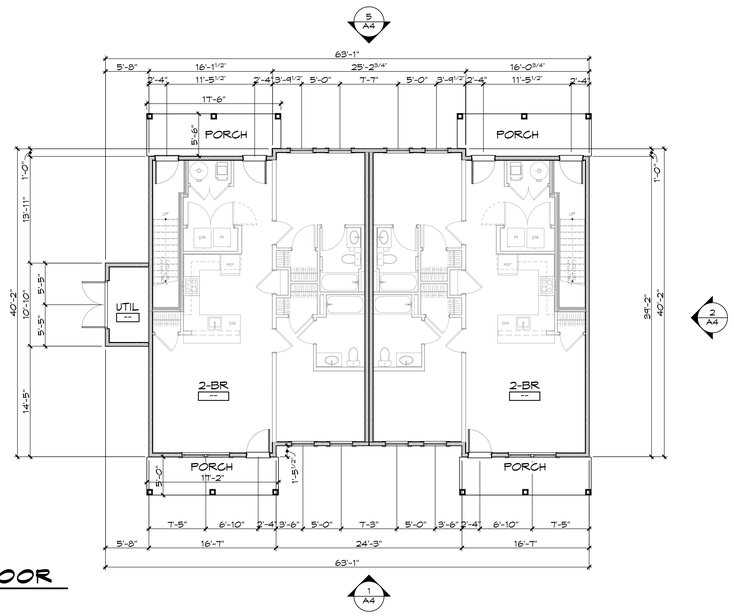


3 ROOF
SCALE: 1/8" = 1'-0"

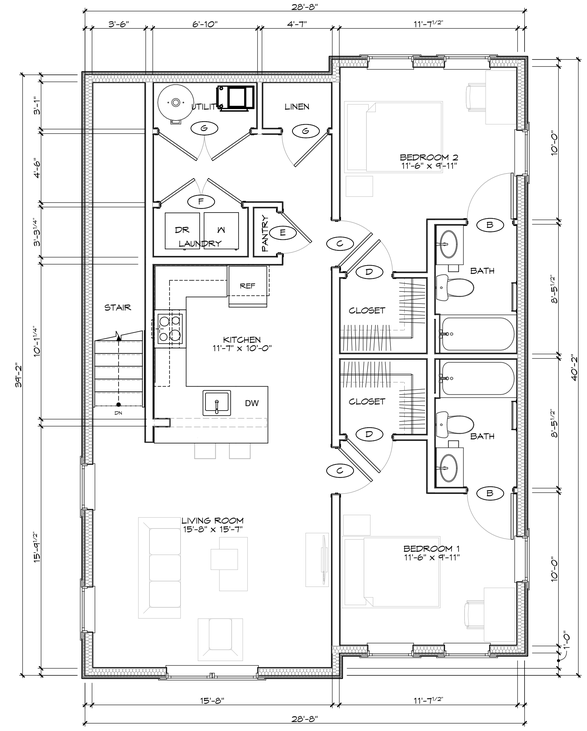


2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

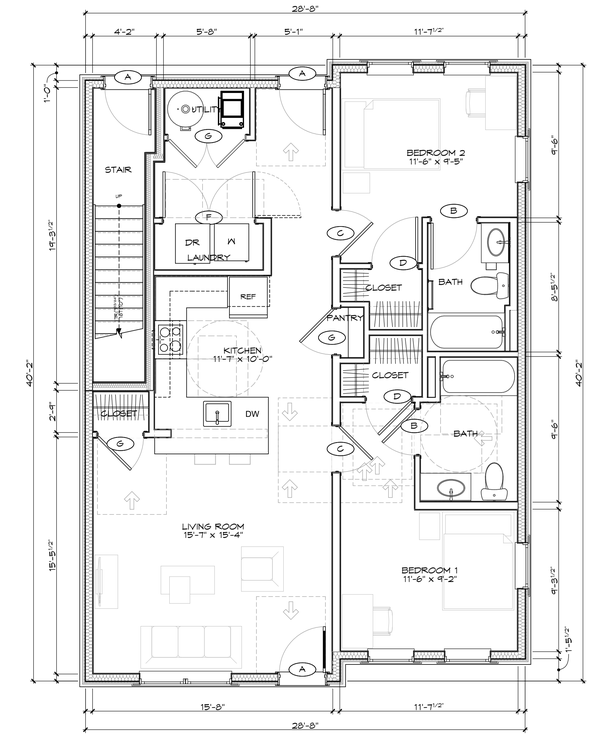


1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

2BR FLAT UNIT PLANS



2 2-BR_FLAT-2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 2-BR_FLAT-1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages - 2 Bedroom Stacked Flats Duplex - Prototype

John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A3
2BR STACKED FLATS DUPLEX FLOOR PLANS

BIMcloud: bimmgr.local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES,2BR STACKED FLATS DUPLEX FLOOR PLANS,Friday, June 12, 2020,11:17 AM

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

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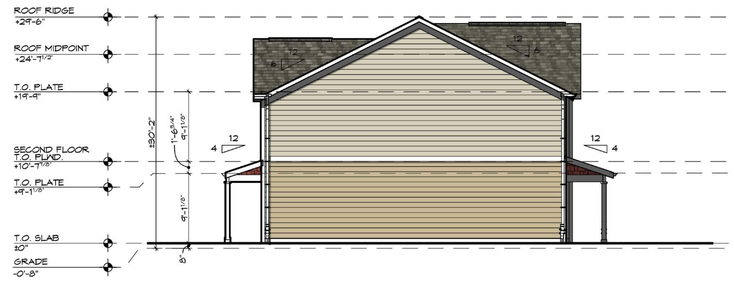
1 FRONT ELEVATION, TYP.

SCALE: 1/8" = 1'-0" (BUILDING 3, 32, 49, 52)



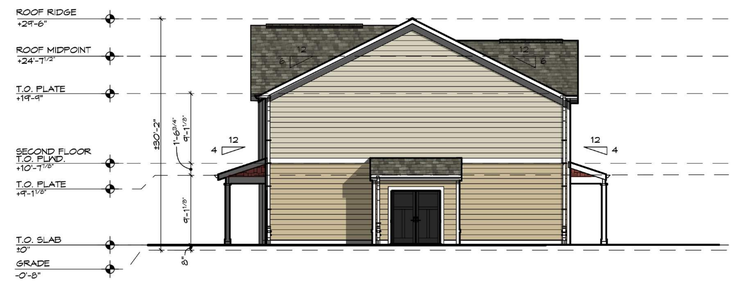
2 SIDE ELEVATION, TYP.

SCALE: 1/8" = 1'-0" (BUILDING 32, 49, 52)



3 REAR ELEVATION, TYP.

SCALE: 1/8" = 1'-0" (BUILDING 32, 49, 52)



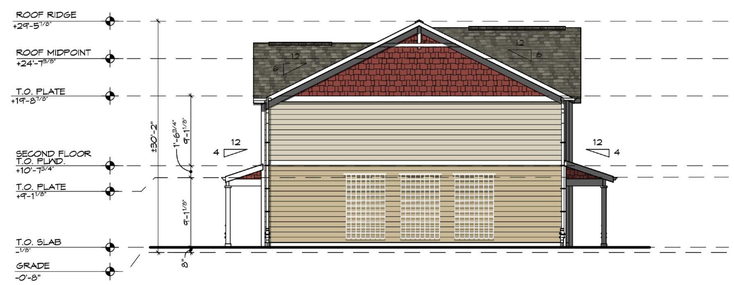
4 SIDE ELEVATION, TYP.

SCALE: 1/8" = 1'-0" (BUILDING 32, 49, 52)



5 REAR ELEVATION @BUILDING FACING JJA PARKWAY

SCALE: 1/8" = 1'-0" (BUILDING 3)



6 SIDE ELEVATION @BUILDING FACING US RT. 990

SCALE: 1/8" = 1'-0" (BUILDING 3)

COLOR SCHEME "B"

- "IRON ORE" SW 7069 251-C7 DOORS
- "GRANITE GRAY" CERTAINTEED LANDMARK ASPHALT SHINGLES
- "SAND DRIFT" VYTEK STANDARD COLOR PRIMARY SIDING
- "NATURAL SAND" VYTEK PREMIUM COLOR ACCENT
- "REDWOOD" VYTEK EXPRESSIONS COLOR ACCENT
- "WHITE" VYTEK STANDARD COLOR TRIM

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Date:	11-17-2020
Job #:	18143
Drawn:	BS/TB/SB/KJ
Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages - 2 Bedroom Stacked Flats Duplex - Prototype

John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A4
2BR STACKED FLATS DUPLEX ELEVATIONS

BIMcloud: bimmgr:local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.2BR STACKED FLATS DUPLEX ELEVATIONS.Friday, June 5, 2020.7:44 PM

Attachment: SP-2020-13 drawings .041521 (22899 : Sp-2020-13)

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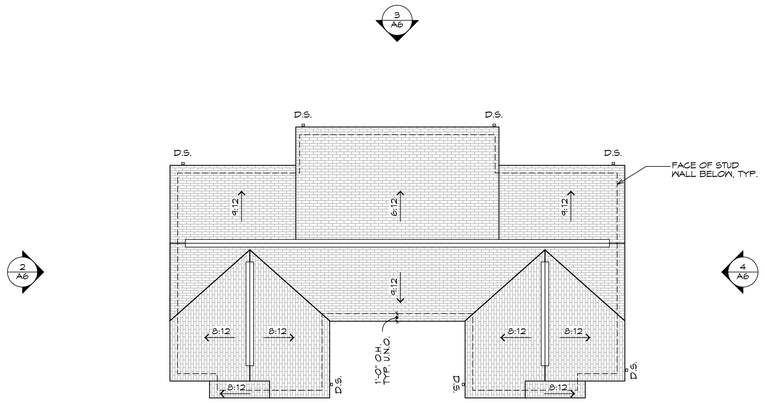
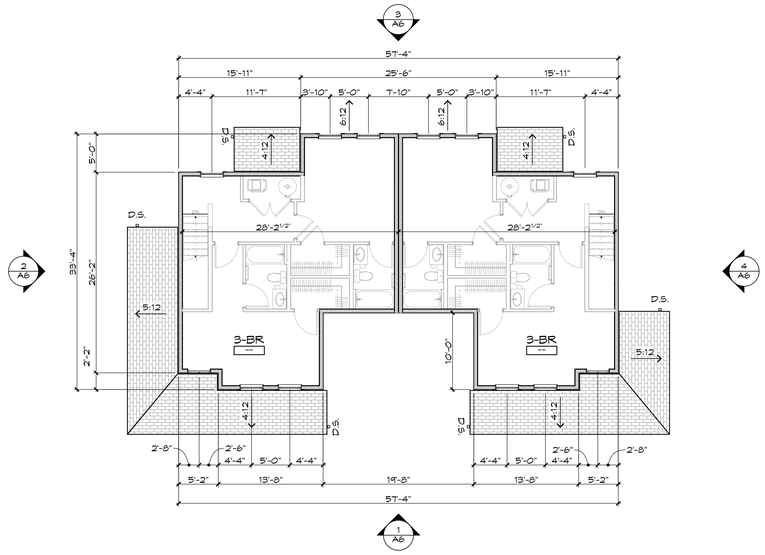
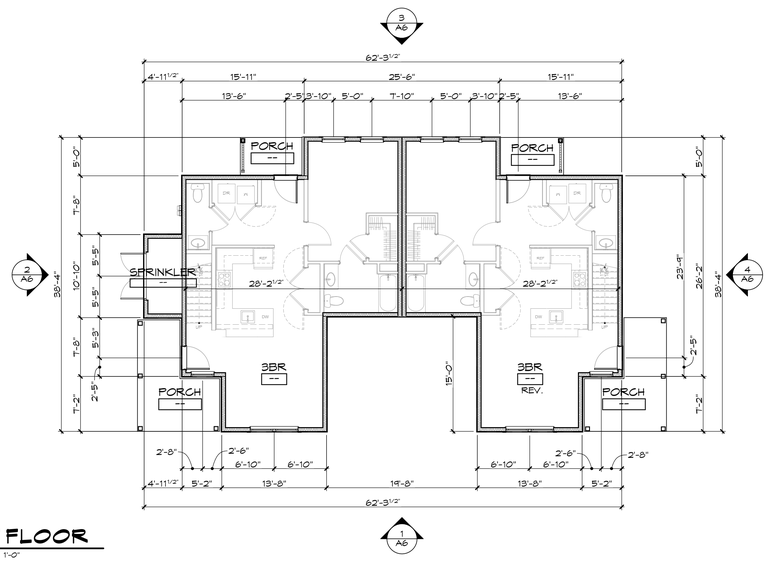


3 ROOF
SCALE: 1/8" = 1'-0"

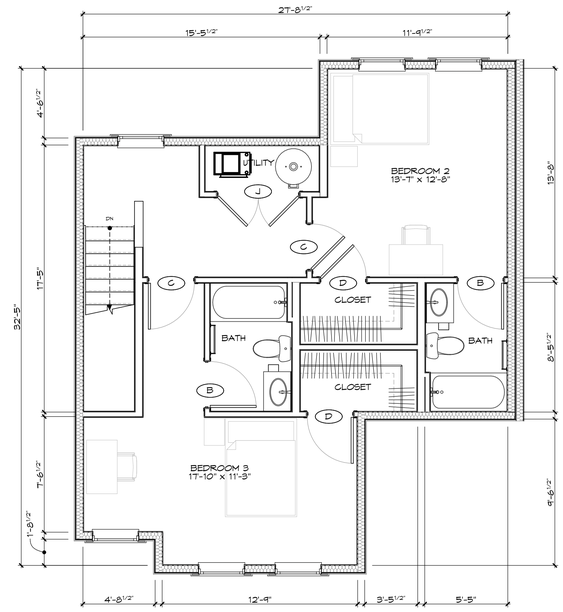


2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

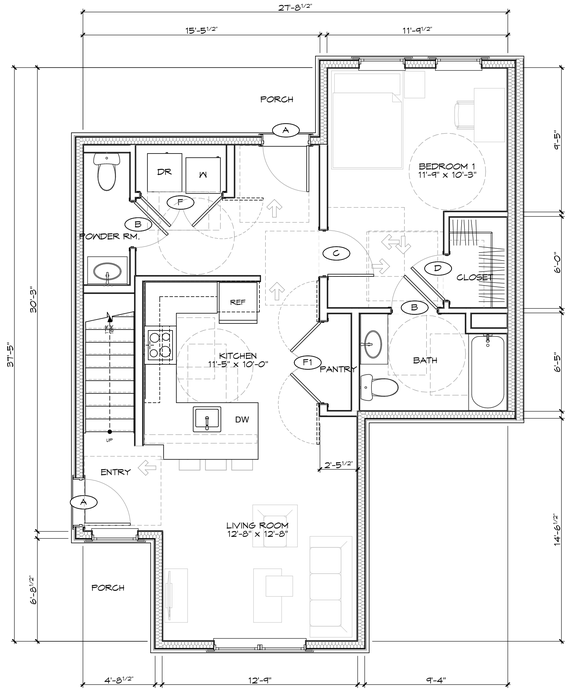


1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

3BR COTTAGE UNIT PLAN



2 3-BR_COTTAGE-2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 3-BR_COTTAGE-1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Job #:	18143
Drawn:	BS/TB/SB/KJ
Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages - 3 Bedroom Duplex - Prototype

John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A5

3BR DUPLEX FLOOR PLANS

BIMcloud: bimmgr.local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.3BR DUPLEX FLOOR PLANS.Friday, June 12, 2020,11:17 AM

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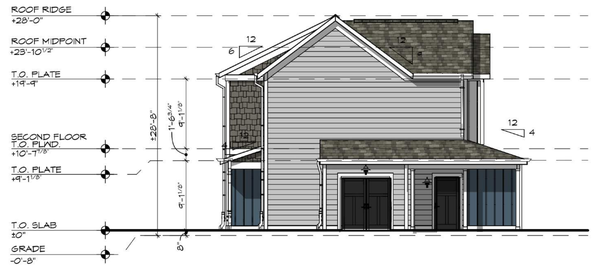
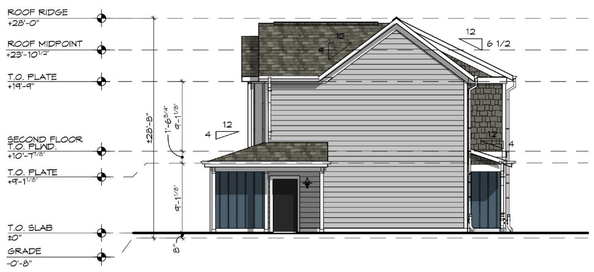
1 **FRONT ELEVATION**
SCALE: 1/8" = 1'-0" (BUILDING 38)



2 **SIDE ELEVATION**
SCALE: 1/8" = 1'-0" (BUILDING 38)



3 **REAR ELEVATION**
SCALE: 1/8" = 1'-0" (BUILDING 38)



4 **SIDE ELEVATION**
SCALE: 1/8" = 1'-0" (BUILDING 38)

COLOR SCHEME "C"

- "IRON ORE" SW 7069 251-C7 DOORS
- "CLASSIC GRAY" VYTEK STANDARD COLOR PRIMARY SIDING
- "SMOKESTONE" VYTEK EXPRESSIONS COLOR ACCENT
- "HARBOUR" VYTEK EXPRESSIONS COLOR ACCENT
- "WHITE" VYTEK STANDARD COLOR- ACCENT/TRIM
- "GRANITE GRAY" CERTAINTEED LANDMARK ASPHALT SHINGLES

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Mngr:	ABG/JL

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18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages - 3 Bedroom Duplex - Prototype

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Amherst, New York 14068

A6

3BR DUPLEX ELEVATIONS

BIMcloud: bimmgr:local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.3BR DUPLEX ELEVATIONS.Friday, June 5, 2020 7:45 PM

Attachment: SP-2020-13 drawings 041521 (22889 : Sp-2020-13)

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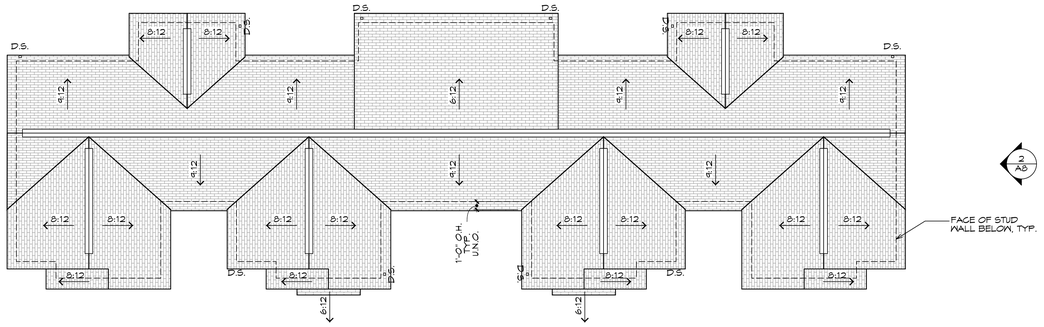
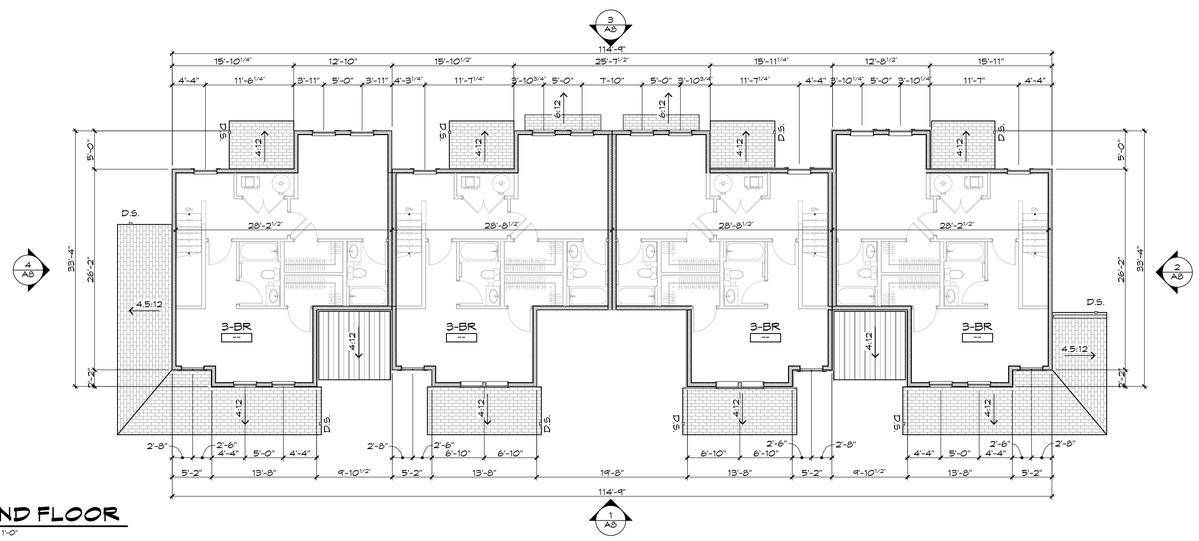
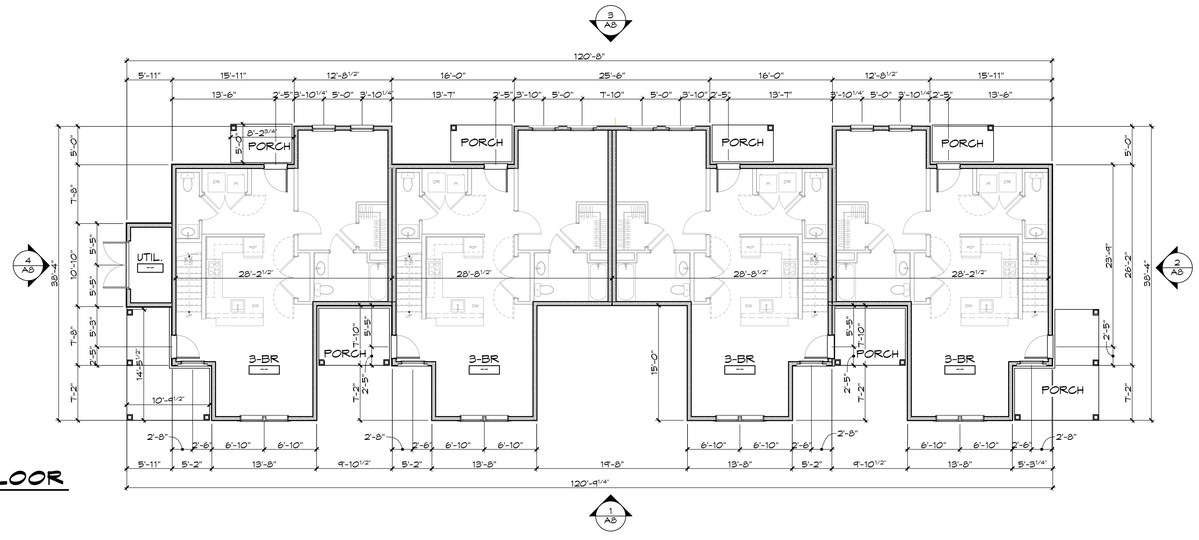


3 ROOF
SCALE: 1/8" = 1'-0"

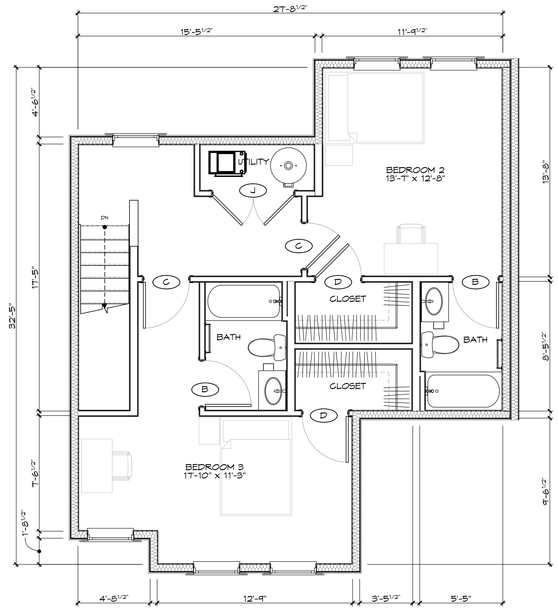


2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

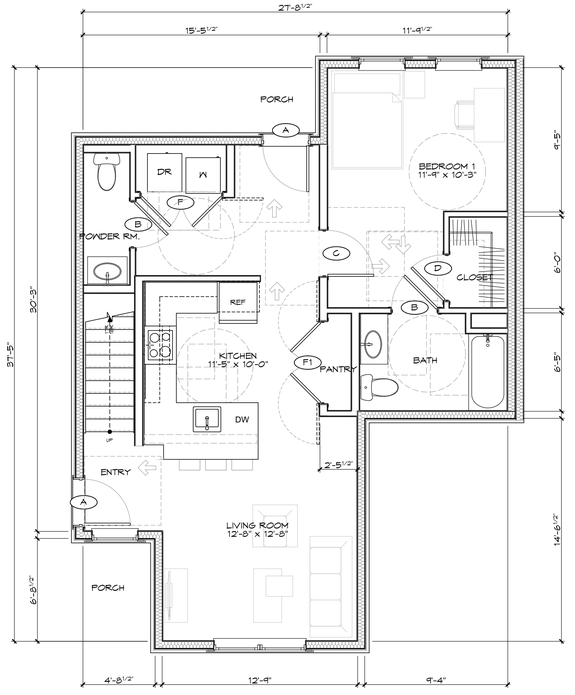


1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

3BR COTTAGE UNIT PLAN



4 3-BR_COTTAGE-2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 3-BR_COTTAGE- 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages -
3 Bedroom Quad - Prototype

John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A7
3BR QUAD FLOOR PLANS

Attachment: SP-2020-13 drawings 041521 (22899 : Sp-2020-13)

BIMcloud: bimmgr:local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES,3BR QUAD FLOOR PLANS,Friday, June 12, 2020,11:17 AM

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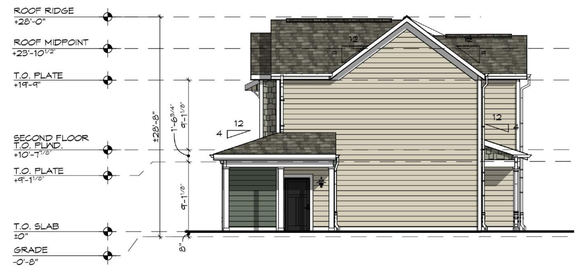
1 **FRONT ELEVATION, TYP.**
SCALE: 1/8" = 1'-0" (BUILDINGS 14, 50, & 51)



2 **SIDE ELEVATION**
SCALE: 1/8" = 1'-0" (BUILDING 14)



3 **REAR ELEVATION @ BUILDINGS THAT FACE EACH OTHER**
SCALE: 1/8" = 1'-0" (BUILDINGS 50 & 51)



4 **SIDE ELEVATION**
SCALE: 1/8" = 1'-0" (BUILDING 14)



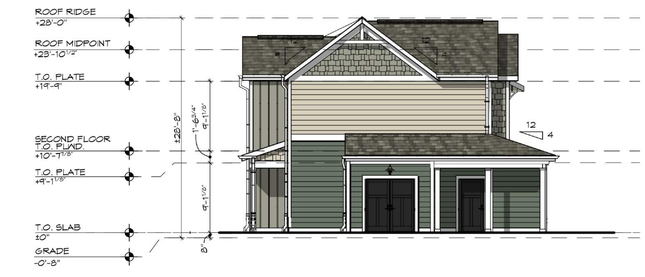
5 **REAR ELEVATION @ BUILDING THAT BACKS UP TO WOODS**
SCALE: 1/8" = 1'-0" (BUILDING 14)



6 **SIDE ELEVATION WHERE ELEVATION FACES CLUBHOUSE**
SCALE: 1/8" = 1'-0" (BUILDINGS 50 & 51)

COLOR SCHEME "D"

- "IRON ORE" SW 7069 251-C7 DOORS
- "SAND DRIFT" VYTEK STANDARD COLOR PRIMARY SIDING
- "TUNDRA MOSS" VYTEK PREMIUM COLOR ACCENT
- "FOREST" VYTEK EXPRESSIONS COLOR ACCENT
- "WHITE" VYTEK STANDARD COLOR TRIM
- "GRANITE GRAY" CERTAINTEED LANDMARK ASPHALT SHINGLES



7 **SIDE ELEVATION WHERE ELEVATION FACES STREET**
SCALE: 1/8" = 1'-0" (BUILDINGS 50 & 51)

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Mngr:	ABG/JL

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18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages -
3 Bedroom Quad - Prototype
John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A8
3BR QUAD ELEVATIONS

BIMcloud: bimmgr:local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.3BR QUAD ELEVATIONS.Friday, June 5, 2020 7:45 PM

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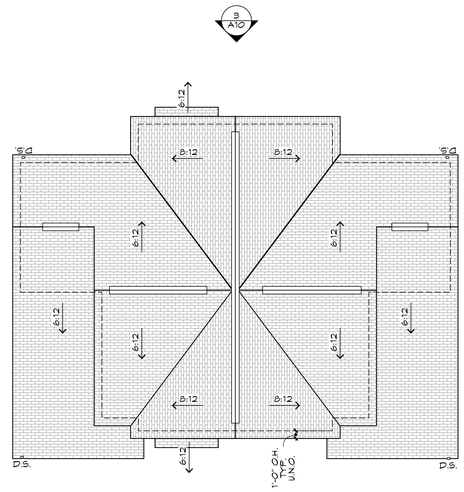
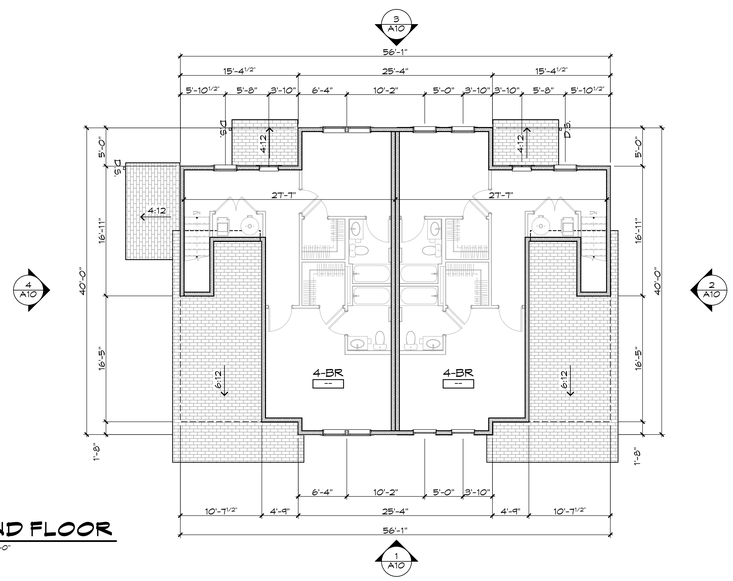
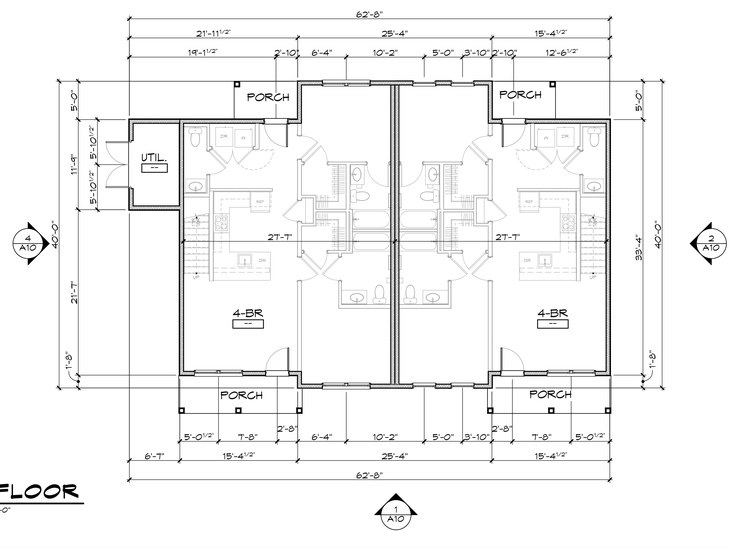


3 ROOF
SCALE: 1/8" = 1'-0"

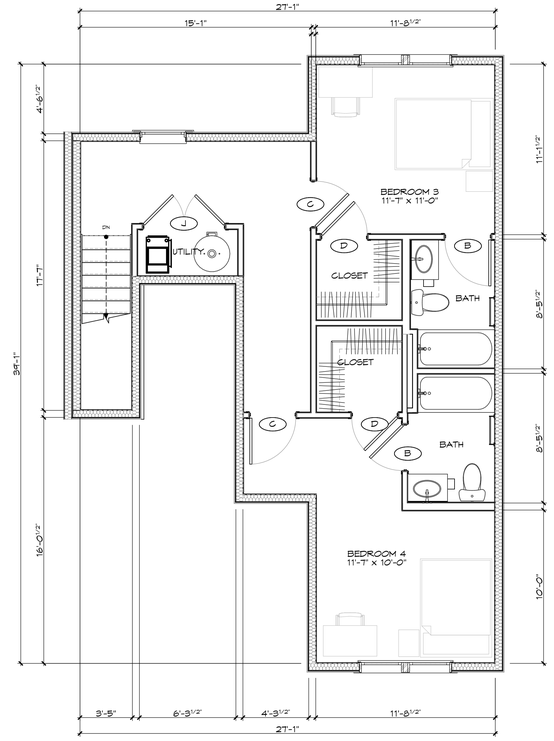


2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

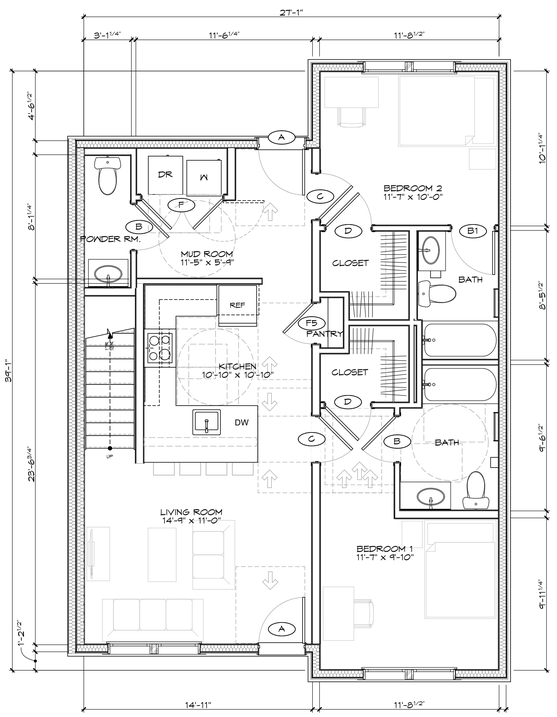


1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

4BR COTTAGE UNIT PLAN



5 4-BR_COTTAGE-2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 4-BR_COTTAGE-1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages -
4 Bedroom Duplex - Prototype

John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A9
4BR DUPLEX FLOOR PLANS

BIM cloud: bimmgr.local - BIMcloud://18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.4BR DUPLEX FLOOR PLANS,Friday, June 12, 2020,11:18 AM

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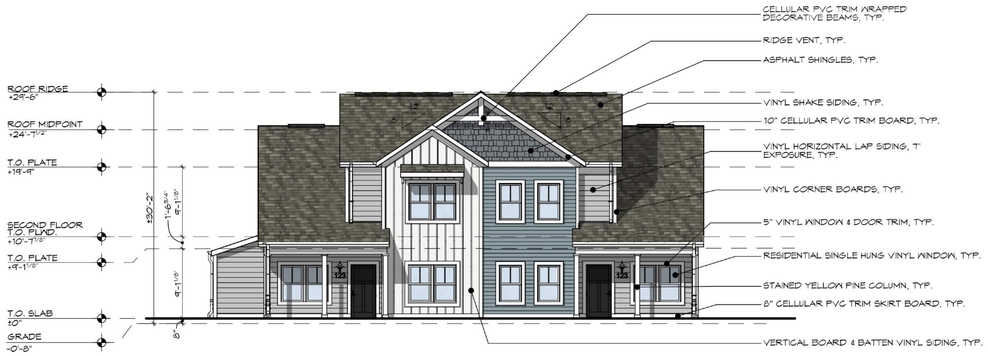
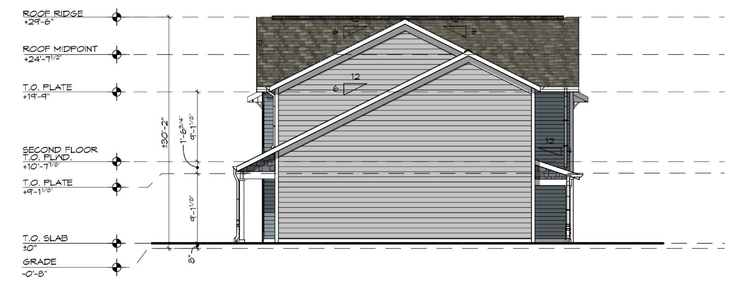


1 **FRONT ELEVATION, TYP.**
SCALE: 1/8" = 1'-0" (BUILDINGS 10, 19, 20, 30, 34)



2 **SIDE ELEVATION, TYP.**
SCALE: 1/8" = 1'-0" (BUILDINGS 10, 19, 20, 30, 34)



3 **REAR ELEVATION, TYP.**
SCALE: 1/8" = 1'-0" (BUILDINGS 10, 19, 20, 30, 34)



4 **SIDE ELEVATION, TYP.**
SCALE: 1/8" = 1'-0" (BUILDINGS 10, 19, 20, 30, 34)

COLOR SCHEME "E"

- "IRON ORE" SW 7069 251-C7 DOORS
- "CAROLINA BLUE" VYTEC PREMIUM COLOR ACCENT
- "CLASSIC GRAY" VYTEC STANDARD COLOR PRIMARY SIDING
- "SMOKEY STONE" VYTEC ESSENTIAL COLOR ACCENT
- "WHITE" VYTEC STANDARD COLOR VERTICAL SIDING/TRIM
- "GRANITE GRAY" CERTAINTEED LANDMARK ASPHALT SHINGLES

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Job #:	18143
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Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages - 4 Bedroom Duplex - Prototype

John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A10

4BR DUPLEX ELEVATIONS

Attachment: SP-2020-13 drawings 041521 (22899 : Sp-2020-13)

BIMcloud: bimmgr:local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.4BR DUPLEX ELEVATIONS,Friday, June 5, 2020,7:45 PM

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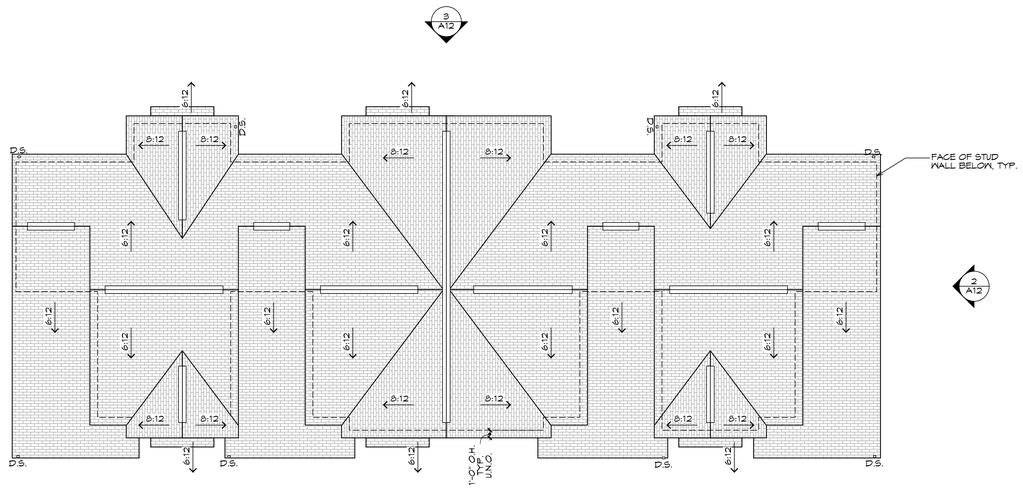
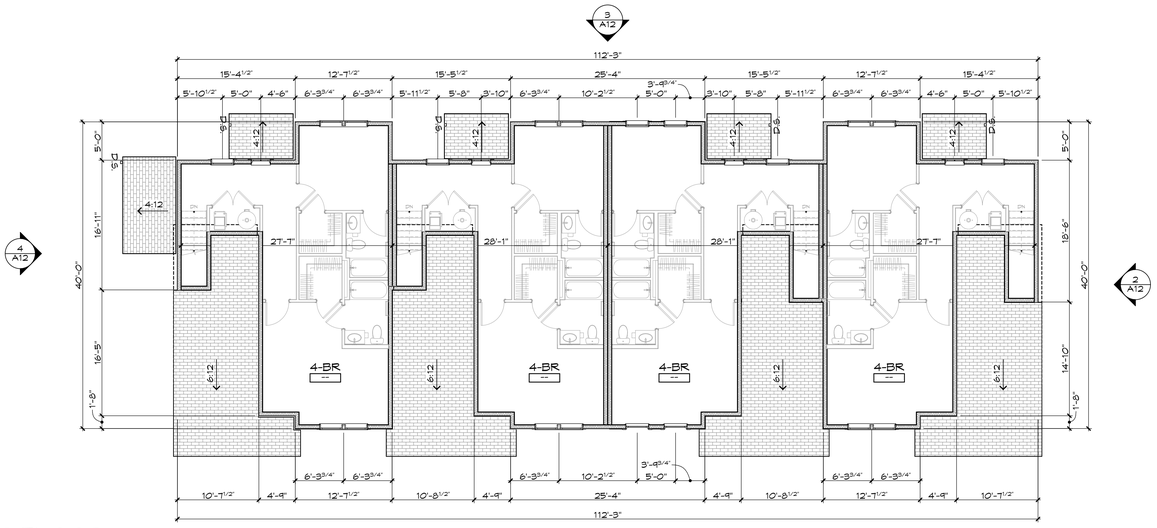
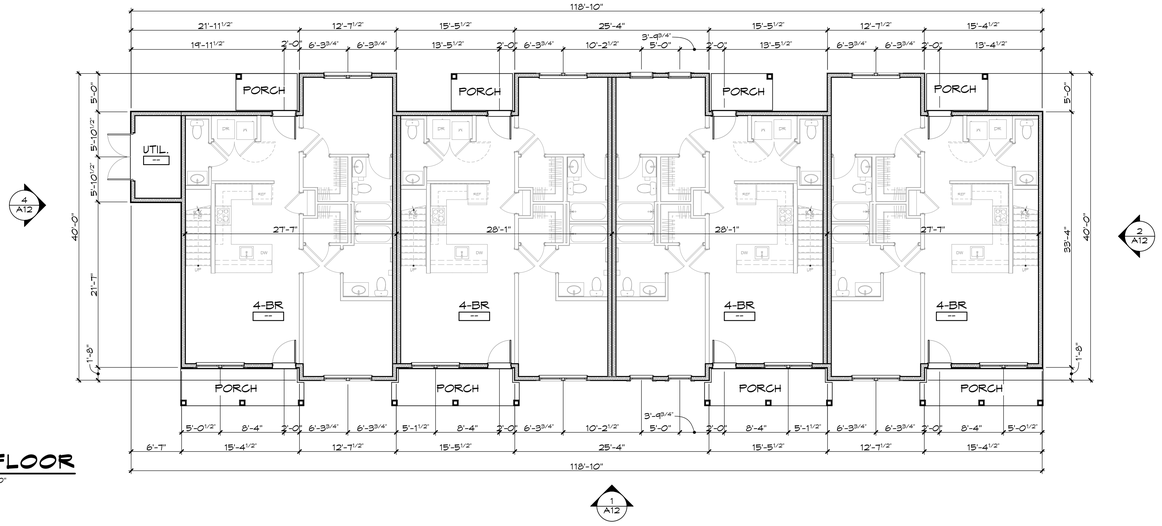


3 ROOF
SCALE: 1/8" = 1'-0"

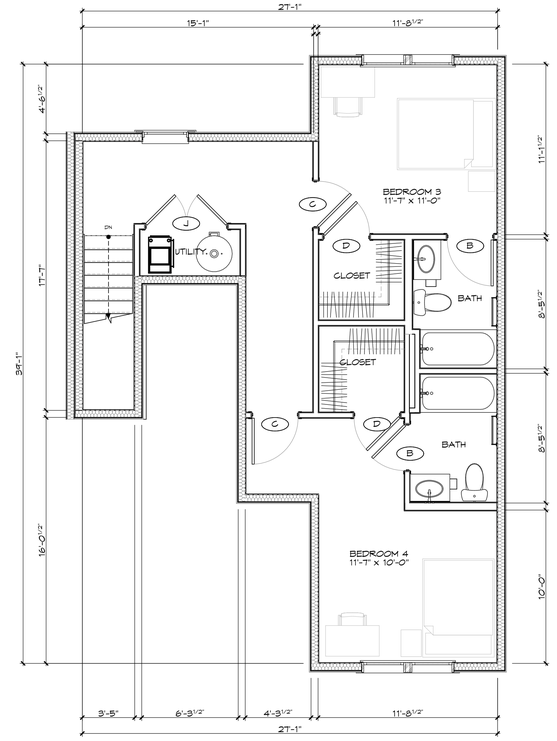


2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

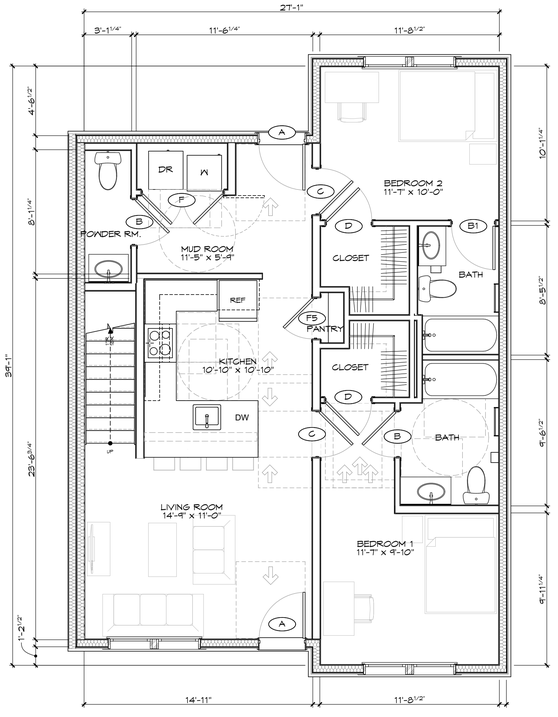


1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

4BR COTTAGE UNIT PLAN



5 4-BR_COTTAGE-2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 4-BR_COTTAGE-1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Job #:	18143
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Mngr:	ABG/JL

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18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages -
4 Bedroom Quad - Prototype
John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A11
4BR QUAD FLOOR PLANS

BIMcloud: bimmgr.local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.4BR QUAD FLOOR PLANS,Friday, June 12, 2020,11:18 AM

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

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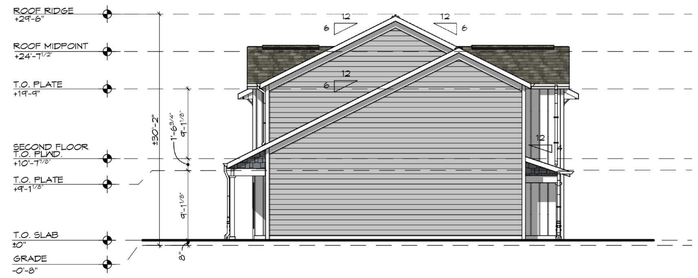
1 **FRONT ELEVATION, TYP.**
SCALE: 1/8" = 1'-0"



2 **SIDE ELEVATION, TYP.**
SCALE: 1/8" = 1'-0"

3 **REAR ELEVATION, TYP. WHERE BUILDINGS FACE EACH OTHER OR PUBLIC R.O.W.**
SCALE: 1/8" = 1'-0"
(BUILDINGS 2,4, 6, 8, 11, 28, 31, 33, 36, 39, 41, 42, 44, 45, 47, 48, 53, 54, 56)

4 **SIDE ELEVATION, TYP.**
SCALE: 1/8" = 1'-0"



3A **ALT. REAR ELEVATION @ BUILDINGS THAT BACK UP TO WOODS**
SCALE: 1/8" = 1'-0"
(BUILDINGS 12, 13, 15, 16, 22, 24, 26)

COLOR SCHEME "E"

- "IRON ORE" SW 7069 251-C7 DOORS
- "CAROLINA BLUE" VYTEC PREMIUM COLOR ACCENT
- "CLASSIC GRAY" VYTEC STANDARD COLOR PRIMARY SIDING
- "SMOKEY STONE" VYTEC ESSENTIAL COLOR ACCENT
- "WHITE" VYTEC STANDARD COLOR VERTICAL SIDING/TRIM
- "GRANITE GRAY" CERTAINTEED LANDMARK ASPHALT SHINGLES

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Job #:	18143
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Mngr:	ABG/JL

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SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages - 4 Bedroom Quad - Prototype
John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A12
4BR QUAD ELEVATIONS

Attachment: SP-2020-13 drawings 041521 (22899 : Sp-2020-13)

BIMcloud: bimmgr:local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.4BR QUAD ELEVATIONS.Friday, June 5, 2020.7:45 PM

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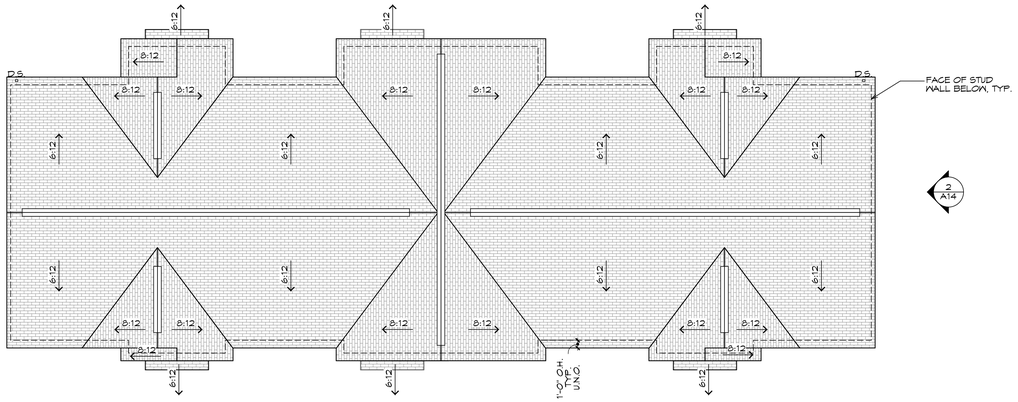
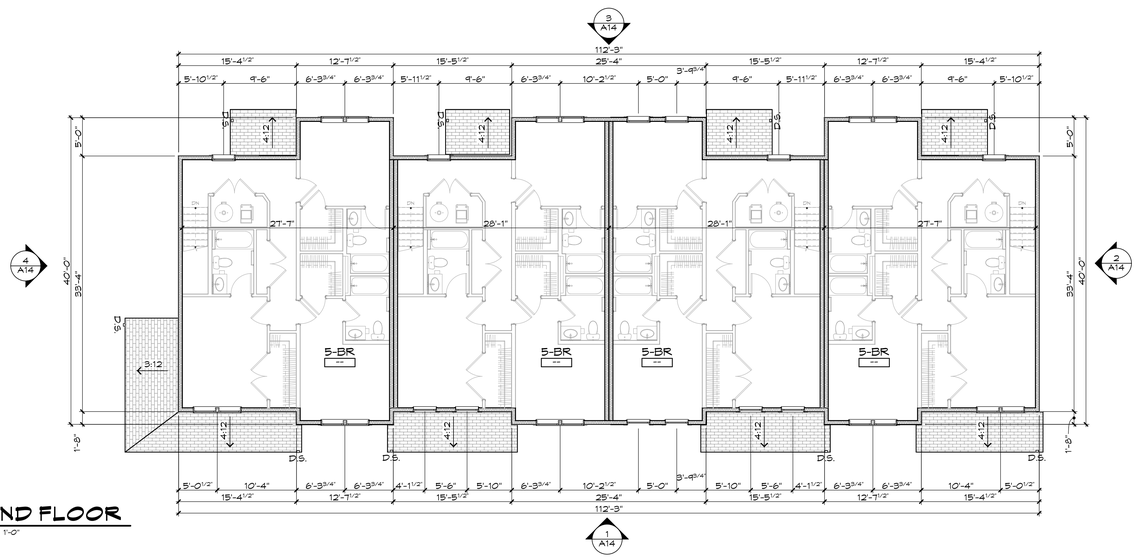
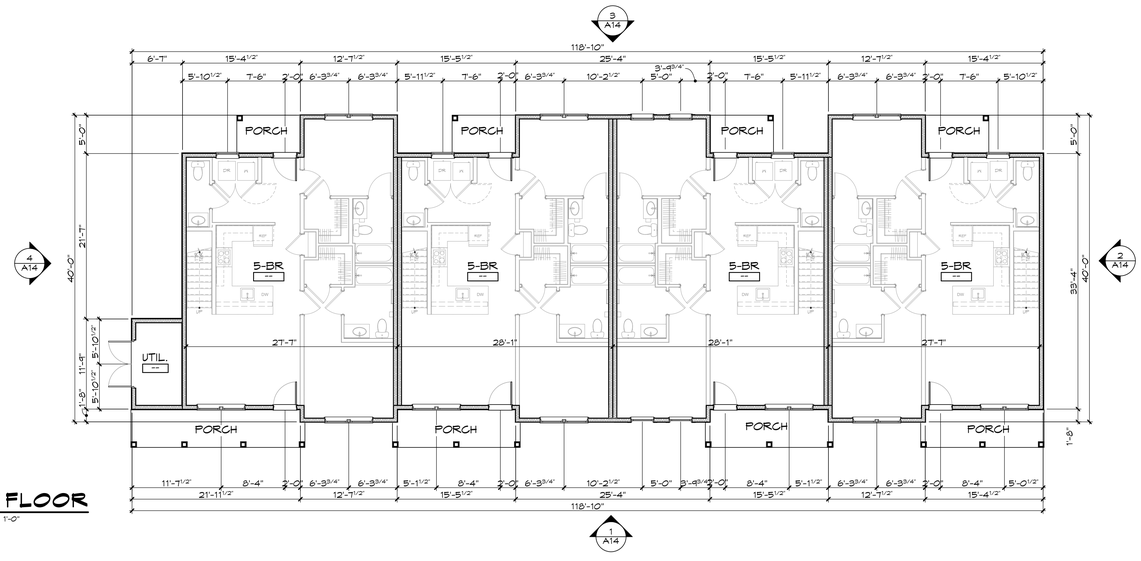
BIMcloud: tommgr.local! - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES.5BR QUAD FLOOR PLANS.Friday, June 12, 2020.11:18 AM



3 ROOF
SCALE: 1/8" = 1'-0"

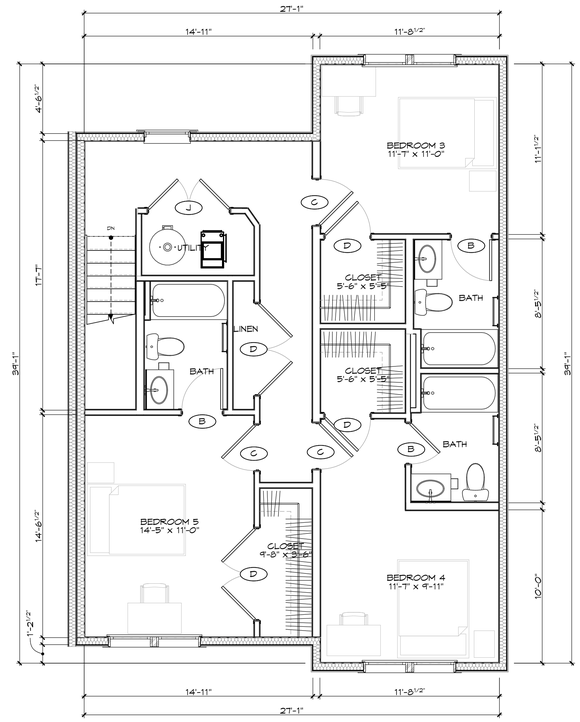


2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

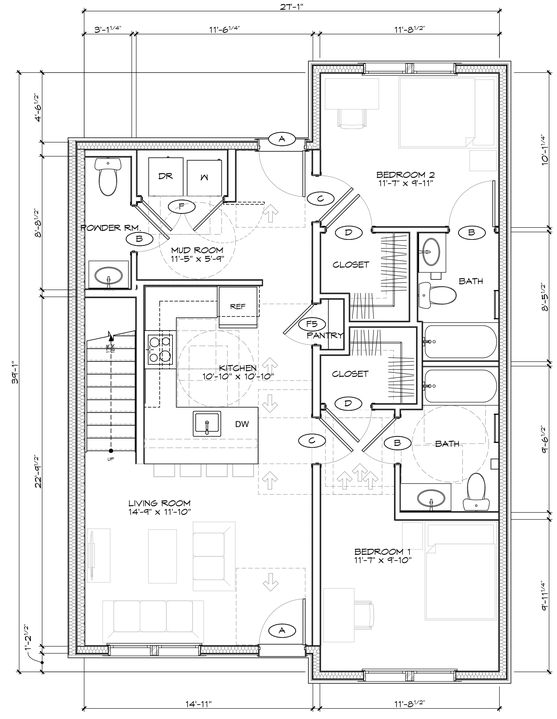


1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

5BR COTTAGE UNIT PLAN



5 5-BR_COTTAGE-2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 5-BR_COTTAGE- 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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kitchenandassociates.com

Eugene F. Schiavo
LIC. # 024964-1

Date:	11-17-2020
Job #:	18143
Drawn:	BS/TB/SB/KJ
Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages -
5 Bedroom Quad - Prototype

John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A13
5BR QUAD FLOOR PLANS

Attachment: SP-2020-13_drawings_041521 (2289 : Sp-2020-13)

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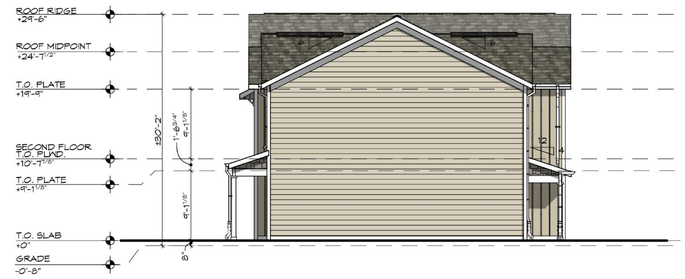
1 FRONT ELEVATION, TYP.

SCALE: 1/8" = 1'-0"



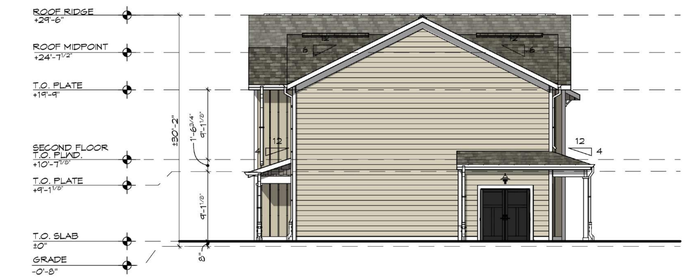
2 SIDE ELEVATION, TYP.

SCALE: 1/8" = 1'-0"

3 REAR ELEVATION, TYP. WHERE BUILDINGS FACE EACH OTHER OR PUBLIC R.O.W.

SCALE: 1/8" = 1'-0"

(BUILDINGS 5, 7, 35, 37, 40, 43, 46, 55)



4 SIDE ELEVATION, TYP.

SCALE: 1/8" = 1'-0"



3A ALT. REAR ELEVATION @ BUILDINGS THAT BACK UP TO WOODS

SCALE: 1/8" = 1'-0"

(BUILDINGS 17, 18, 21, 23, 25, 27)

COLOR SCHEME "F"

- "IRON ORE" SW 7069 251-C7 DOORS
- "CASTLE STONE" VYTEK PREMIUM COLOR ACCENT
- "SIERRA BROWN" VYTEK STANDARD COLOR ACCENT
- "SAND DRIFT" VYTEK STANDARD COLOR PRIMARY SIDING
- "WHITE" VYTEK STANDARD COLOR TRIM
- "GRANITE GRAY" CERTAINTEED LANDMARK ASPHALT SHINGLES

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Date:	11-17-2020
Job #:	18143
Drawn:	BS/TB/SB/KJ
Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_COTTAGES

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Cottages - 5 Bedroom Quad - Prototype

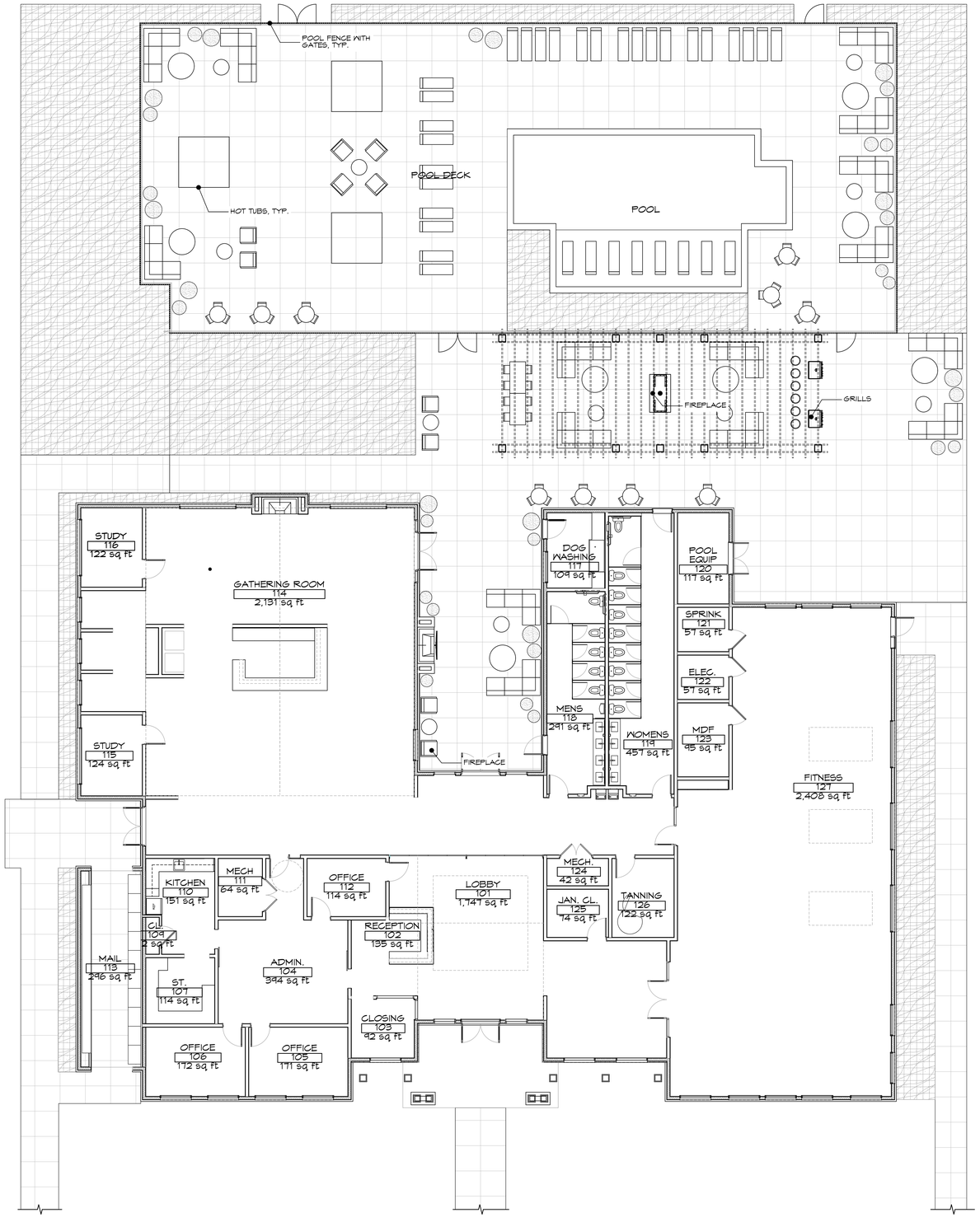
John James Audubon Parkway & US Rt. 990
Amherst, New York 14068

A14

5BR QUAD ELEVATIONS

BIMcloud: bimmgr.local - BIMcloud/18143_AHP-Buffalo/18143-AHP_Buffalo_COTTAGES_5BR QUAD ELEVATIONS-Friday, June 5, 2020 7:45 PM

Attachment: SP-2020-13 drawings 041521 (2289 : Sp-2020-13)



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

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Eugene F. Schiavo
LIC. #024964-1

Date:	11-17-2020
Job #:	18143
Drawn:	BS/TB/SB/KJ
Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_CLUBHOUSE

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods / U. of Buffalo - Clubhouse
John James Audubon Parkway & US RT. 990
Amherst, New York 14228

A1
CLUBHOUSE FLOOR PLAN

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/Volumes/Public/Projects/2018/18143_CW_UofBuf_SH/drawings/archicad/_18143_options/2020-06-03-AHP_Charlotte_Clubhouse_copy_SitePlanReview.pln,CLUBHOUSE FLOOR PLAN,Friday, June 12, 2020,9:42 AM

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

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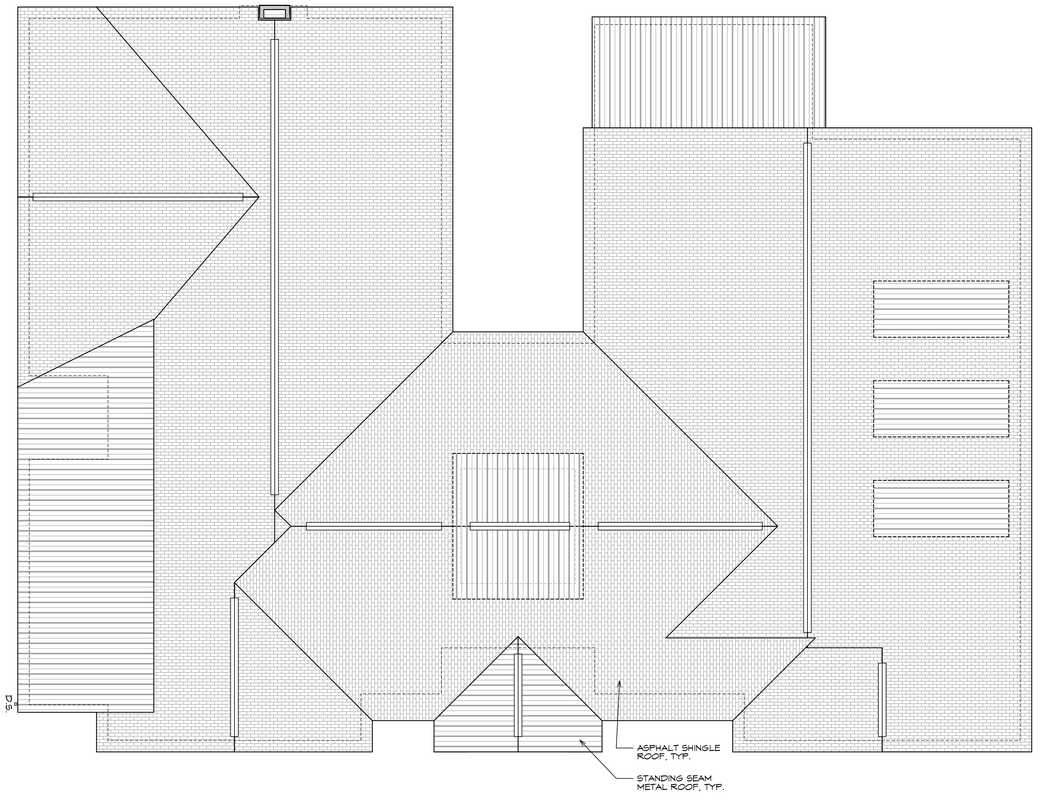

1 CLUBHOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"

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Eugene F. Schiavo
LIC. #024964-1

Date:	11-17-2020
Job #:	18143
Drawn:	BS/TB/SB/KJ
Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_CLUBHOUSE

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods / U. of Buffalo - Clubhouse
John James Audubon Parkway & US RT. 990
Amherst, New York 14228

A2
CLUBHOUSE ROOF PLAN

Attachment: SP-2020-13_drawings_041521 (22899 : Sp-2020-13)

/Volumes/Public/Projects/2018/18143_CW_UofBuf_SH/drawings/archicad/_18143_options/2020-06-03-AHP_Charlotte_Clubhouse_copy_SitePlanReview.pln,CLUBHOUSE ROOF PLAN,Friday, June 12, 2020,9:42 AM

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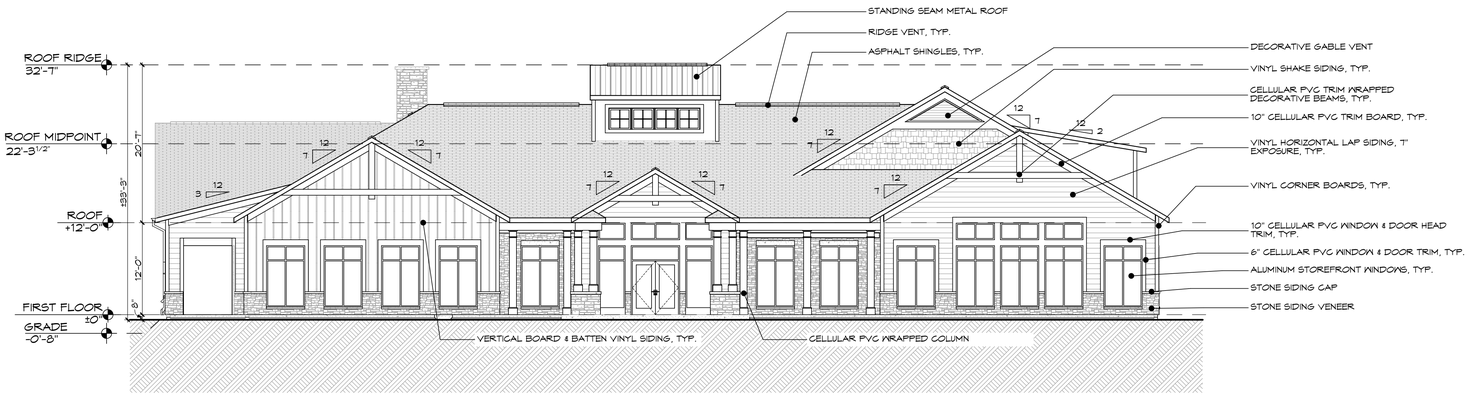

1 CLUBHOUSE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 CLUBHOUSE LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 CLUBHOUSE RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 CLUBHOUSE REAR ELEVATION
SCALE: 1/8" = 1'-0"

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Eugene F. Schiavo
LIC. # 024564-1

Date:	11-17-2020
Job #:	18143
Drawn:	BS/TB/SB/KJ
Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_CLUBHOUSE

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods / U. of Buffalo - Clubhouse
John James Audubon Parkway & US RT. 990
Amherst, New York 14228

A3
CLUBHOUSE ELEVATIONS

Attachment: SP-2020-13 drawings (041521 (22899 : Sp-2020-13)

/Volumes/Public/Projects/2018/18143_CW_UofBuf_Sh/drawings/archicad/_18143_options/2020-06-03-AHP_Charlotte_Clubhouse_copy_SitePlanReview.pln,CLUBHOUSE ELEVATIONS,Friday, June 12, 2020 9:42 AM

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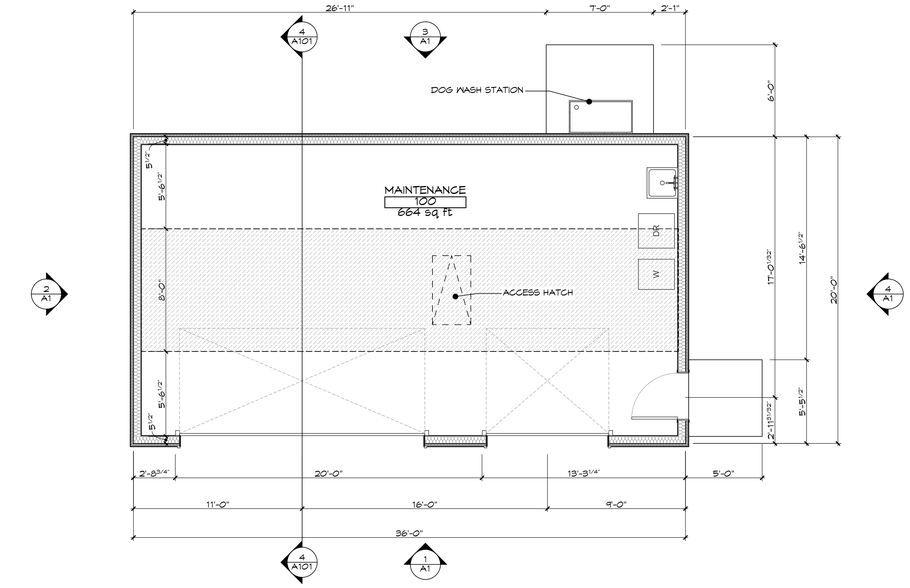
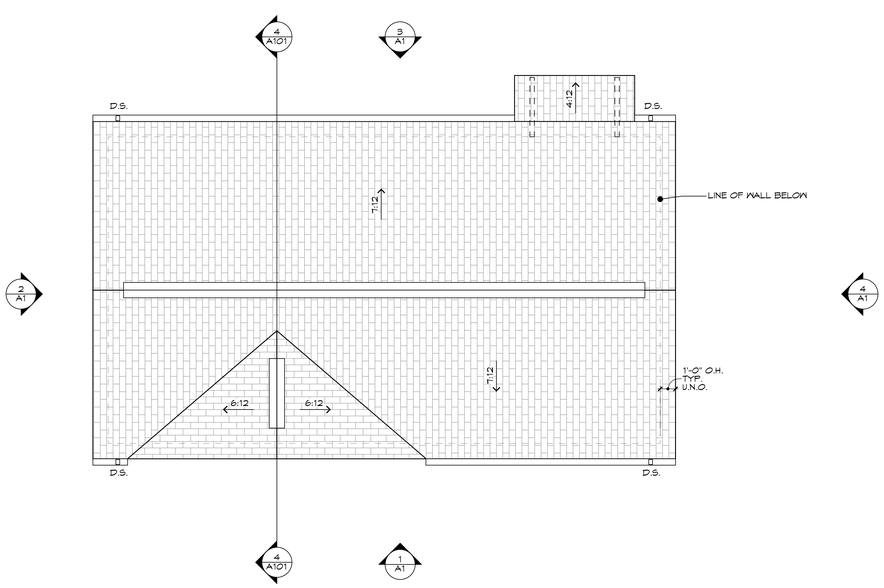


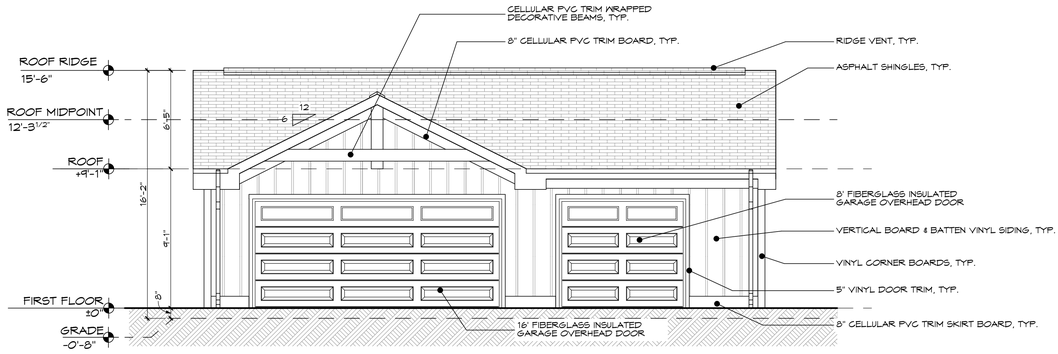
5 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



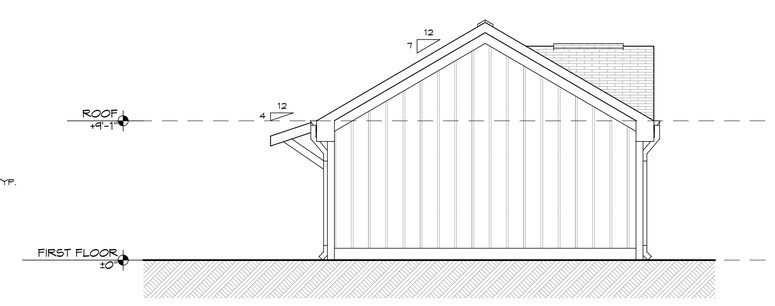
6 ROOF PLAN

SCALE: 1/4" = 1'-0"



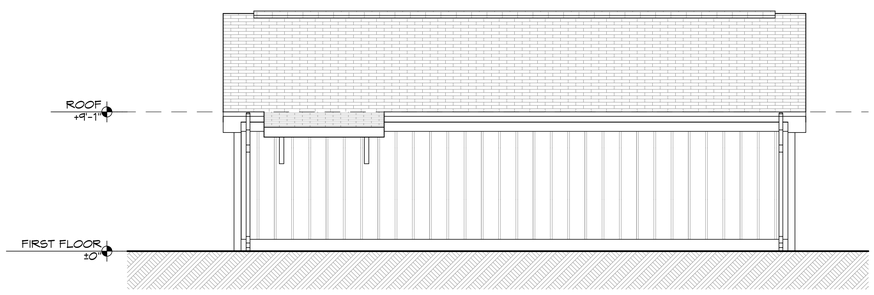
1 MAINTENANCE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



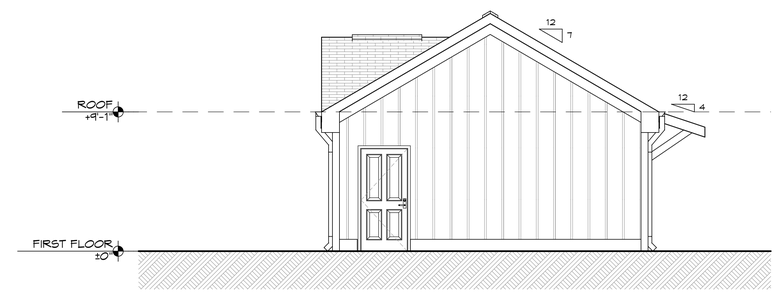
2 MAINTENANCE LEFT ELEVATION

SCALE: 1/4" = 1'-0"



3 MAINTENANCE REAR ELEVATION

SCALE: 1/4" = 1'-0"



4 MAINTENANCE RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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Eugene F. Schiavo
LIC. # 024564-1

Date:	11-17-2020
Job #:	18143
Drawn:	BS/TB/SB/MK
Mngr:	ABG/JL

Rev. No.	Name	Date

18143_AHP_MAINT

SITE PLAN REVIEW - NOT FOR CONSTRUCTION

AHP - Muir Woods/U. of Buffalo - Maintenance

John James Audubon Parkway & US Rt.990
Amherst, New York 14068

A1
MAINTENANCE FLOOR PLAN & ELEVATIONS

Attachment: SP-2020-13 drawings .041521 (22899 : Sp-2020-13)

BIMcloud: bimmgr:local - BIMcloud/18143_AHP-Buffalo/18143-AHP- Buffalo_MAINT/MAINTENANCE FLOOR PLAN & ELEVATIONS,Friday, June 12, 2020,9:43 AM

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-13

PETITIONER

Aspen Heights Student VI, LLC
c/o Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy
5500 Main St., Suite 343
Williamsville, NY 14221

PROPERTY LOCATION

1081 North French Road

WHEREAS, the Town of Amherst Planning Board on Thursday, April 15, 2021 held a remote public hearing on a Site Plan for a student housing development, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-8 of the Zoning Ordinance, the Planning Board finds that:

A. The site plan includes usable space for active and passive recreation, including pedestrian connections.

B. The site plan does not include open space lands for public ownership but does include a 10-ft. wide public trail offered for dedication or other disposition to the Town or other public entity.

C. School sites and facilities are adequate to accommodate the proposed site plan.

D. The site plan includes the extension of roadways to adjacent property.

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

Attachment: SP-2020-13_draft resolution_041521 (22899 : Sp-2020-13)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-13

PETITIONER	PROPERTY LOCATION
Aspen Heights Student VI, LLC	1081 North French Road

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Wetland permits were issued for this project by NYSDEC on December 17, 2019 and the US Army Corps of Engineers under Section 404 of the Clean Water Act on December 12, 2019. Both permits authorize work on the project until November 30, 2024.

NOW THEREFORE BE IT RESOLVED that pursuant to Local Law #3-82, as amended, the Planning Board determines that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance **approves/denies** said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

Attachment: SP-2020-13_draft resolution_041521 (22899 : Sp-2020-13)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-13

PETITIONER	PROPERTY LOCATION
Aspen Heights Student VI, LLC	1081 North French Road

EK/ac
X:\Current_Planning\Files\Site Plans\2020\SP-2020-13_(1081_North_French_Rd)_2020\SP-2020-13_Blurb_041521.doc_

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
Aspen Heights Partners, c/o Sean Hopkins, 5500 Main St., Suite 343, Williamsville, NY 14221
Greenman-Pedersen, Ken Zollitsch, 4950 Genesee St., Suite 100, Cheektowaga, NY 14225

Approved Plan: _____
Received: _____

Attachment: SP-2020-13_draft resolution_041521 (22899 : Sp-2020-13)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-13

PETITIONER

Aspen Heights Student VI, LLC
c/o Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy
5500 Main St., Suite 343
Williamsville, NY 14221

PROPERTY LOCATION

1081 North French Road

WHEREAS, the Town of Amherst Planning Board on Thursday, April 15, 2021 held a remote public hearing on a Site Plan for a student housing development, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-8 of the Zoning Ordinance, the Planning Board finds that:

A. The site plan includes usable space for active and passive recreation, including pedestrian connections.

B. The site plan does not include open space lands for public ownership but does include a 10-ft. wide public trail offered for dedication or other disposition to the Town or other public entity.

C. School sites and facilities are adequate to accommodate the proposed site plan.

D. The site plan includes the extension of roadways to adjacent property.

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

APR23'21 AM 9:27 RCVD

Attachment: SP-2020-13_resolution_signed_041521 (22899 : Sp-2020-13)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-13

PETITIONER	PROPERTY LOCATION
Aspen Heights Student VI, LLC	1081 North French Road

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Wetland permits were issued for this project by NYSDEC on December 17, 2019 and the US Army Corps of Engineers under Section 404 of the Clean Water Act on December 12, 2019. Both permits authorize work on the project until November 30, 2024.

NOW THEREFORE BE IT RESOLVED that pursuant to Local Law #3-82, as amended, the Planning Board determines that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board determines that the project is consistent with the SEQR Findings Statement issued by the Town Board on October 19, 2020, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance approves said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

APR23'21 AM 9:27 RCVD

Attachment: SP-2020-13_resolution_signed_041521 (22899 : Sp-2020-13)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-13

PETITIONER	PROPERTY LOCATION
Aspen Heights Student VI, LLC	1081 North French Road

4. That the comments of the Right-of-Way Agent dated April 14, 2021 be addressed.

5. That a convenience split of the project site be put in place for tax billing purposes due to the site's location in two different school districts, per the Assessor's memo dated October 8, 2020.

6. That a floodplain permit be obtained for this project.

7. That the comments of the Fire Chiefs Association dated April 14, 2021 be addressed.

8. That the comments of the Engineering Department dated April 6, 2021 be addressed.

9. That the comments of the Plumbing Division dated October 6, 2020 be addressed.

10. That the comments of the SWPPP reviewer dated April 1, 2021 be addressed.

11. That the comments of the Traffic Safety Board dated April 8, 2021 be addressed.

12. That the design of the emergency access road, including placement of any signage or gates and the right-of-way on either side, be subject to the approval of the Highway Department, the Attorney's office, Fire Chiefs' Association, and the Traffic Safety Board.

13. That snowplowing of the proposed emergency access road be the responsibility of a private entity.

14. That any additional required landscaping to meet Town Code per Zoning Enforcement Office and Landscape Architect comments be shown on plans.

15. That additional walkway connection(s) to the proposed paved trail be provided to meet the circulation requirements of Section 203-5-2-7D of Town Code.

16. That NYSDOT approval for the break-in-access to allow the extension of John James Audubon Parkway be obtained.

APR23'21 AM 9:27 RCVD

Attachment: SP-2020-13_resolution_signed_041521 (22899 : Sp-2020-13)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-13

PETITIONER	PROPERTY LOCATION
Aspen Heights Student VI, LLC	1081 North French Road

17. That NYSDOT approval for the proposed relocation of the ditch located in the I-990 expressway right-of-way be obtained.

18. That easements for public use of the asphalt trail and public parking directly north of the northern terminus of John James Audubon Parkway be approved by the Town Attorney's office.

The foregoing resolution was adopted by the Town of Amherst Planning Board, April 15, 2021; moved by Giuliani; seconded by Chmiel; ayes 5, noes 0; absent 2 (Gelber, Gill).

Robert J. Gilmour, Chair — Date 4-22-21

EK/ac
X:\Current_Planning\Files\Site Plans\2020\SP-2020-13_(1081_North_French_Rd)_2020\SP-2020-13_Blurb_041521.doc_

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
Aspen Heights Partners, c/o Sean Hopkins, 5500 Main St., Suite 343, Williamsville, NY 14221
Greenman-Pedersen, Ken Zollitsch, 4950 Genesee St., Suite 100, Cheektowaga, NY 14225

Approved Plan: Cannon Design
Received: March 22, 2021

APR23'21 AM 9:28 RCVD

Attachment: SP-2020-13_resolution_signed_041521 (22899 : Sp-2020-13)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 04/15/21 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 22936

PLANNING BOARD ITEM (ID # 22936)

Proposed Automobile Dealership Building Expansion, SP-1988-52F

Property located at 7420 Transit Road
D.R. Chamberlain Corporation, Petitioner

Proposed two building expansions for an automotive dealership and associated vehicle use area revisions. Additions will be added to the southern and western portions of the existing building and will increase the overall building footprint by 3505 ± square feet. A total of 101 parking spaces will be provided, 74 spaces will be used for vehicle inventory.

Marc Romanowski, Towne Automotive Group, explained the proposal and was available to answer questions from the Board. Robyn Cierniak, Greenman Pedersen Inc., Tim Schmitt, Towne Automotive Group, and Frank Downing, Towne Automotive Group, were also present.

In response to the Board's questions, Mr. Romanowski and Ms. Cierniak said they would consider more windows and were open to installing a fence as residents had requested.

Linda Hickman, 161 Tennyson Terrace, expressed concerns over noise overflow from loudspeakers and collision work, as well as smells from paint. She also inquired if they would consider creating a barrier behind the business before starting any construction.

Mr. Romanowski responded that there will not be on-site painting and that the property is not intended to be a collision shop. He said there will be roughly a 9-foot barrier with the berm and vegetation. Ms. Cierniak said that they are open to installing a fence or a 3-foot berm with vegetation, and that she does not see an issue with putting in the barrier before construction begins.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Chmiel moved to approve the Negative Declaration. The motion was seconded by Mr. Giuliani and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

Following the approval of the Negative Declaration, Mr. Chmiel moved to approve the request based on the resolution. The motion was seconded by Mr. Giuliani and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

ATTACHMENTS:

- SP-1988-52F_application_041521 (PDF)
- SP-1988-52F_drawings_041521 (PDF)
- SP-1988-52_F_Draft SEQR Neg Declaration_041521 (PDF)
- SP-1988-52_F_Draft Resolution_041521 (PDF)
- SP-1988-52F_SEQR_Neg_Declaration_signed_041521 (PDF)
- SP-1988-52F_Resolution_signed_041521 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Chmiel, Board Member
SECONDER:	Dal Giuliani, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Stephanie S. Gelber, Harbinder Gill

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TOWN OF AMHERST
PLANNING DEPT.

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: SP-1988-52F **Acreage** 1.16± **Fee $** 1215.00

Address Verified by Assessor's Office _____ VERIFIED BY _____ DATE

Site Plan Review

		Fill In Applicable Fees
1 acre or less	$1,250.00	~~1,250.00~~
Each Additional acre or fraction thereof	$ 650.00/acre	~~650.00~~
Amendments to Site Plans	$1,200.00	
Request for Relief of / or Change to Conditions of Site Plan Approval	$1,200.00	
Request for Extension of Site Plan Approval	$ 450.00	
Stormwater Pollution Prevention Plan		
1-4.99 Acres	$ 500.00	
5-10 Acres	$ 750.00	
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	$ 15.00	15.00
	TOTAL FEE:	~~$ 1915.00~~ 1215.00

Materials Received by Planning Department TV RECEIVED BY 2/22/21 DATE

Materials Accepted by Town Clerk & Fee Paid _____ ACCEPTED BY _____ DATE

To Be Completed By Applicant

Petitioner: Name: d.r. chamberlain corporation

Address: 50 Simonds Street

Lockport (city) NY (state) 14094 (zip code)

Phone: 716-434-7301 Fax: _____ E Mail: bwincott@drchamberlainconstruction.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

MAJOR SITE PLAN APPLICATION ***con't.*** ***PAGE 2***

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: GREENMAN PEDERSEN, INC

Address: 4950 GENESEE STREET, SUITE 100

BUFFALO (city) NY (state) 14225 (zip code)

Phone: 7166334844 Fax:

E Mail: RCIERNIAK@GPINET.COM

Project Location (must be verified by Town Assessor's Office):

Address: 7420 TRANSIT ROAD

AMHERST NY 14221

SBL No(s): 70.17-3-4.1

Project Name: TOWNE VOLKSWAGEN BUILDING ADDITIONS

Project Description: The proposed development is +/- 3,500 square feet of building additions/renovations to an existing car sales facility. The existing building area is +/- 8,000 square feet and the total new building area will be 11,510 square feet. The project site consists of a fully developed 1.60+/- acre parcel. Construction will include the building additions, construction of an onsite stormwater management system and the associated parking lot area and landscaping to meet Town Code. No external utility connections to the existing sanitary and water systems. See Attachment A (Site Layout Plan)

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Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

	existing	proposed	total
Gross Floor Area (non-residential):	8005	3505	11510
Number of Residential Units:	0	0	0
Number of Parking Spaces:	88	6	94

Acreage of Parcel: 1.6

Frontage on Public Roads: 144.25 ft

Existing Zoning District(s) GB

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application.***

Item No.	Item	Submitted	Official use
I Drawing Information			
1.0	**Drawing size not to exceed 24" x 36"**	X	
2.0	**Title of Drawing**	X	
3.0	**Name and address of Applicant**	X	
4.0	**Name of person preparing drawing**	X	
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**	X	
6.0	**Project address**	X	
7.0	**Zoning of subject property and adjacent parcels**	X	
8.0	**North point, scale, date, and revision date(s)**	X	
II Structures, Paved Areas, & Open Space			
1.0	**Existing and Proposed Streets**		
1.1	Names of all existing and proposed streets	X	
1.2	Width and radii of proposed curb-cuts	X	
1.3	Existing curb-cuts on adjacent and opposite properties	X	
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	X	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	X	
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement	X	
1.7	Designation of Fire Lanes (if applicable)	X	
1.8	Fire apparatus access roads	X	
1.9	Label any proposed roads as public or private	X	
1.10	Location and dimensions of sidewalks	X	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	X	
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures	X	
2.2	Setback dimensions of structure(s) to all property lines	X	
2.3	Proposed use of structures	X	
2.4	Gross square feet area of each structure	X	
2.5	Location of all building entrances	X	
2.6	Indicate type of roof construction/materials	X	
2.7	Location, height, and design detail of existing and proposed fences and walls	X	
2.8	Location of light standards and building mounted lights	X	
2.9	Location of dumpster and detail of dumpster enclosure with gate	X	
2.10	Layout and dimensions of the lot(s) proposed for development	X	

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)	X	
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)	X	
4.1	Show screening of mechanical equipment	X	
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas	X	
5.2	Setback dimensions of all paved areas to property lines	X	
5.3	Dimension of typical parking space and drive aisles	X	
5.4	Location and layout of handicapped parking spaces & access aisles	X	
5.5	Detail of vertical signage for handicapped parking and access aisles	X	
5.6	Indicate minimum parking requirement & number of spaces provided	X	
5.7	Proposed signage for directing and guiding traffic	X	
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)	n/a	
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**	X	
III Utilities and Drainage			
1.0	**Engineers Report**		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	X	
1.2	Proposed water service sizing calculations	n/a	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows)	n/a	
1.4	Proposed storm drainage facility calculations (see information included with this application)	X	
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated	X	
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities	n/a	
3.2	Location of existing and proposed fire hydrant location(s)	n/a	
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems	n/a	
3.4	Existing and proposed meter/RPZ size and location	n/a	
3.5	Applicable construction details	n/a	
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	n/a	
4.2	Applicable construction details	n/a	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)	n/a	
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	X	

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
5.2	Connection of roof drains to proposed drainage system	X	
5.3	Applicable construction details	X	
5.4	Existing and proposed swales and ditches	n/a	
5.5	Detention area cross-section and high-level elevations	X	
5.6	County and State approval for tie-in to existing sewers	n/a	
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable. See attached checklist.**	n/a	
7.0	**Natural Gas Service**	n/a	
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**	n/a	
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**	n/a	
1.1	Detail of all light standards, including dimension of height from finished grade	n/a	
1.2	Detail of all exterior lighting fixtures	n/a	
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**	X	
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**	X	
3.0	**Indicate location, size, number and type of proposed landscape materials**	X	
4.0	**Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained**	X	
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**	X	
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**	X	
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**		
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**	n/a	
5.0	**<u>Completed and signed</u> Environmental Assessment Form**	X	
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)	IN PROCESS	
5.2	Traffic Impact Study (if applicable)	N/A	
5.3	Archaeological survey (if applicable	N/A	
5.4	Wetland Delineation report (if applicable)	N/A	

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.		Submitted	Official use
VI Other Required Information/General Requirements (cont'd)			
6.0	Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan	X	
7.0	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status	N/A	
8.0	Location of Floodway and floodplain (if applicable)	N/A	
9.0	Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)	N/A	
10.0	Documentation related to any required variances granted by the ZBA	N/A	
11.0	For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.	N/A	
12.0	8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)	X	
13.0	A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)	X	

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Short Environmental Assessment Form
Part 1 - Project Information

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TOWN OF AMHERST
PLANNING DEPT.

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:
PROPOSED BUILDING ADDITIONS TOWNE VOLKSWAGEN

Project Location (describe, and attach a location map):
7420 TRANSIT ROAD

Brief Description of Proposed Action:
The proposed development is +/- 3,500 square feet of building additions/renovations to an existing car sales facility. The existing building area is +/- 8,000 square feet and the total new building area will be 11,510 square feet. The project site consists of a fully developed 1.60+/- acre parcel. The site is located at 7420 Transit Road. Construction will include the building additions, construction of an onsite stormwater management system and the associated parking lot area and landscaping to meet Town Code. No external utility connections to the existing sanitary and water systems. See Attachment A (Site Layout Plan)

The parcel is presently zoned GB General Business.

Name of Applicant or Sponsor:	Telephone: 716-434-7301
d.r. chamberlain corporation	E-Mail: bwincott@drchamberlainconstruction.com

Address:
50 Simonds Street

City/PO:	State:	Zip Code:
Lockport	NY	14094

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 1.6 acres
   b. Total acreage to be physically disturbed? 0.20 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.6 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
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
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: Connection to existing system within building	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: Connection to existing system within building	☑	☐

	NO	YES
12. a. 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?	☑	☐
b. 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? **Site is fully developed See Attachment 3**	☐	☑

	NO	YES
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?	☑	☐
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: ___		

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Existing connection to NYSDOT storm sewer system on Transit Road		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☑
If Yes, explain the purpose and size of the impoundment: Construction of underground detention system to contain stormwater per Town of Amherst requirements		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Robyn Cierniak (Agent for Owner) Date: 2-22-21

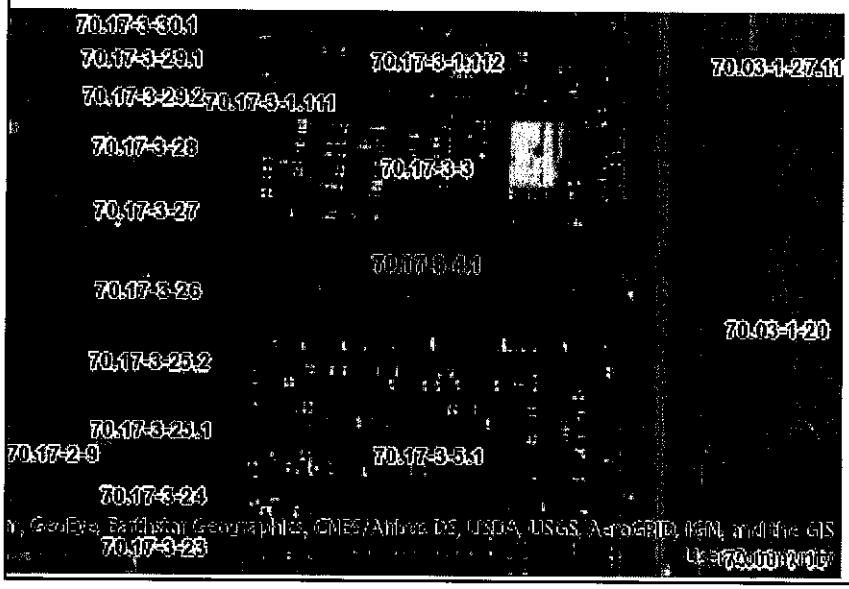
Signature: Robyn Cierniak Title: Project Manager

PRINT FORM

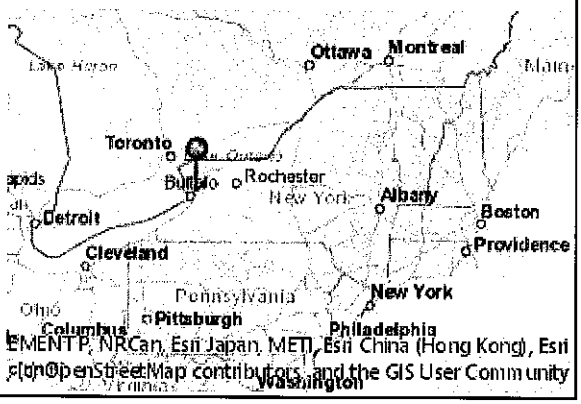
Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

EAF Mapper Summary Report

Wednesday, February 17, 2021 9:08 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

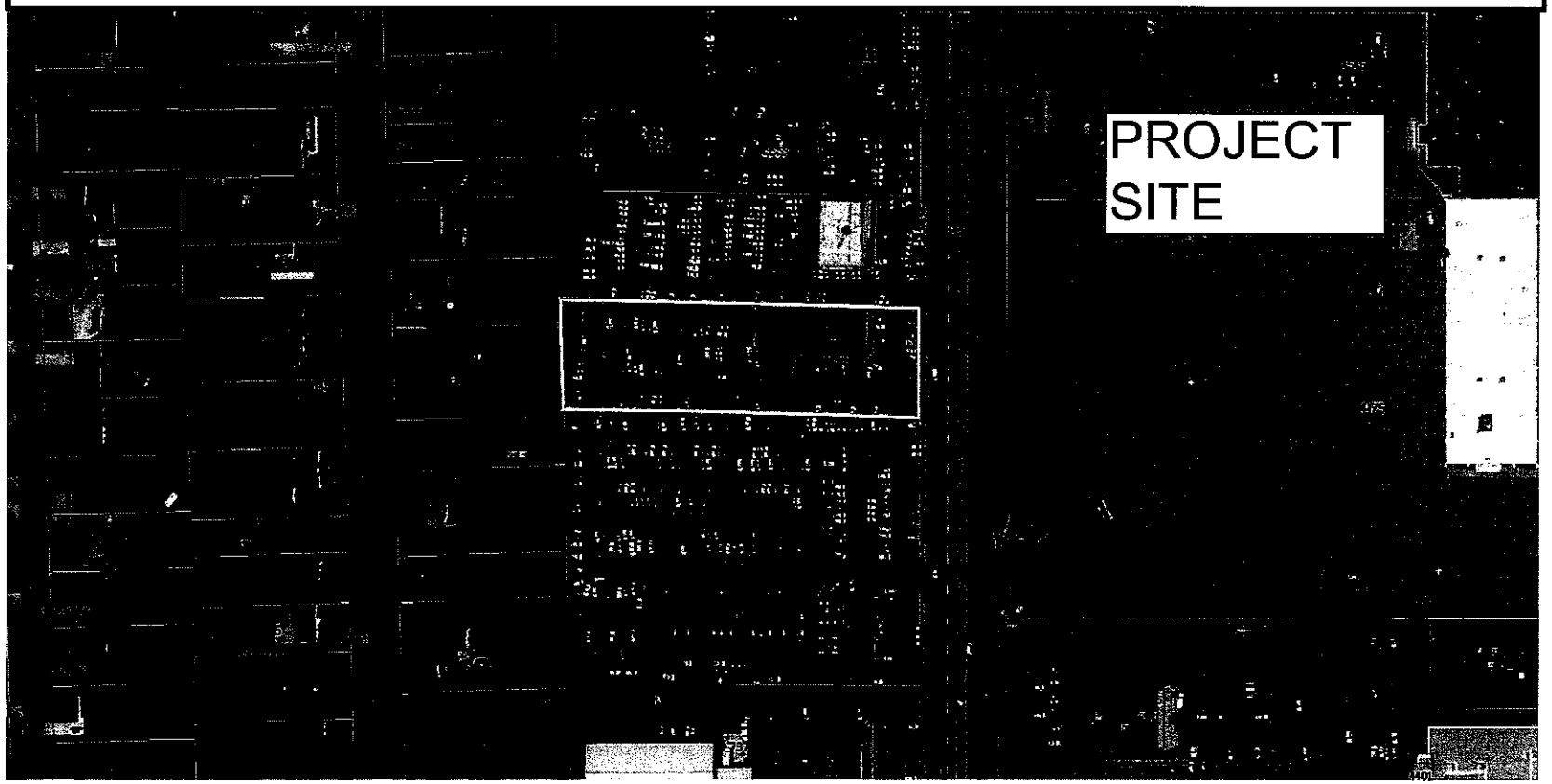
Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Attachment 1

Project Location Map

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Proposed Towne Volkswagon Building
Additions Project
Town of Amherst — Erie County, New York

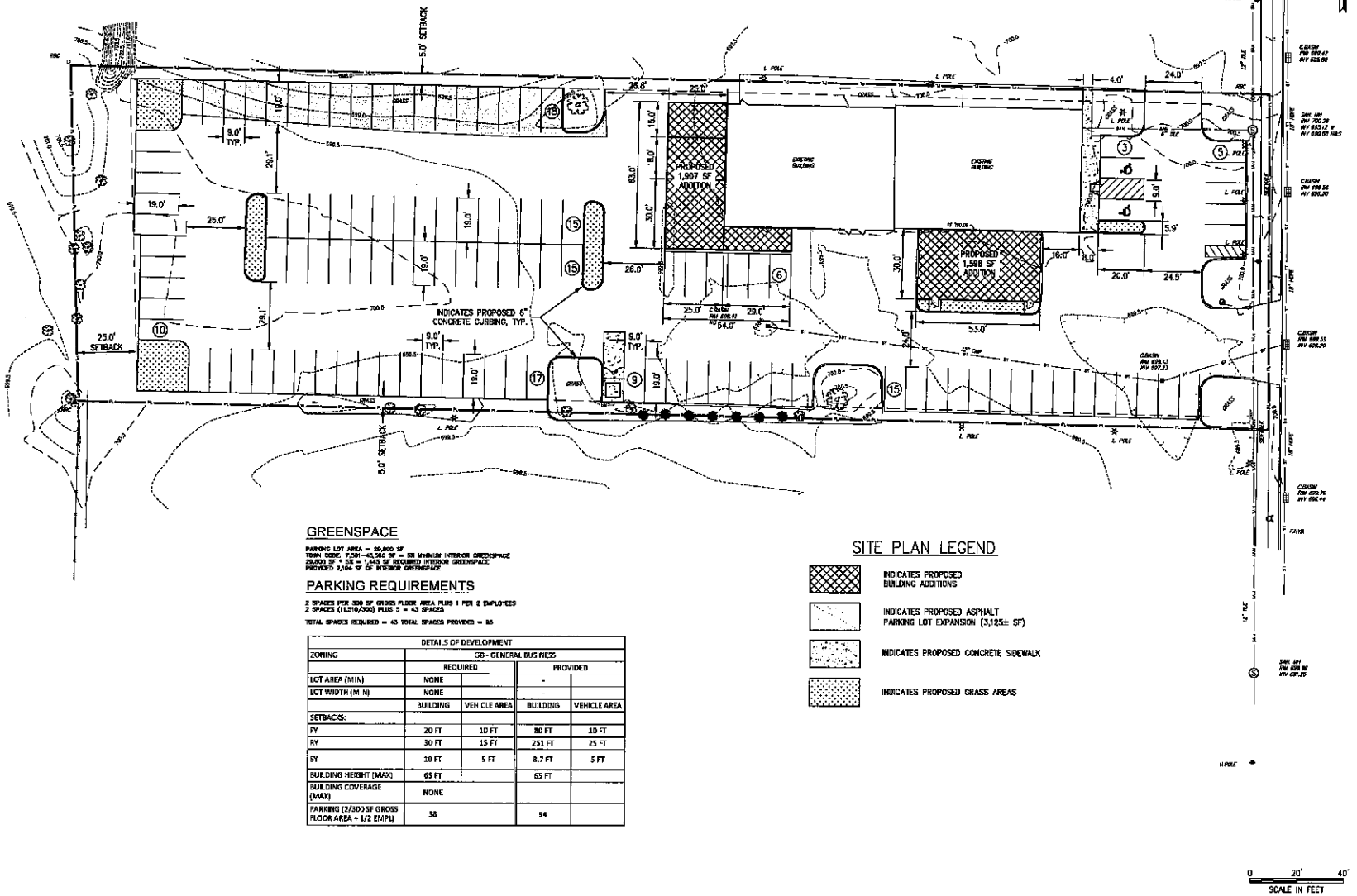


Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Attachment 2

Project Site Plan

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)



GREENSPACE

PARKING LOT AREA = 29,800 SF
TOWN CODE: 7,501 – 43,560 SF = 5% MINIMUM INTERIOR GREENSPACE
29,800 SF * 5% = 1,445 SF REQUIRED INTERIOR GREENSPACE
PROVIDED 2,164 SF OF INTERIOR GREENSPACE

PARKING REQUIREMENTS

2 SPACES PER 300 SF GROSS FLOOR AREA PLUS 1 PER 2 EMPLOYEES
2 SPACES (11,310/300) PLUS 0 = 43 SPACES

TOTAL SPACES REQUIRED = 43 TOTAL SPACES PROVIDED = 85

DETAILS OF DEVELOPMENT				
ZONING	GB - GENERAL BUSINESS			
	REQUIRED		PROVIDED	
LOT AREA (MIN)	NONE		-	
LOT WIDTH (MIN)	NONE		-	
	BUILDING	VEHICLE AREA	BUILDING	VEHICLE AREA
SETBACKS:				
FY	20 FT	10 FT	80 FT	10 FT
RY	30 FT	15 FY	251 FT	25 FT
SY	10 FT	5 FT	8.7 FT	5 FT
BUILDING HEIGHT (MAX)	65 FT		65 FT	
BUILDING COVERAGE (MAX)	NONE			
PARKING (2/300 SF GROSS FLOOR AREA + 1/2 EMPL)	38		94	

SITE PLAN LEGEND

- INDICATES PROPOSED BUILDING ADDITIONS
- INDICATES PROPOSED ASPHALT PARKING LOT EXPANSION (3,125± SF)
- INDICATES PROPOSED CONCRETE SIDEWALK
- INDICATES PROPOSED GRASS AREAS

0 20' 40'
SCALE IN FEET

GPI
Engineering
Design
Planning
Construction Management
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 109
Buffalo, NY, 14225

PREPARED FOR
[redacted]

TOWNE AUTOMOTIVE - VW DEALERSHIP
7420 TRANSIT ROAD
AMHERST, NEW YORK

STATE OF NEW YORK
[redacted]
LICENSED PROFESSIONAL ENGINEER

REVISIONS		
NO.	REVISION	DATE
[redacted]	[redacted]	[redacted]
	02/2021	

DRAWN/DESIGN BY	CHECKED BY
D.V.	R.C.

PROPOSED SITE PLAN

SCALE: AS NOTED

WNY-2021012.00

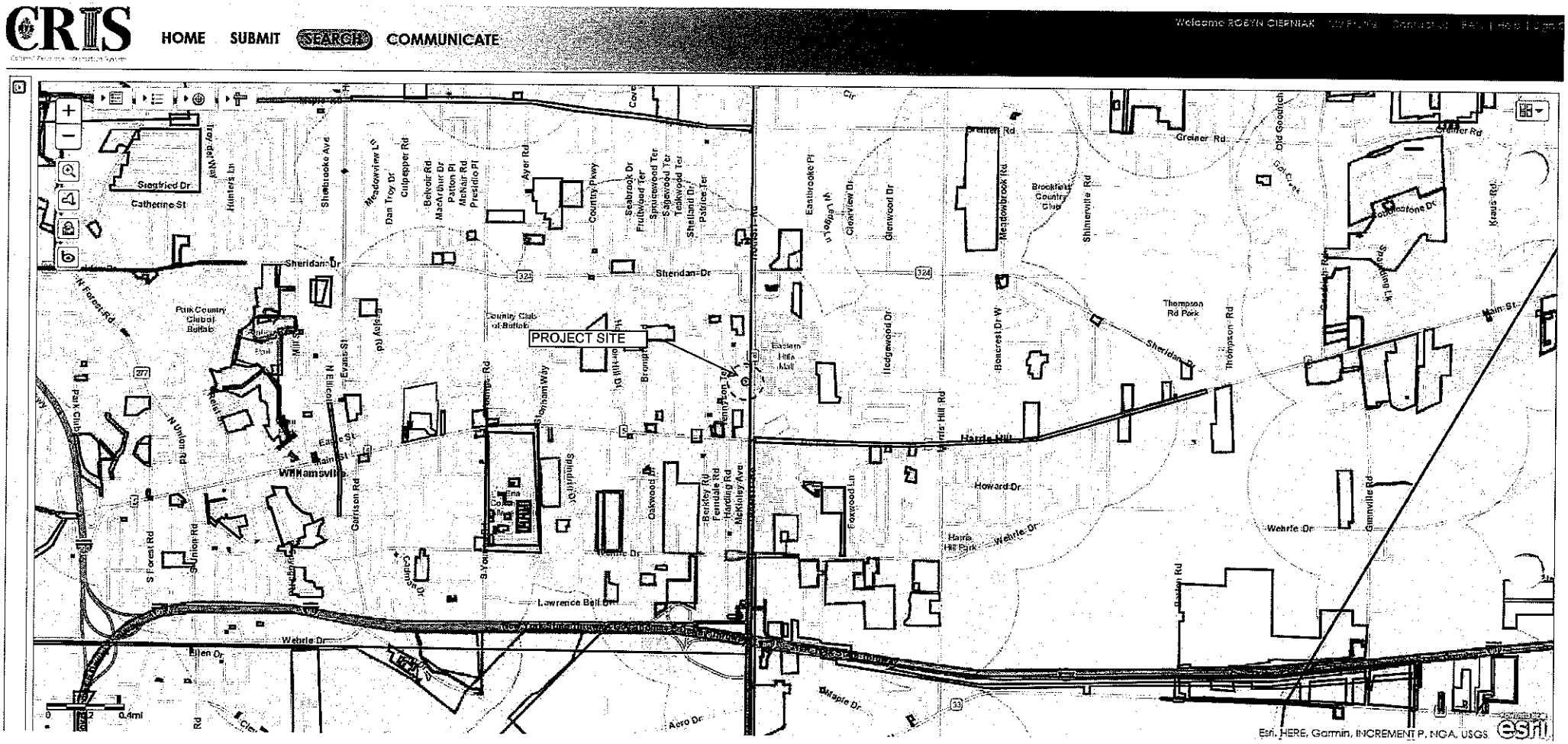
XX OF ##

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Attachment 3

NYS Office Parks, Recreation and Historic Preservation Cultural Resource Information System Map

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

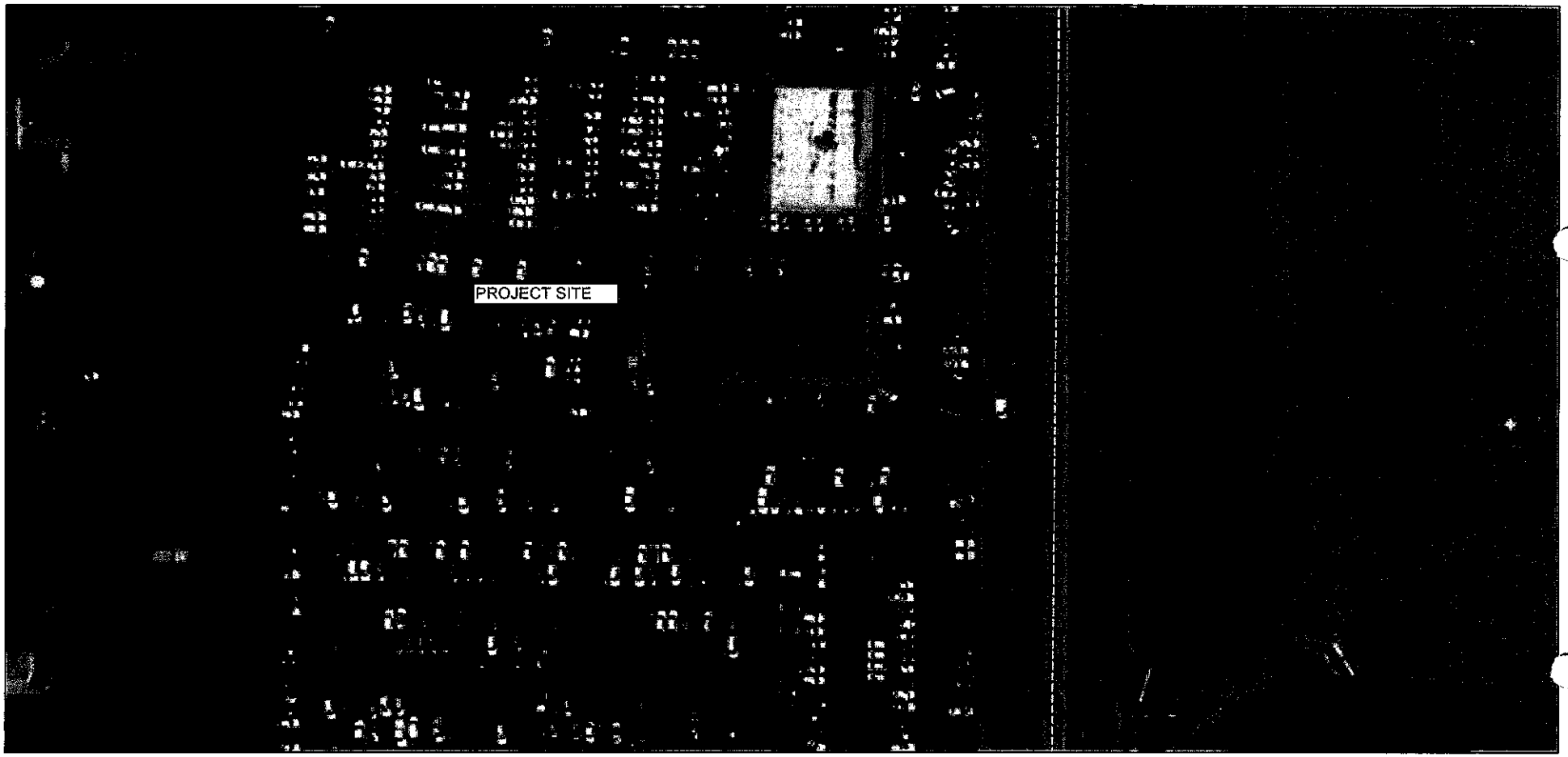

CRIS
HOME
SUBMIT
SEARCH
COMMUNICATE
Welcome ROBYN CIERNIAK
PROJECT SITE
Sheridan Dr
Harris Hill
Wehrle Dr
Williamsville
Park Country Club of Buffalo
Country Club of Buffalo
Eastern Hills Mall
Brookfield Country Club
Thompson Rd Park
Harris Hill Park
Greiner Rd
Main St
Howard Dr
Lawrence Bell Dr
Maple Dr
Aero Dr
Esri, HERE, Garmin, INCREMENT P, NGA, USGS
esri

Attachment 4

NYSDEC Environmental Resource Map

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Environmental Resource Mapper



February 17, 2021

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

NYS Department of Environmental Conservation
Not a legal document

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Newstead loam (Ne)	limited	limited	limited	limited	limited
Wassaic silt loan (WaA)	limited	limited	limited	limited	limited

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   X Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☑ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☑ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☑ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   Not Applicable

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☑ No

   Describe Not Applicable

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 29 trips during weekday PM peak travel hour
   Source: Trip Generation by MicroTrans

8. Will blasting occur during construction? ☐ Yes ☑ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☐ Yes ☑ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

    _____ average flow _____ peak flow. [Note: No change to existing sanitary sewer flow rate]

    (Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY _____ DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	1,250.00
Each Additional acre or fraction thereof	$ 650.00/acre	650.00
Amendments to Site Plans	$1,200.00	
Request for Relief of / or Change to Conditions of Site Plan Approval	$1,200.00	
Request for Extension of Site Plan Approval	$ 450.00	
Stormwater Pollution Prevention Plan		
1-4.99 Acres	$ 500.00	
5-10 Acres	$ 750.00	
>10 Acres	$1,000.00	
Affidavit Fee for Public Hearing	$ 15.00	15.00
	TOTAL FEE:	$ 1915.00

Materials Received by Planning Department _____ RECEIVED BY _____ DATE

Materials Accepted by Town Clerk & Fee Paid _____ ACCEPTED BY _____ DATE

To Be Completed By Applicant

Petitioner: Name: d.r. chamberlain corporation

Address: 50 Simonds Street

Lockport (city) NY (state) 14094 (zip code)

Phone: 716-434-7301 Fax: _____ E Mail: bwincott@drchamberlainconstruction.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: GREENMAN PEDERSEN, INC

Address: 4950 GENESEE STREET, SUITE 100

BUFFALO NY 14225

city state zip code

Phone: 7166334844 Fax:

E Mail: RCIERNIAK@GPINET.COM

Project Location (must be verified by Town Assessor's Office):

Address: 7420 TRANSIT ROAD

AMHERST NY 14221

SBL No(s): 70.17-3-4.1

Project Name: TOWNE VOLKSWAGEN BUILDING ADDITIONS

Project Description: The proposed development is +/- 3,500 square feet of building additions/renovations to an existing car sales facility. The existing building area is +/- 8,000 square feet and the total new building area will be 11,510 square feet. The project site consists of a fully developed 1.60+/- acre parcel. Construction will include the building additions, construction of an onsite stormwater management system and the associated parking lot area and landscaping to meet Town Code. No external utility connections to the existing sanitary and water systems. See Attachment A (Site Layout Plan)

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

	existing	proposed	total
Gross Floor Area (non-residential):	8005	3505	11510
Number of Residential Units:	0	0	0
Number of Parking Spaces:	88	6	94

Acreage of Parcel: 1.6

Frontage on Public Roads: 144.25 ft

Existing Zoning District(s) GB

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application***.

Item No.	Item	Submitted	Official use
I	**Drawing Information**		
1.0	**Drawing size not to exceed 24" x 36"**	X	
2.0	**Title of Drawing**	X	
3.0	**Name and address of Applicant**	X	
4.0	**Name of person preparing drawing**	X	
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**	X	
6.0	**Project address**	X	
7.0	**Zoning of subject property and adjacent parcels**	X	
8.0	**North point, scale, date, and revision date(s)**	X	
II	**Structures, Paved Areas, & Open Space**		
1.0	**Existing and Proposed Streets**		
1.1	Names of all existing and proposed streets	X	
1.2	Width and radii of proposed curb-cuts	X	
1.3	Existing curb-cuts on adjacent and opposite properties	X	
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	X	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	X	
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement	X	
1.7	Designation of Fire Lanes (if applicable)	X	
1.8	Fire apparatus access roads	X	
1.9	Label any proposed roads as public or private	X	
1.10	Location and dimensions of sidewalks	X	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	X	
2.0	**Proposed Structures**		
2.1	Location and complete dimensions of proposed structures	X	
2.2	Setback dimensions of structure(s) to all property lines	X	
2.3	Proposed use of structures	X	
2.4	Gross square feet area of each structure	X	
2.5	Location of all building entrances	X	
2.6	Indicate type of roof construction/materials	X	
2.7	Location, height, and design detail of existing and proposed fences and walls	X	
2.8	Location of light standards and building mounted lights	X	
2.9	Location of dumpster and detail of dumpster enclosure with gate	X	
2.10	Layout and dimensions of the lot(s) proposed for development	X	

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	**Floor Plans with individual rooms and spaces labeled** (fully dimensioned)	X	
4.0	**Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof.** (fully dimensioned)	X	
4.1	Show screening of mechanical equipment	X	
5.0	**Parking/Loading/Stacking Areas**		
5.1	Location and complete dimensions of all paved areas	X	
5.2	Setback dimensions of all paved areas to property lines	X	
5.3	Dimension of typical parking space and drive aisles	X	
5.4	Location and layout of handicapped parking spaces & access aisles	X	
5.5	Detail of vertical signage for handicapped parking and access aisles	X	
5.6	Indicate minimum parking requirement & number of spaces provided	X	
5.7	Proposed signage for directing and guiding traffic	X	
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)	n/a	
6.0	**Location and proposed development of all open spaces, including parks, playgrounds, and open reservations**	X	
III Utilities and Drainage			
1.0	**Engineers Report**		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	X	
1.2	Proposed water service sizing calculations	n/a	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows)	n/a	
1.4	Proposed storm drainage facility calculations (see information included with this application)	X	
2.0	**Grading Plan**		
2.1	Existing and proposed grades indicated	X	
3.0	**Water Service**		
3.1	Location, size and material of existing and proposed facilities	n/a	
3.2	Location of existing and proposed fire hydrant location(s)	n/a	
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems	n/a	
3.4	Existing and proposed meter/RPZ size and location	n/a	
3.5	Applicable construction details	n/a	
4.0	**Sanitary Sewers**		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	n/a	
4.2	Applicable construction details	n/a	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)	n/a	
5.0	**Storm Drainage**		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	X	

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
5.2	Connection of roof drains to proposed drainage system	X	
5.3	Applicable construction details	X	
5.4	Existing and proposed swales and ditches	n/a	
5.5	Detention area cross-section and high-level elevations	X	
5.6	County and State approval for tie-in to existing sewers	n/a	
6.0	**Stormwater Pollution Prevention Plan (SWPPP) as applicable. See attached checklist.**	n/a	
7.0	**Natural Gas Service**	n/a	
8.0	**Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)**	n/a	
IV Lighting Plan			
1.0	**Photometric plan showing light spread in foot candles at property lines**	n/a	
1.1	Detail of all light standards, including dimension of height from finished grade	n/a	
1.2	Detail of all exterior lighting fixtures	n/a	
V Landscape Plan			
1.0	**Wet/raised seal and signature of a licensed Landscape Architect**	X	
2.0	**Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage**	X	
3.0	**Indicate location, size, number and type of proposed landscape materials**	X	
4.0	**Indicate location, type and size of all existing trees 4" caliper or larger and indicate which will be removed or retained**	X	
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**	X	
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**	X	
3.0	**Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).**		
4.0	**For assessment purposes, state intent to apply for condominium status (if applicable).**	n/a	
5.0	**Completed and signed Environmental Assessment Form**	X	
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)	IN PROCESS	
5.2	Traffic Impact Study (if applicable)	N/A	
5.3	Archaeological survey (if applicable	N/A	
5.4	Wetland Delineation report (if applicable)	N/A	

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
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Item No.		Submitted	Official use
VI Other Required Information/General Requirements (cont'd)			
6.0	Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan	X	
7.0	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status	N/A	
8.0	Location of Floodway and floodplain (if applicable)	N/A	
9.0	Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)	N/A	
10.0	Documentation related to any required variances granted by the ZBA	N/A	
11.0	For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.	N/A	
12.0	8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)	X	
13.0	A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)	X	

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

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2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   X Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☑ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☑ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☑ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
   Not Applicable

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☑ No

   Describe Not Applicable

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 29 trips during weekday PM peak travel hour
   Source: Trip Generation by MicroTrans

8. Will blasting occur during construction? ☐ Yes ☑ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☐ Yes ☑ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

    _____ average flow _____ peak flow. [Note: No change to existing sanitary sewer flow rate]

    (Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Short Environmental Assessment Form
Part 1 - Project Information

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:

PROPOSED BUILDING ADDITIONS TOWNE VOLKSWAGEN

Project Location (describe, and attach a location map):

7420 TRANSIT ROAD

Brief Description of Proposed Action:

The proposed development is +/- 3,500 square feet of building additions/renovations to an existing car sales facility. The existing building area is +/- 8,000 square feet and the total new building area will be 11,510 square feet. The project site consists of a fully developed 1.60+/- acre parcel. The site is located at 7420 Transit Road. Construction will include the building additions, construction of an onsite stormwater management system and the associated parking lot area and landscaping to meet Town Code. No external utility connections to the existing sanitary and water systems. See Attachment A (Site Layout Plan)

The parcel is presently zoned GB General Business.

Name of Applicant or Sponsor:	Telephone: 716-434-7301
d.r. chamberlain corporation	E-Mail: bwincott@drchamberlainconstruction.com

Address:

50 Simonds Street

City/PO:	State:	Zip Code:
Lockport	NY	14094

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 1.6 acres
   b. Total acreage to be physically disturbed? 0.20 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.6 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
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: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Connection to existing system within building _____	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Connection to existing system within building _____	☑	☐
12. a. 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?	☑	☐
b. 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? **Site is fully developed See Attachment 3**	☐	☑
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?	☑	☐
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: _____ _____ _____	☐	☐

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Existing connection to NYSDOT storm sewer system on Transit Road		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☑
If Yes, explain the purpose and size of the impoundment: Construction of underground detention system to contain stormwater per Town of Amherst requirements		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Robyn Cierniak (Agent for Owner) Date: 2-22-21

Signature: Robyn Cierniak Title: Project Manager

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

PRINT FORM

EAF Mapper Summary Report

Wednesday, February 17, 2021 9:08 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

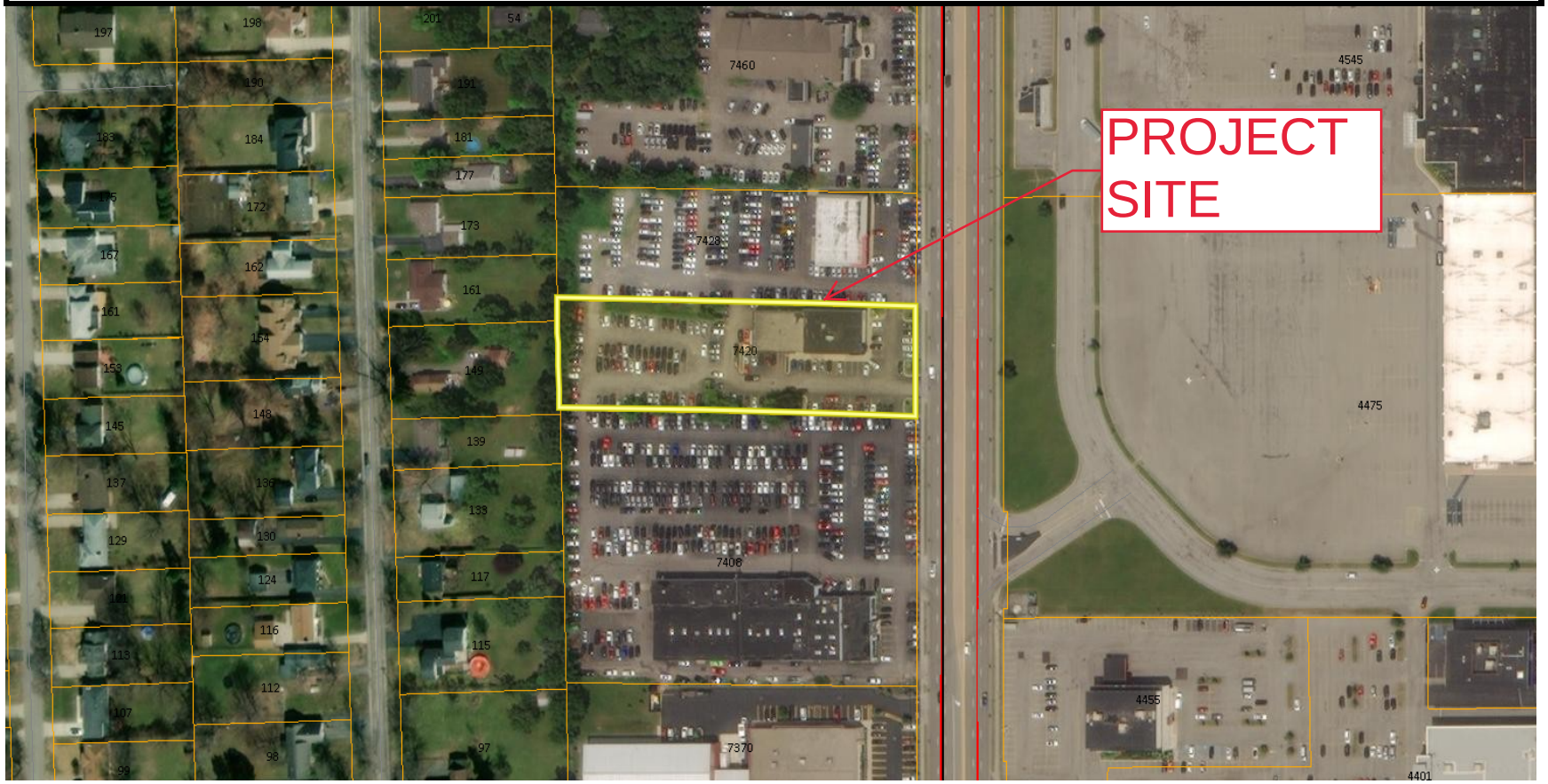
Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Attachment 1

Project Location Map

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Proposed Towne Volkswagon Building Additions Project
Town of Amherst — Erie County, New York

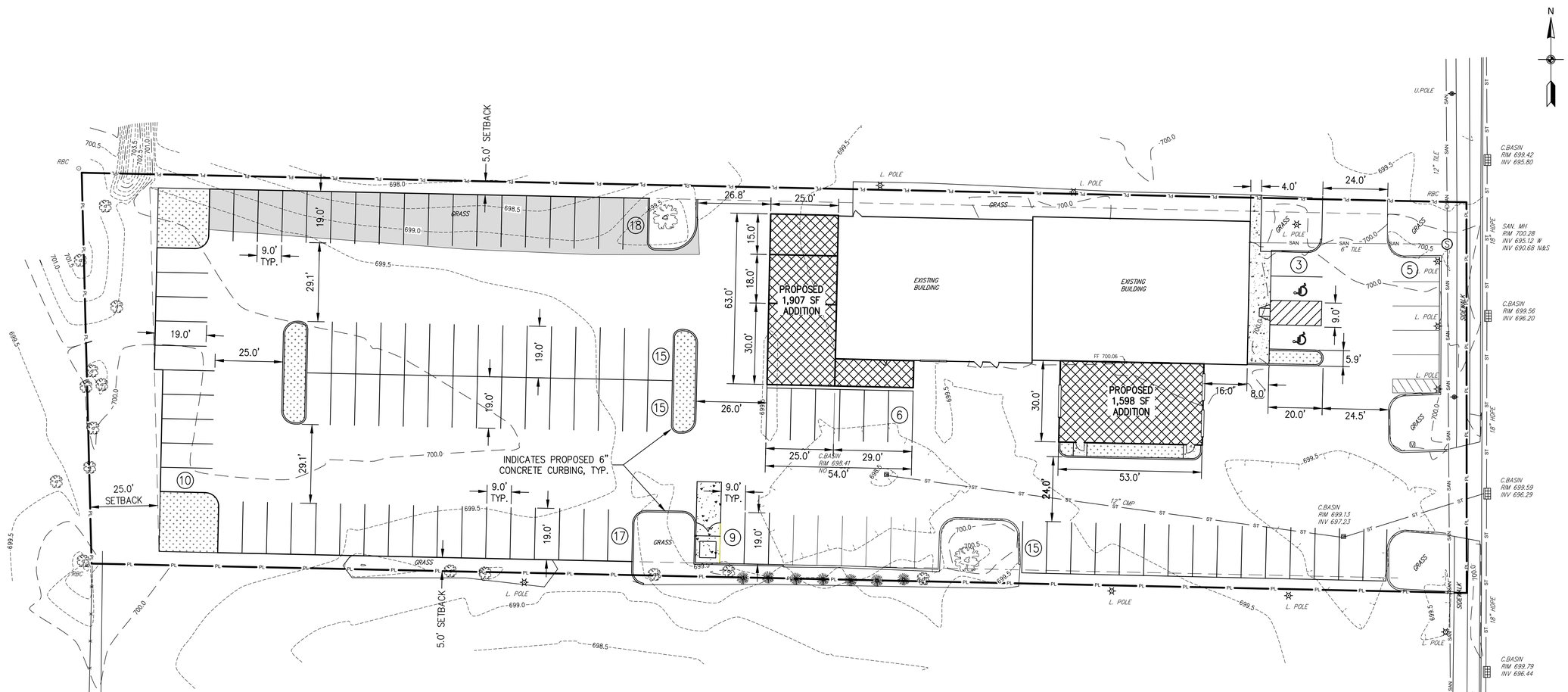


Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Attachment 2

Project Site Plan

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)



GREENSPACE

PARKING LOT AREA = 29,800 SF
TOWN CODE: 7,501-43,560 SF = 5% MINIMUM INTERIOR GREENSPACE
29,800 SF * 5% = 1,445 SF REQUIRED INTERIOR GREENSPACE
PROVIDED 2,194 SF OF INTERIOR GREENSPACE

PARKING REQUIREMENTS

2 SPACES PER 300 SF GROSS FLOOR AREA PLUS 1 PER 2 EMPLOYEES
2 SPACES (11,510/300) PLUS 5 = 43 SPACES

TOTAL SPACES REQUIRED = 43 TOTAL SPACES PROVIDED = 95

DETAILS OF DEVELOPMENT				
ZONING	GB - GENERAL BUSINESS			
	REQUIRED		PROVIDED	
LOT AREA (MIN)	NONE		-	
LOT WIDTH (MIN)	NONE		-	
	BUILDING	VEHICLE AREA	BUILDING	VEHICLE AREA
SETBACKS:				
FY	20 FT	10 FT	80 FT	10 FT
RY	30 FT	15 FT	251 FT	25 FT
SY	10 FT	5 FT	8.7 FT	5 FT
BUILDING HEIGHT (MAX)	65 FT		65 FT	
BUILDING COVERAGE (MAX)	NONE			
PARKING (2/300 SF GROSS FLOOR AREA + 1/2 EMPL)	38		94	

SITE PLAN LEGEND

- INDICATES PROPOSED BUILDING ADDITIONS
- INDICATES PROPOSED ASPHALT PARKING LOT EXPANSION (3,125± SF)
- INDICATES PROPOSED CONCRETE SIDEWALK
- INDICATES PROPOSED GRASS AREAS

0 20' 40'
SCALE IN FEET

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
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TOWNE AUTOMOTIVE - VW DEALERSHIP

7420 TRANSIT ROAD
AMHERST, NEW YORK

STATE OF NEW YORK
GREENMAN PEDERSEN INC.
LICENSED PROFESSIONAL ENGINEER
No. 131

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

REVISIONS		
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####	####	####
####	####	####
####	####	####
NO.	REVISION	DATE

02/2021

DRAWN/DESIGN BY	CHECKED BY
D.V.	R.C.

PROPOSED SITE PLAN

SCALE: AS NOTED

WNY-2021012.00

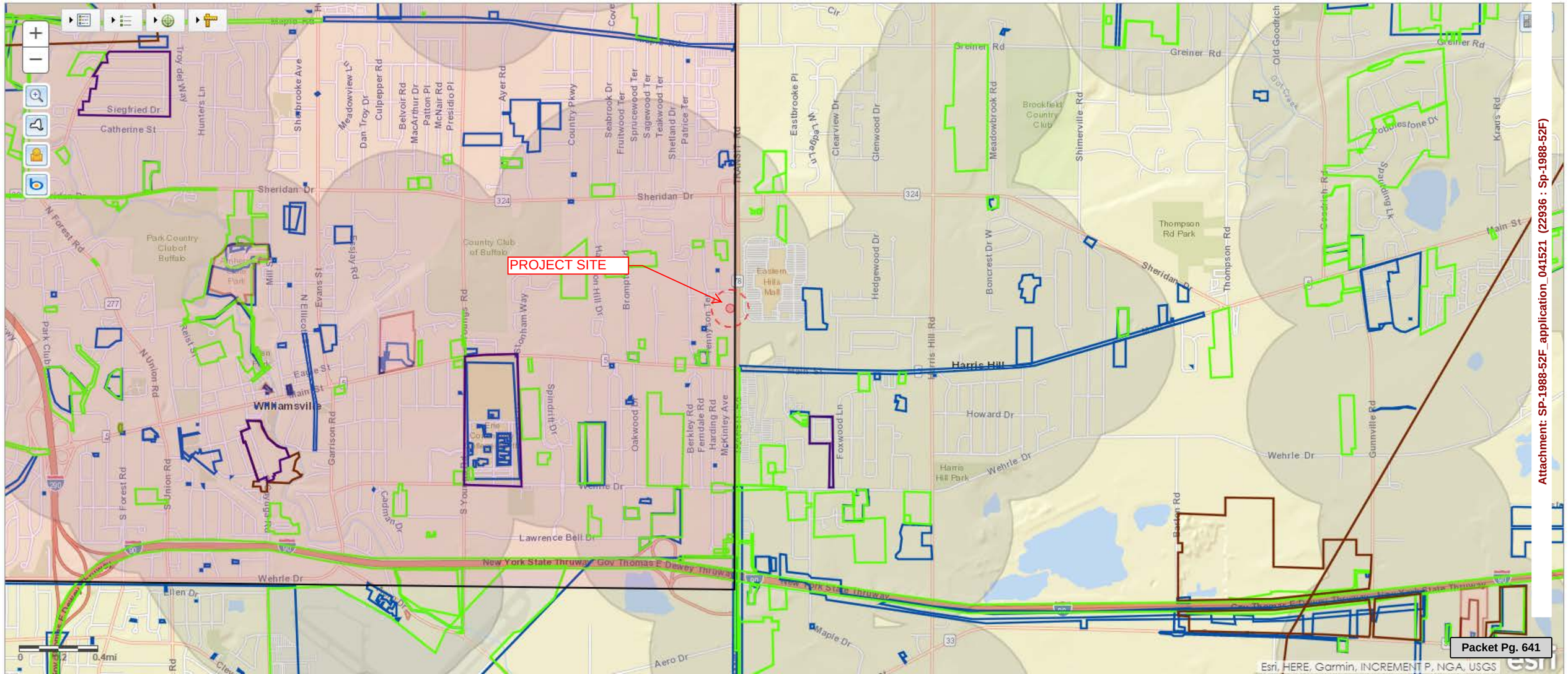
XX OF ##

Attachment: SP-1988-52F application_041521 (22936 : Sp-1988-52F)

Attachment 3

NYS Office Parks, Recreation and Historic Preservation Cultural Resource Information System Map

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)



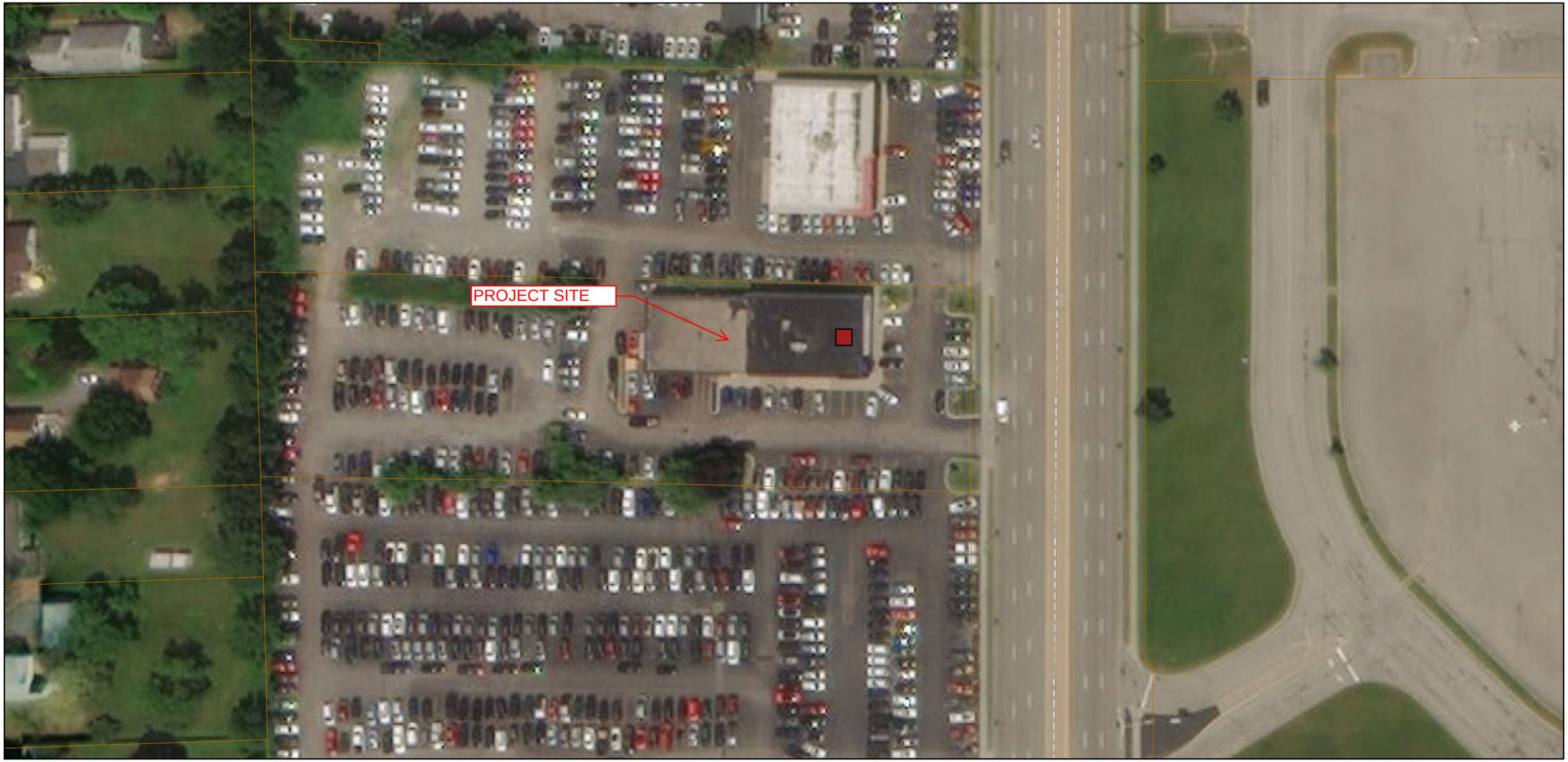
Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Attachment 4

NYSDEC Environmental Resource Map

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Environmental Resource Mapper



February 17, 2021

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

NYS Department of Environmental Conservation

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

STORMWATER MANAGEMENT SYSTEM SUMMARY REPORT

PROPOSED BUILDING ADDITIONS TOWNE VOLKSWAGEN

7420 TRANSIT ROAD

TOWN OF AMHERST

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Prepared for:

d.r. chamberlain corporation
50 Simonds Street
Lockport, NY 14094



Prepared by:

Greenman-Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, New York 14225

GPI No. BUF-20210012.00

February 2021

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1.0 INTRODUCTION 3

2.0 PROPOSED SITE CONDITIONS 4

3.0 HYDROLOGIC AND HYDRAULIC ANALYSIS 4

3.1 Stormwater Management 4

3.2 Stormwater Conveyance System 5

3.3 Stormwater Water Quality Treatment 5

FIGURES

1. Project Location Map

APPENDICES

A. Pre-Dev Drainage Delineation Map and Pre-Development Peak Flow Analysis
B. Post Dev Drainage Delineation Map and Post-Development Peak Flow Analysis
C. Pre and Post Building Area Peak Flow Analysis Calculations

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

1.0 INTRODUCTION

d.r. chamberlain corporation is proposing to construct two (2) small building additions on an existing car sales dealership at 7420 Transit Road in the Town of Amherst, Erie County, New York. The parcel proposed for development is 1.6 acres in size and is fully developed with an existing concrete building, parking areas and landscaping. See Figure 1 - Site Location Map. The proposed building additions will include the construction of a +/-1,900 square foot addition at the rear of the existing building (west side) and a +/-1,600 square foot addition along the south side of the structure perpendicular to Transit Road. The rear portion of the project site is an asphalt paved area (0.66 ac) that will need to be modified to meet current Town of Amherst parking and landscaping requirements. This rear area of the site was previously constructed with areas of parking lot drainage discharging stormwater offsite. In discussions with the Town of Amherst Stormwater Management Officer stormwater runoff from only the new development areas will need to be detained to meet the Town's stormwater ordinance. However, the rear parking area will need to modified to prevent stormwater runoff from discharging offsite as much as possible. The front area of the site is not proposed for any modification. Including all the modifications to the rear parking area, the proposed building additions and the new landscaped parking islands, the disturbance to the site remains at 0.20 acre well beneath the 1.0 acre NYSDEC threshold for site disturbance. As such, a 2020 SPDES Construction General will not need to be applied for with this project.

The site has four drainage areas based on current topographical survey. The two areas of the rear parking area drain offsite to the north and the south. The remainder of the site drains to a series of catch basins located within the paved areas. These catch basins are connected to the NYSDOT storm sewer system on the west side of Transit Road via 12-inch CMP pipe. See Appendix A – Predevelopment Drainage Delineation Plan which identifies the onsite drainage areas. Approximately 1.1 acres of the parcel currently drains to the NYSDOT roadside stormwater sewer system on the west side of Transit Road. The remaining 0.5 acres drains towards adjacent properties.

As part of the proposed additions, the rear parking area will be modified to prevent stormwater runoff from discharging onto adjacent properties. Catch basins will be installed with HDPE piping to convey the asphalt surface area to the NYSDOT system on Transit Road. As per discussions with the Town of Amherst, the stormwater runoff generated by the proposed building additions will be collected and temporarily detained on site within an underground detention system. To minimize asphalt disturbance areas and for ease of construction, the piping from the new catch basins located in the rear area of the site will be directed to the underground detention system and detained to the levels equivalent from the runoff rate of the proposed building additions. No water quality treatment is required since the total soil disturbance is less than one acre.

Design of the stormwater management system to detain stormwater flow will be in accordance with the New York State Stormwater Design Manual and the requirements of the Town of Amherst requirements. The Town of Amherst requires that the post-development peak stormwater discharge resulting from the runoff from a 25-year storm event cannot exceed the peak discharge from the pre-development 10-year storm event.

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

This Summary Report has been developed to provide the Town of Amherst, NYSDOT and other interested agencies with specific information necessary for their review of this project, and their assessment of this project's impact on other existing facilities and/or neighboring properties.

2.0 PROPOSED SITE CONDITIONS

The proposed site development will include construction of the following:

- Building additions, total 3500 square feet
- Stormwater management system consisting of catch basin receivers, piped collection system, and one underground detention system
- Landscaping

No new utility connections are proposed.

Under proposed conditions, the impervious area will decrease from 83 percent to 82 percent of the development area due to creation of landscaped parking islands. The proposed building construction will occur on already asphalt surface areas thus not increasing the total impervious area.

3.0 HYDROLOGIC AND HYDRAULIC ANALYSIS

3.1 Stormwater Management

Stormwater runoff generated by the proposed building additions and associated impervious areas will be collected by the on-site stormwater piping system and conveyed to a proposed underground detention system consisting of ADS StormTech SC-310 units. The Town's code mandates that the stormwater runoff rate from a post developed 25-year storm event cannot exceed the runoff rate from the predeveloped 10-year storm event. The project will decrease the amount of impervious cover for the overall project area, however, as per discussions with the Town, since the site was not previously construction with a detention system, the post development runoff rate for the increased building area (25-year to 10-year storm events) will be detained within the underground detention system.

The underground detention system is approximately 828 square feet in size at 46-ft long x 18-ft wide x 2.3-ft high. The system will be comprised of 30 ADS StormTech units with end caps and an isolator row for maintenance purposes. The system will be connected to an existing catch basin near the west end of the building. At the time of the topographical survey, the catch basin was plugged full of ice and an pipe invert was undetermined. Historical site plans show that the invert should be 2-ft below the rim and connects a 12-inch CMP pipe in series to the NYSDOT system on Transit Road. Further investigation into the rim and inverts on the site will need to be obtained. It appears that adequate fall from the proposed catch basins in the rear of the site to the existing NYSDOT system is available; although if the existing catch basins are not installed deep enough the developer agrees to replace the existing catch basins and piping in order to discharge the rear of the parcel to the NYSDOT

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

system. The potential additional soil disturbance for pipe replacement will increase total site disturbance to only 0.23 acres.

Hydrographs representing pre-development and post-development runoff have been generated using the Soil Conservation Service-TR-55 and TR-20 methodology utilizing HydroCAD software. Hydrographs for the 1, 10 and 25-year 24 hour storm events under existing conditions and the 1, 10 and 25-year 24 hour storm events under proposed conditions were generated and are included in Appendix A and B. Drainage delineation figures for both pre and post developed conditions are located within Appendix A and B.

The following table summarizes these pre-development and post development peak runoff conditions for the project site:

PRE-DEVELOPED STORMWATER RUNOFF SUMMARY			
Storm Event	**Existing Building Area Pre Development**	**Proposed Building Area Post Development**	**Post Developed Controlled Discharge**
	Peak Runoff Rate (cfs)	Peak Runoff Rate (cfs)	Peak Runoff Rate (cfs)
1 Year	0.48	0.69	0.41
10 Year	0.84	1.21	0.68
25 Year	1.03	1.48	0.84

The underground detention system will detain the 25-year post development peak runoff rate to 0.84 cfs which, under 10-year predeveloped conditions, is also 0.84 cfs.

3.2 Stormwater Conveyance System

Stormwater from the roof drains will be conducted though downspouts that will convey water to the on-site collection system. Catch basins and curbs located within the paved areas will collect stormwater runoff from the associated grass and paved areas. Stormwater will be discharged to the proposed underground detention system. Storm sewers are sized for a 10-year storm event.

3.3 Stormwater Water Quality Treatment

Water quality treatment is not required for the site due to soil disturbance being less than one acre.

4.0 Conclusion

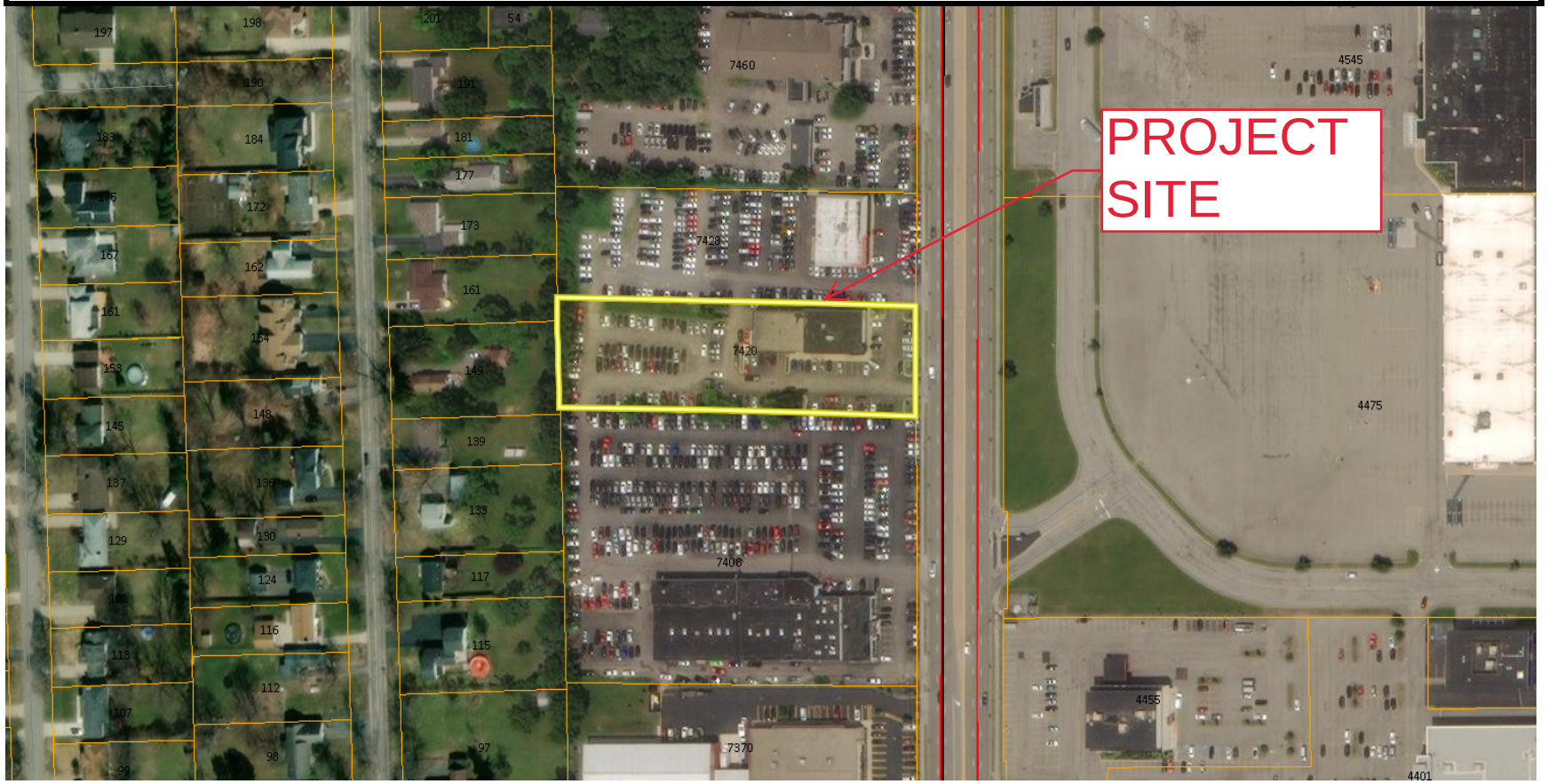
Based on the drainage analysis, the proposed stormwater management system will provide the necessary stormwater control requirements of the Town of Amherst. There are no anticipated issues with controlling the stormwater runoff within the project site.

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

FIGURE 1
SITE LOCATION MAP

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

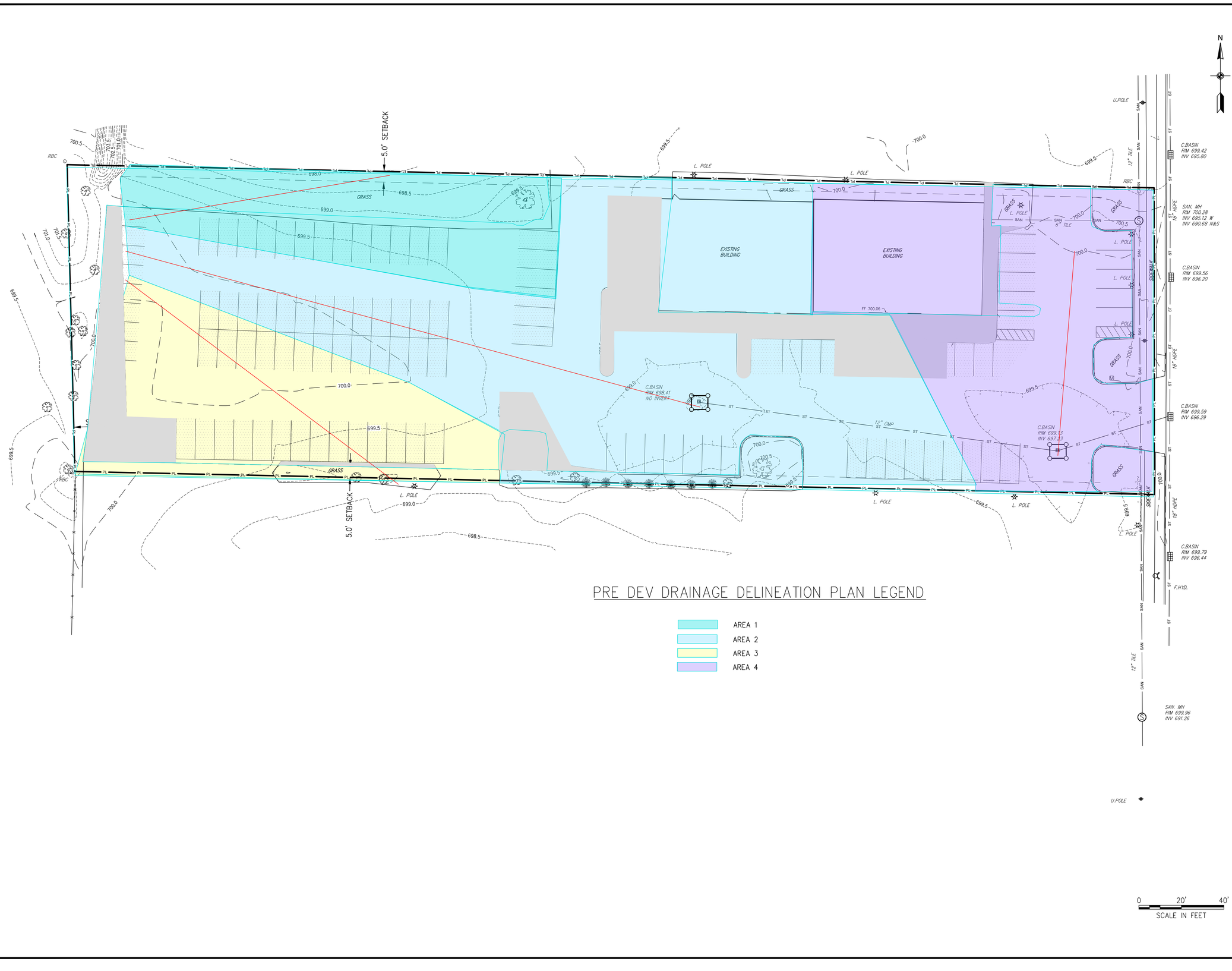
Proposed Towne Volkswagon Building Additions Project
Town of Amherst — Erie County, New York



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

APPENDIX A
Pre-Dev Drainage Delineation Map and Pre-Development Peak Flow Analysis

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)



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TOWNE AUTOMOTIVE - VW DEALERSHIP

7420 TRANSIT ROAD
AMHERST, NEW YORK

STATE OF NEW YORK
GREENMAN PEDERSEN INC.
LICENSED PROFESSIONAL ENGINEER
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REVISIONS		
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NO.	REVISION	DATE

02/2021

DRAWN/DESIGN BY	CHECKED BY
D.V.	R.C.

PRE DEVELOPMENT

DRAINAGE DELINEATION PLAN

SCALE: AS NOTED

WNY-2021012.00

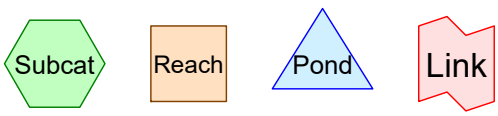
XX OF ##

Attachment: SP-1988-52F application_041521 (22936 : Sp-1988-52F)

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

PRE DEVELOPMENT





Routing Diagram for 2021012
Prepared by Greenman-Pedersen, Inc., Printed 2/21/2021
HydroCAD® 10.00-22 s/n 08061 © 2018 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.619	98	Paved parking, HSG D (A1 Pre, A2 Pre, A3 Pre, A4 Pre)
1.619	**98**	**TOTAL AREA**

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
1.619	HSG D	A1 Pre, A2 Pre, A3 Pre, A4 Pre
0.000	Other	
1.619		**TOTAL AREA**

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	1.619	0.000	1.619	Paved parking	A1 Pre, A2 Pre, A3 Pre, A4 Pre
0.000	**0.000**	**0.000**	**1.619**	**0.000**	**1.619**	**TOTAL AREA**	

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Time span=0.00-60.00 hrs, dt=0.05 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1 Pre: Total Pre Dev Site Runoff Area=8,984 sf 100.00% Impervious Runoff Depth=1.58"
Flow Length=150' Slope=0.0100 '/' Tc=2.5 min CN=98 Runoff=0.53 cfs 0.027 af

Subcatchment A2 Pre: Total Pre Dev Site Runoff Area=31,328 sf 100.00% Impervious Runoff Depth=1.58"
Flow Length=280' Slope=0.0100 '/' Tc=4.1 min CN=98 Runoff=1.87 cfs 0.094 af

Subcatchment A3 Pre: Total Pre Dev Site Runoff Area=12,055 sf 100.00% Impervious Runoff Depth=1.58"
Flow Length=160' Slope=0.0100 '/' Tc=2.6 min CN=98 Runoff=0.74 cfs 0.036 af

Subcatchment A4 Pre: Total Pre Dev Site Runoff Area=18,152 sf 100.00% Impervious Runoff Depth=1.58"
Flow Length=100' Slope=0.0100 '/' Tc=1.8 min CN=98 Runoff=1.11 cfs 0.055 af

Total Runoff Area = 1.619 ac Runoff Volume = 0.213 af Average Runoff Depth = 1.58"
0.00% Pervious = 0.000 ac 100.00% Impervious = 1.619 ac

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A1 Pre: Total Pre Dev Site Area 1

[49] Hint: Tc<2dt may require smaller dt

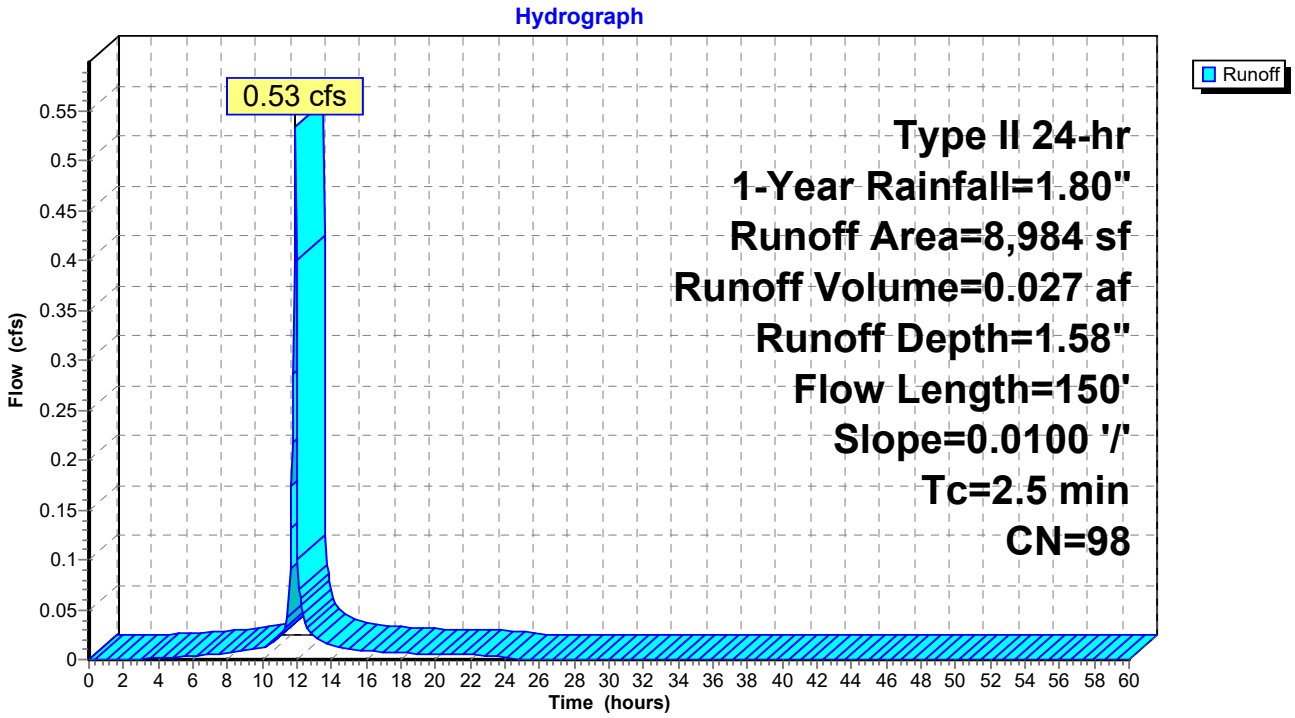
Runoff = 0.53 cfs @ 11.92 hrs, Volume= 0.027 af, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

Area (sf)	CN	Description
8,984	98	Paved parking, HSG D
8,984		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A1 Pre: Total Pre Dev Site Area 1



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A2 Pre: Total Pre Dev Site Area 2

[49] Hint: Tc<2dt may require smaller dt

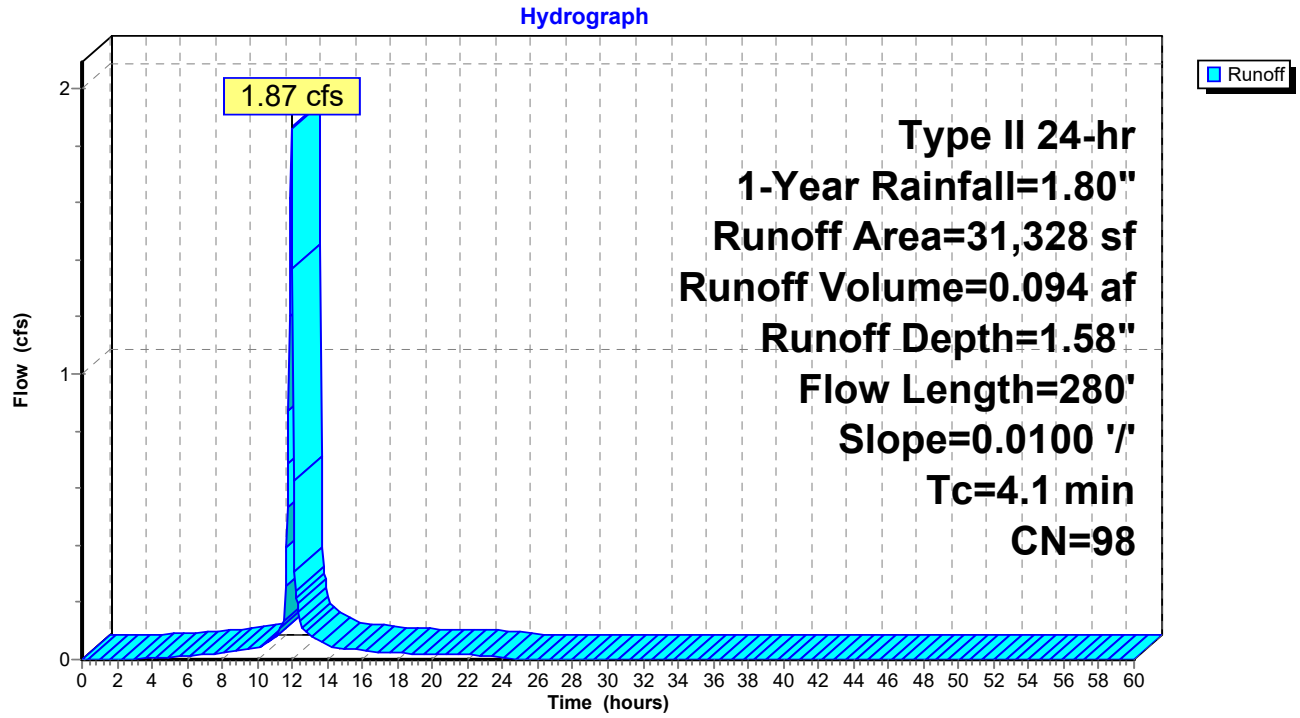
Runoff = 1.87 cfs @ 11.94 hrs, Volume= 0.094 af, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

Area (sf)	CN	Description
31,328	98	Paved parking, HSG D
31,328		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	280	0.0100	1.13		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A2 Pre: Total Pre Dev Site Area 2



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A3 Pre: Total Pre Dev Site Area 3

[49] Hint: Tc<2dt may require smaller dt

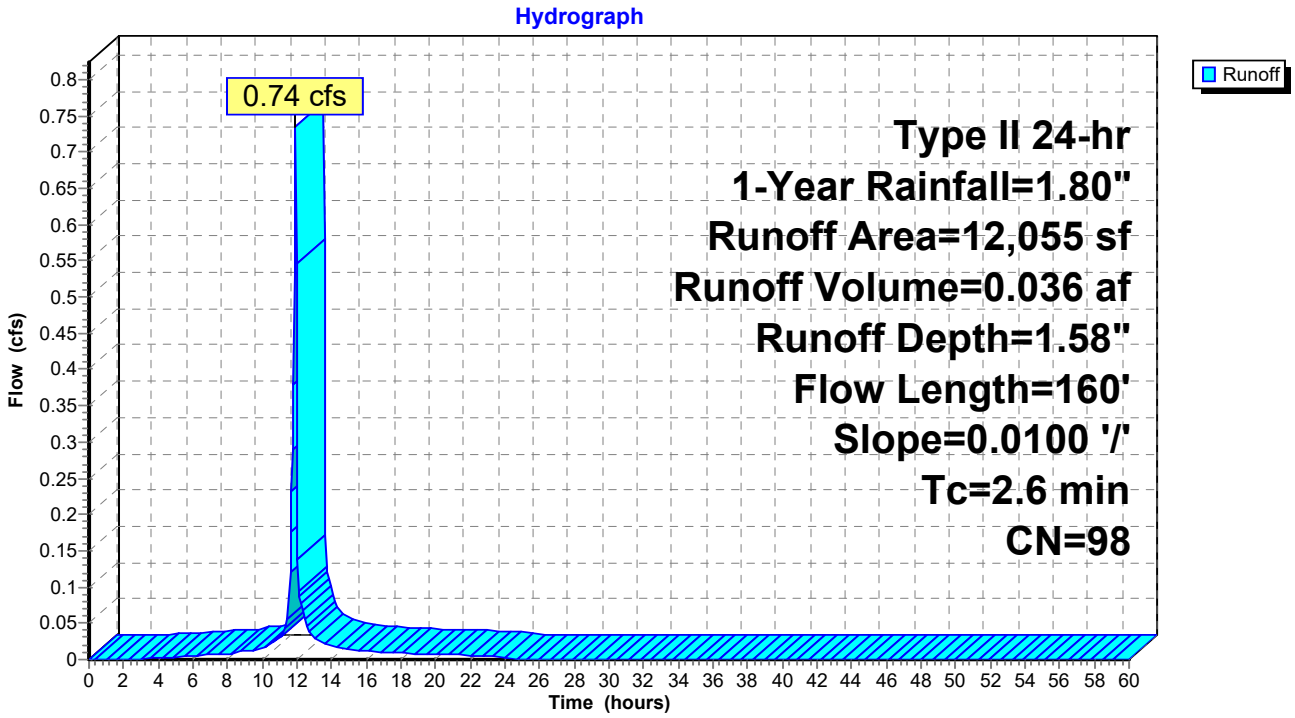
Runoff = 0.74 cfs @ 11.93 hrs, Volume= 0.036 af, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

Area (sf)	CN	Description
12,055	98	Paved parking, HSG D
12,055		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	160	0.0100	1.01		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A3 Pre: Total Pre Dev Site Area 3



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A4 Pre: Total Pre Dev Site Area 4

[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.11 cfs @ 11.91 hrs, Volume= 0.055 af, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

Area (sf)	CN	Description
18,152	98	Paved parking, HSG D
18,152		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
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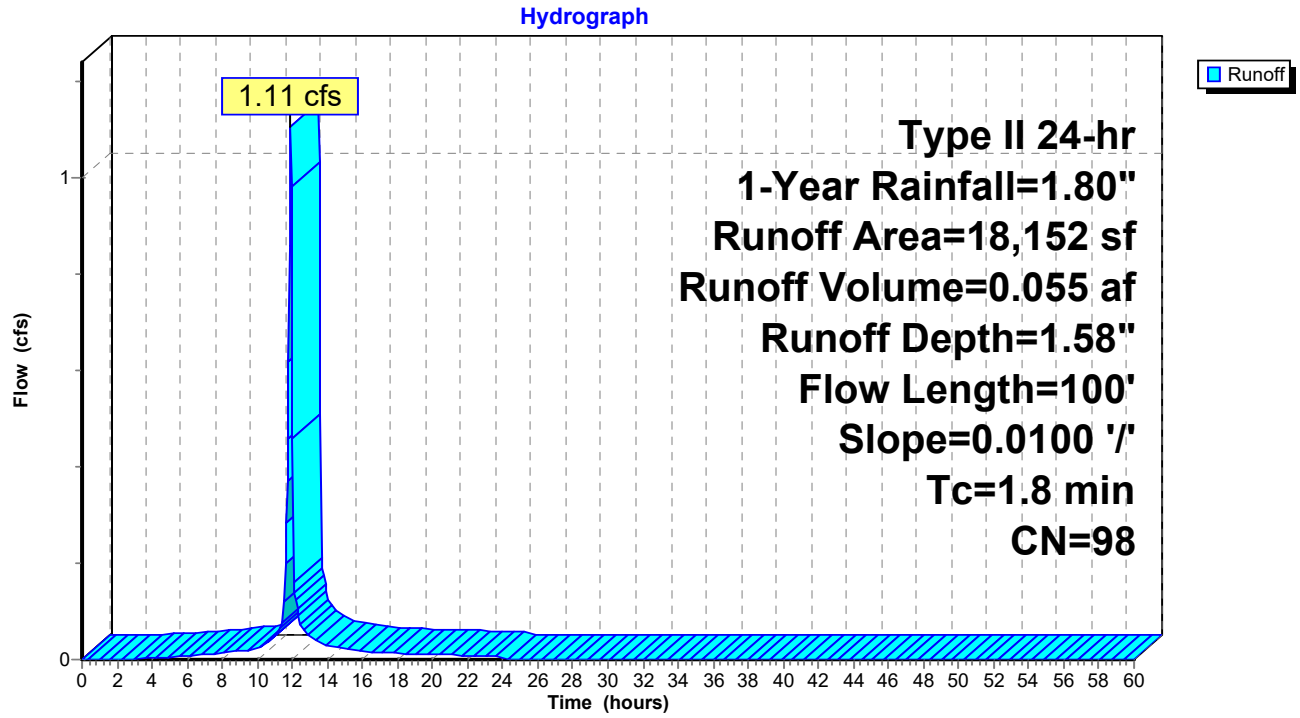
Subcatchment A4 Pre: Total Pre Dev Site Area 4



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Time span=0.00-60.00 hrs, dt=0.05 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1 Pre: Total Pre Dev Site Runoff Area=8,984 sf 100.00% Impervious Runoff Depth=2.88"
Flow Length=150' Slope=0.0100 '/' Tc=2.5 min CN=98 Runoff=0.94 cfs 0.049 af

Subcatchment A2 Pre: Total Pre Dev Site Runoff Area=31,328 sf 100.00% Impervious Runoff Depth=2.88"
Flow Length=280' Slope=0.0100 '/' Tc=4.1 min CN=98 Runoff=3.29 cfs 0.172 af

Subcatchment A3 Pre: Total Pre Dev Site Runoff Area=12,055 sf 100.00% Impervious Runoff Depth=2.88"
Flow Length=160' Slope=0.0100 '/' Tc=2.6 min CN=98 Runoff=1.30 cfs 0.066 af

Subcatchment A4 Pre: Total Pre Dev Site Runoff Area=18,152 sf 100.00% Impervious Runoff Depth=2.88"
Flow Length=100' Slope=0.0100 '/' Tc=1.8 min CN=98 Runoff=1.96 cfs 0.100 af

Total Runoff Area = 1.619 ac Runoff Volume = 0.388 af Average Runoff Depth = 2.88"
0.00% Pervious = 0.000 ac 100.00% Impervious = 1.619 ac

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A1 Pre: Total Pre Dev Site Area 1

[49] Hint: Tc<2dt may require smaller dt

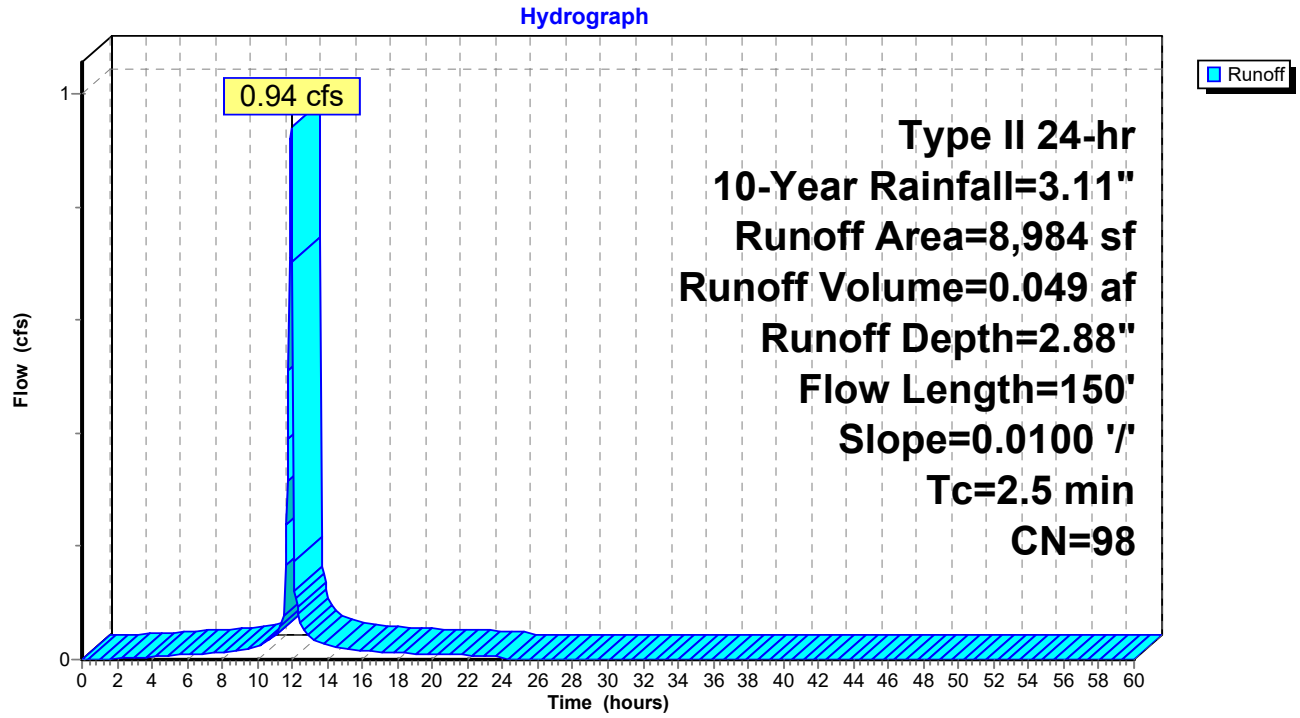
Runoff = 0.94 cfs @ 11.92 hrs, Volume= 0.049 af, Depth= 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (sf)	CN	Description
8,984	98	Paved parking, HSG D
8,984		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A1 Pre: Total Pre Dev Site Area 1



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A2 Pre: Total Pre Dev Site Area 2

[49] Hint: Tc<2dt may require smaller dt

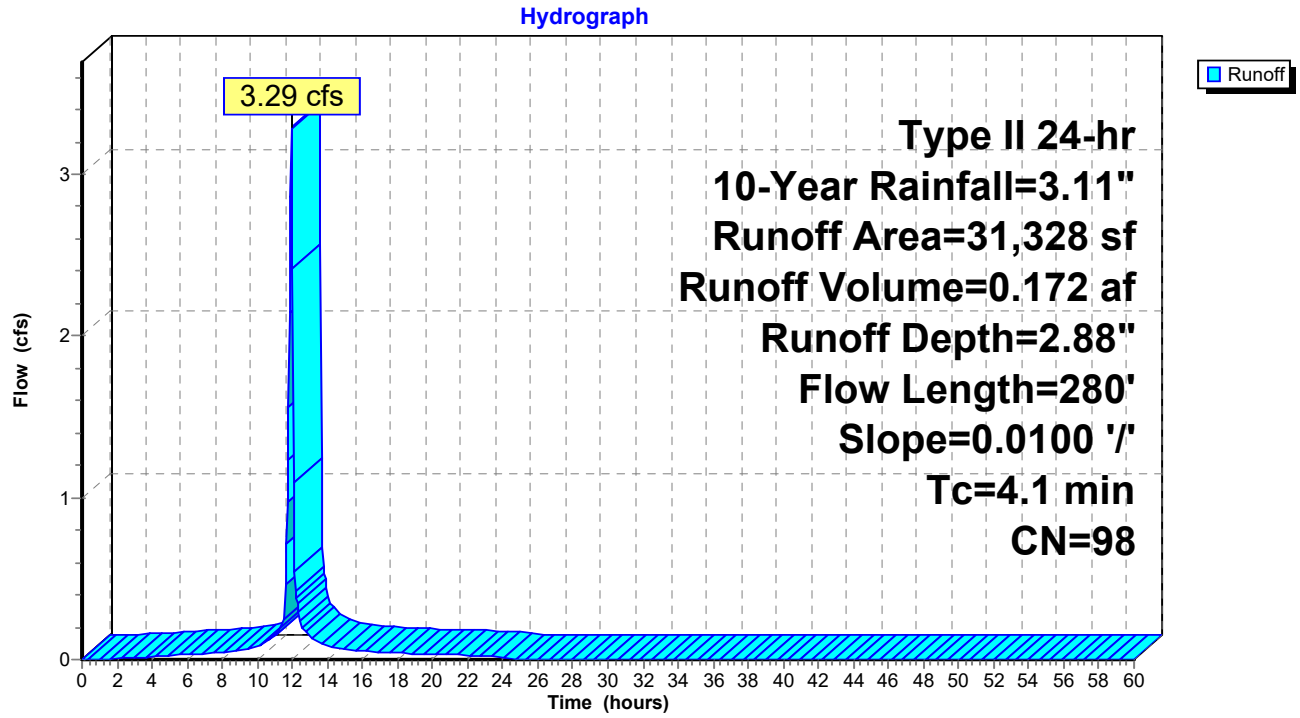
Runoff = 3.29 cfs @ 11.94 hrs, Volume= 0.172 af, Depth= 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (sf)	CN	Description
31,328	98	Paved parking, HSG D
31,328		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	280	0.0100	1.13		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A2 Pre: Total Pre Dev Site Area 2



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A3 Pre: Total Pre Dev Site Area 3

[49] Hint: Tc<2dt may require smaller dt

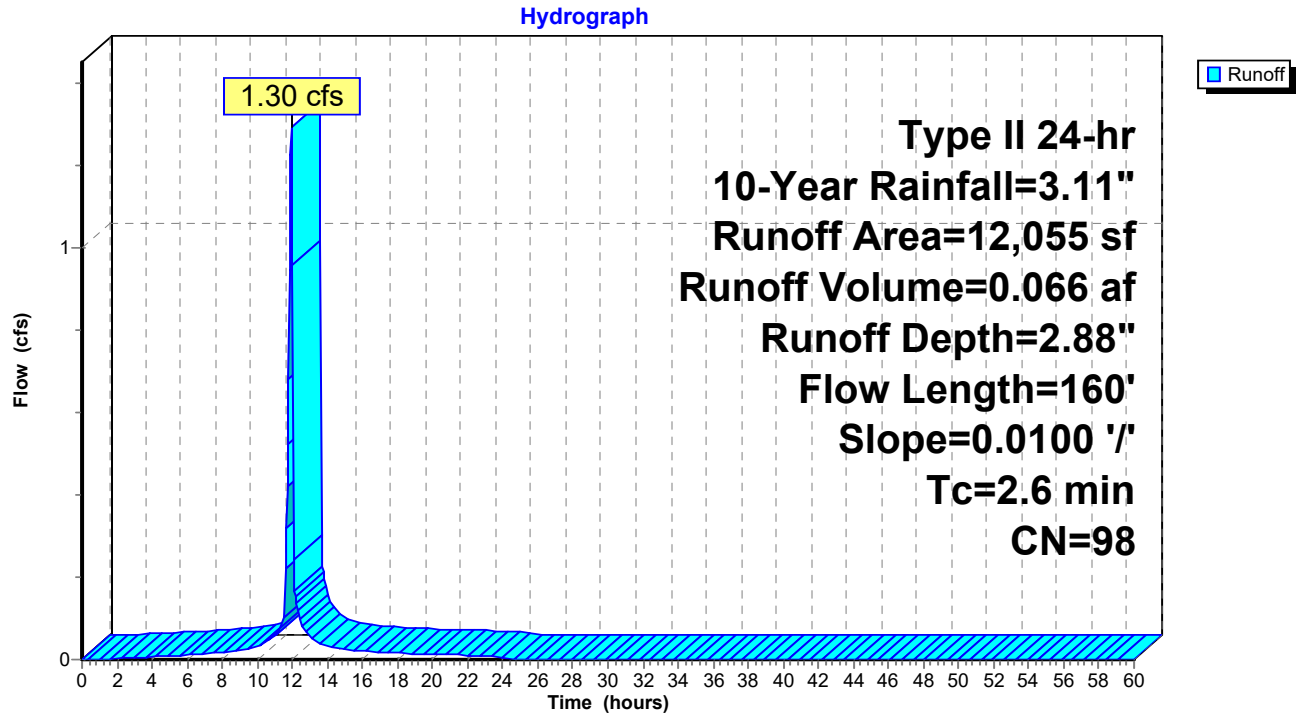
Runoff = 1.30 cfs @ 11.93 hrs, Volume= 0.066 af, Depth= 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (sf)	CN	Description
12,055	98	Paved parking, HSG D
12,055		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	160	0.0100	1.01		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A3 Pre: Total Pre Dev Site Area 3



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A4 Pre: Total Pre Dev Site Area 4

[49] Hint: Tc<2dt may require smaller dt

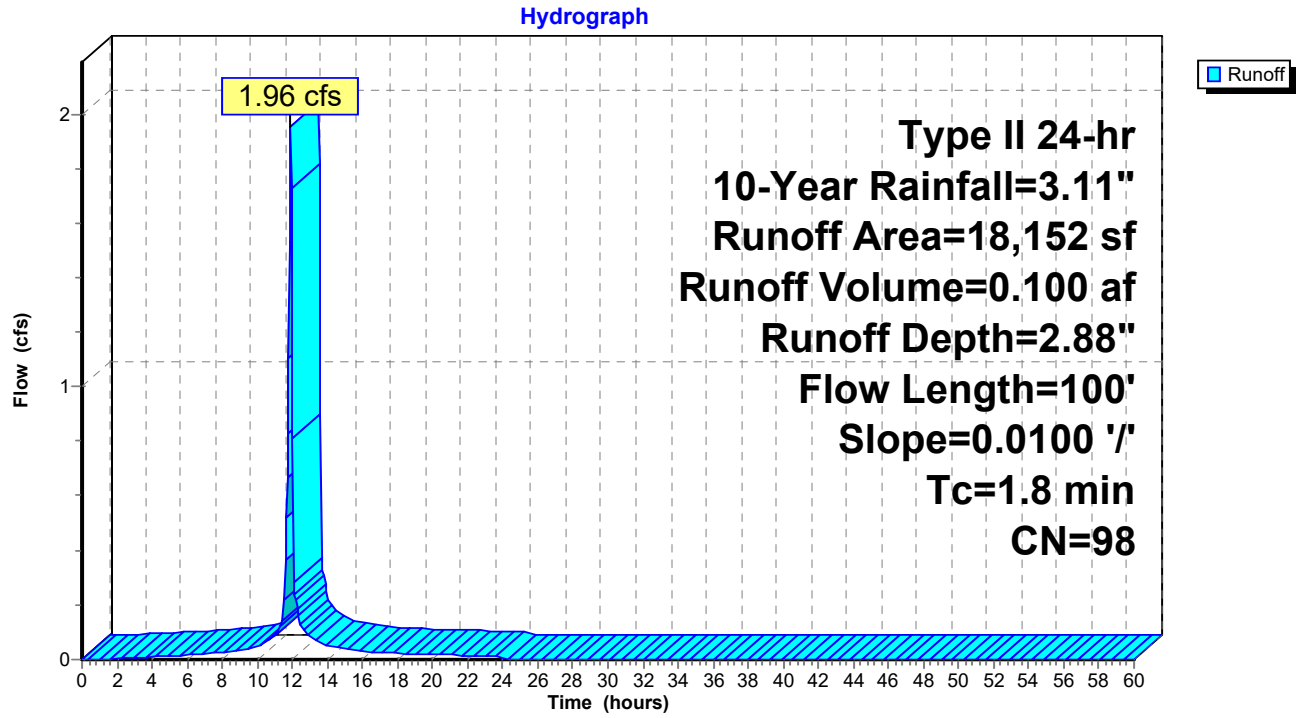
Runoff = 1.96 cfs @ 11.91 hrs, Volume= 0.100 af, Depth= 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (sf)	CN	Description
18,152	98	Paved parking, HSG D
18,152		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A4 Pre: Total Pre Dev Site Area 4



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Time span=0.00-60.00 hrs, dt=0.05 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1 Pre: Total Pre Dev Site Runoff Area=8,984 sf 100.00% Impervious Runoff Depth=3.57"
Flow Length=150' Slope=0.0100 '/' Tc=2.5 min CN=98 Runoff=1.16 cfs 0.061 af

Subcatchment A2 Pre: Total Pre Dev Site Runoff Area=31,328 sf 100.00% Impervious Runoff Depth=3.57"
Flow Length=280' Slope=0.0100 '/' Tc=4.1 min CN=98 Runoff=4.04 cfs 0.214 af

Subcatchment A3 Pre: Total Pre Dev Site Runoff Area=12,055 sf 100.00% Impervious Runoff Depth=3.57"
Flow Length=160' Slope=0.0100 '/' Tc=2.6 min CN=98 Runoff=1.59 cfs 0.082 af

Subcatchment A4 Pre: Total Pre Dev Site Runoff Area=18,152 sf 100.00% Impervious Runoff Depth=3.57"
Flow Length=100' Slope=0.0100 '/' Tc=1.8 min CN=98 Runoff=2.40 cfs 0.124 af

Total Runoff Area = 1.619 ac Runoff Volume = 0.481 af Average Runoff Depth = 3.57"
0.00% Pervious = 0.000 ac 100.00% Impervious = 1.619 ac

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A1 Pre: Total Pre Dev Site Area 1

[49] Hint: Tc<2dt may require smaller dt

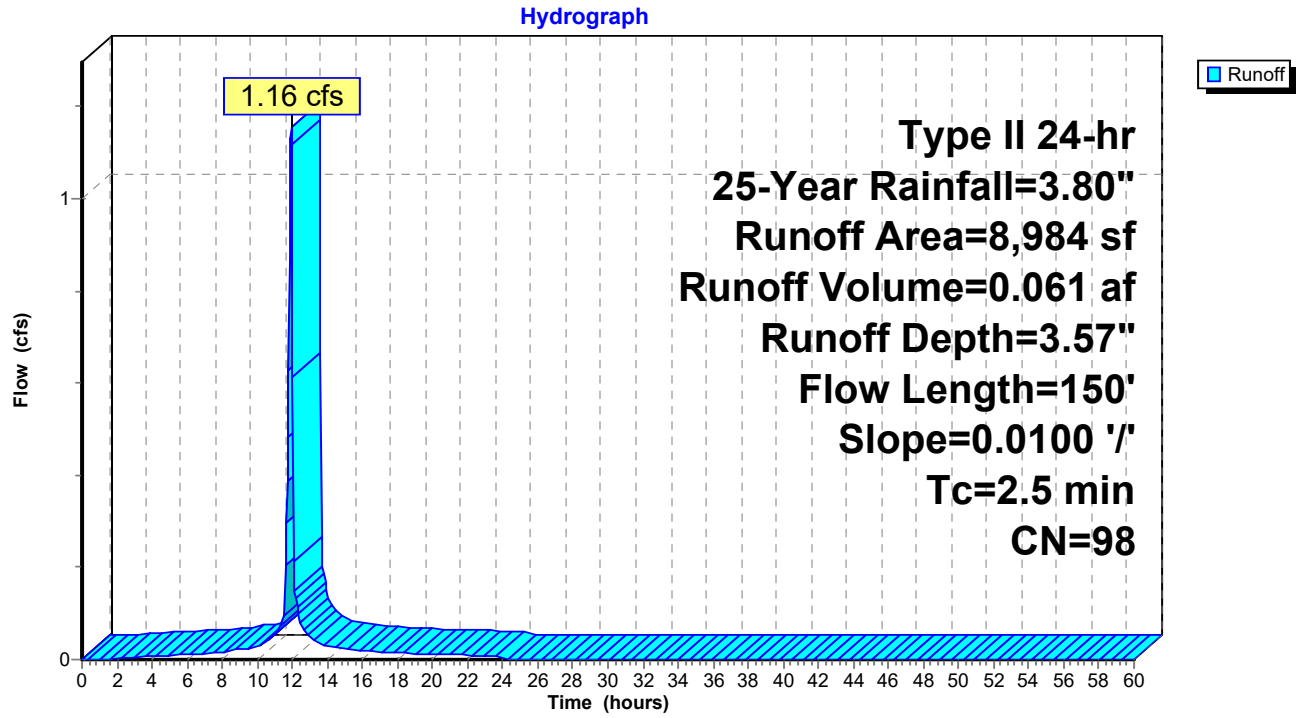
Runoff = 1.16 cfs @ 11.92 hrs, Volume= 0.061 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.80"

Area (sf)	CN	Description
8,984	98	Paved parking, HSG D
8,984		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A1 Pre: Total Pre Dev Site Area 1



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A2 Pre: Total Pre Dev Site Area 2

[49] Hint: Tc<2dt may require smaller dt

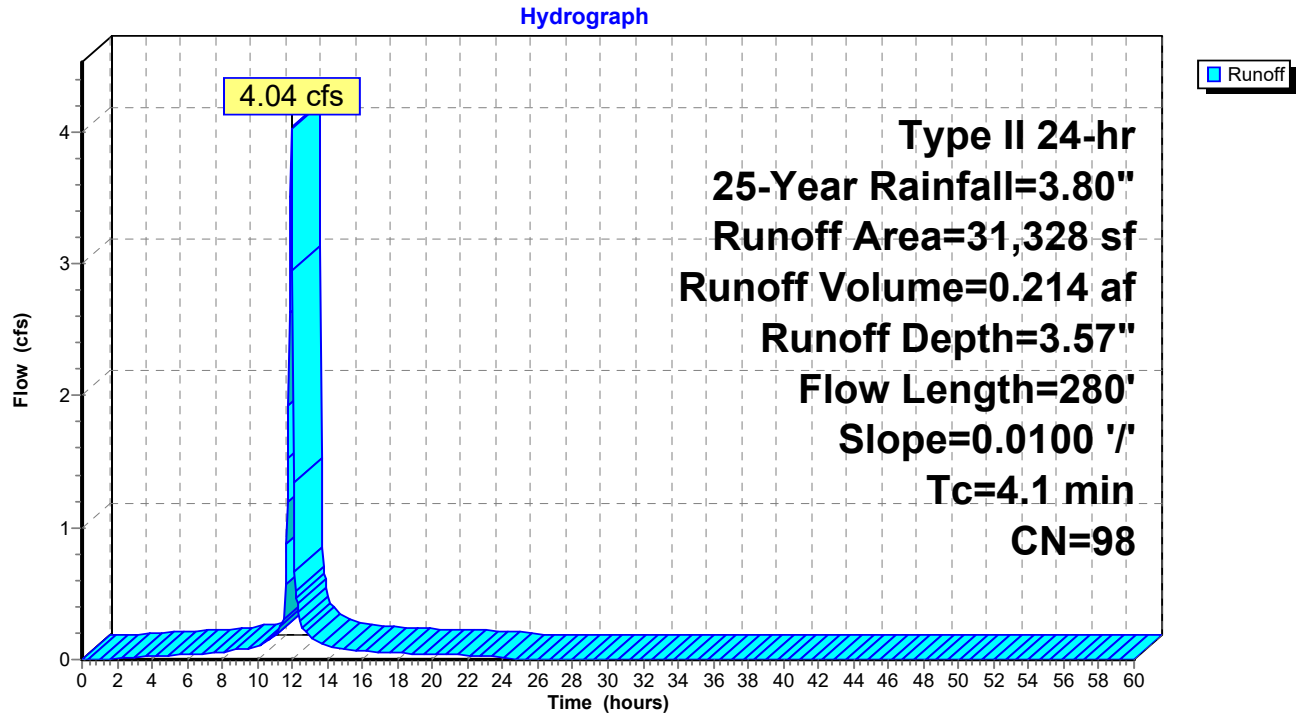
Runoff = 4.04 cfs @ 11.94 hrs, Volume= 0.214 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.80"

Area (sf)	CN	Description
31,328	98	Paved parking, HSG D
31,328		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	280	0.0100	1.13		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A2 Pre: Total Pre Dev Site Area 2



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A3 Pre: Total Pre Dev Site Area 3

[49] Hint: Tc<2dt may require smaller dt

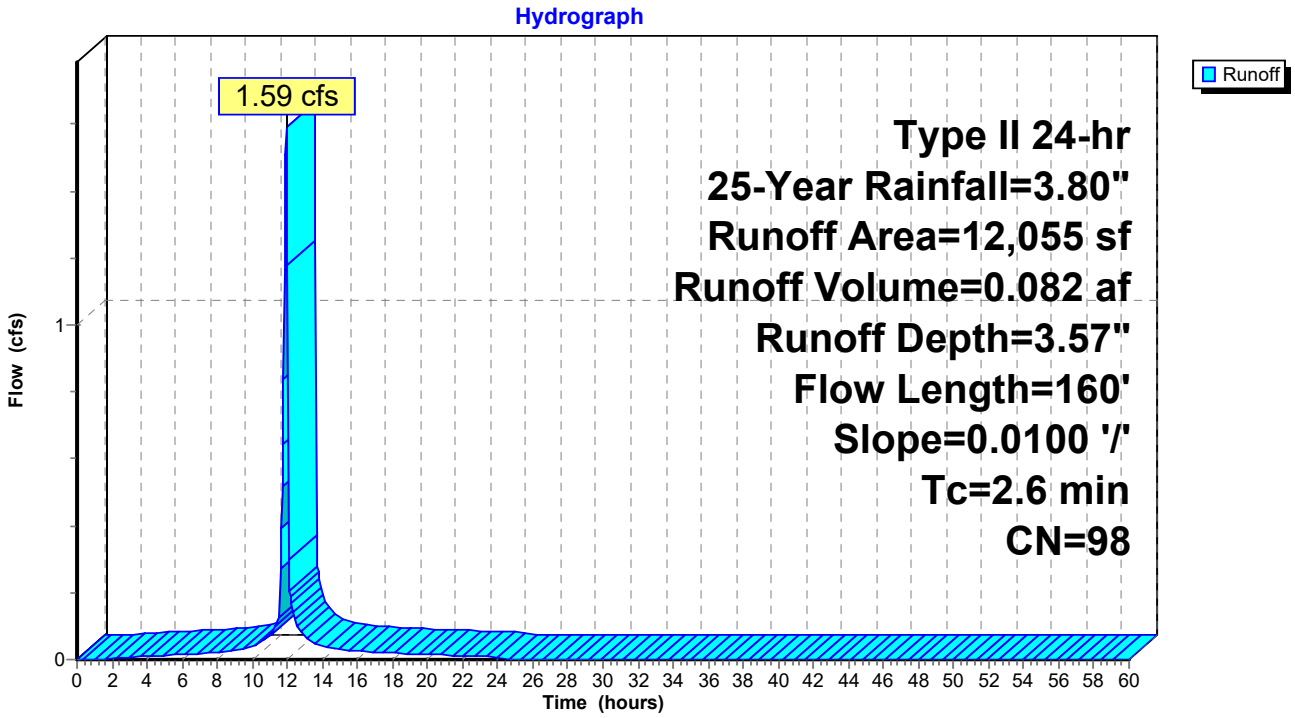
Runoff = 1.59 cfs @ 11.93 hrs, Volume= 0.082 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.80"

Area (sf)	CN	Description
12,055	98	Paved parking, HSG D
12,055		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	160	0.0100	1.01		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A3 Pre: Total Pre Dev Site Area 3



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A4 Pre: Total Pre Dev Site Area 4

[49] Hint: Tc<2dt may require smaller dt

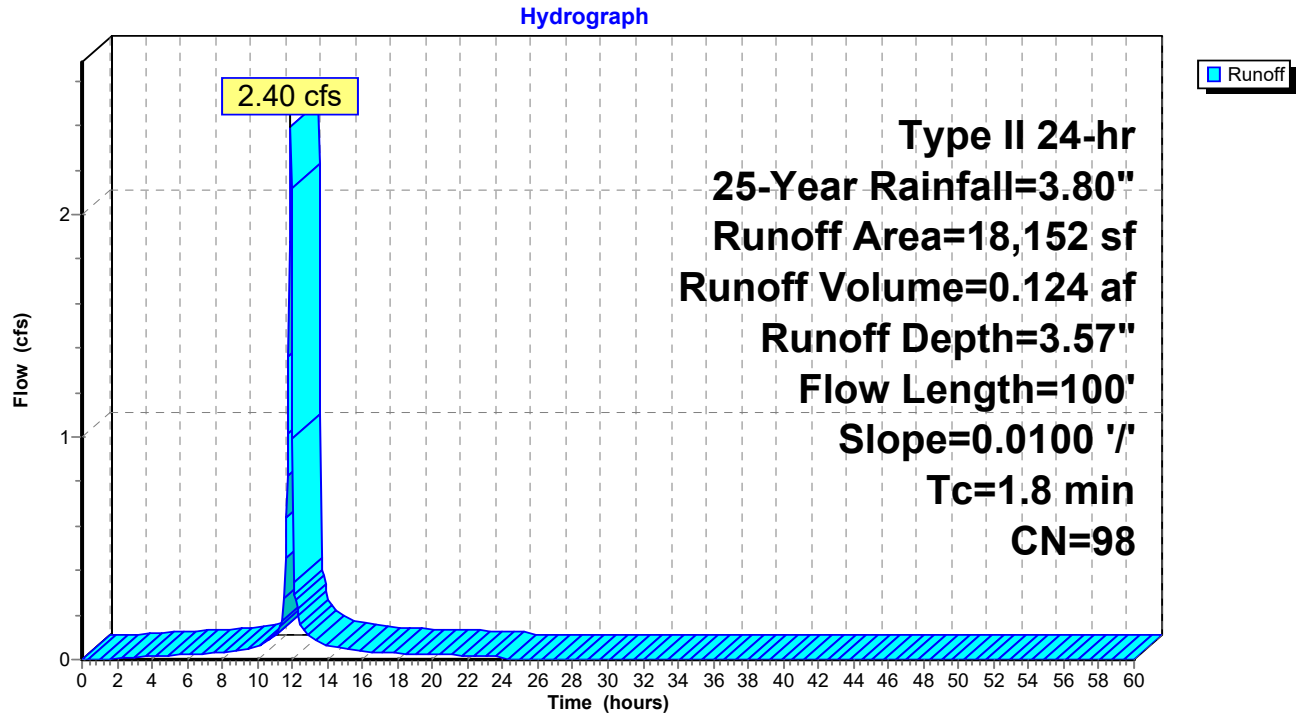
Runoff = 2.40 cfs @ 11.91 hrs, Volume= 0.124 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.80"

Area (sf)	CN	Description
18,152	98	Paved parking, HSG D
18,152		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

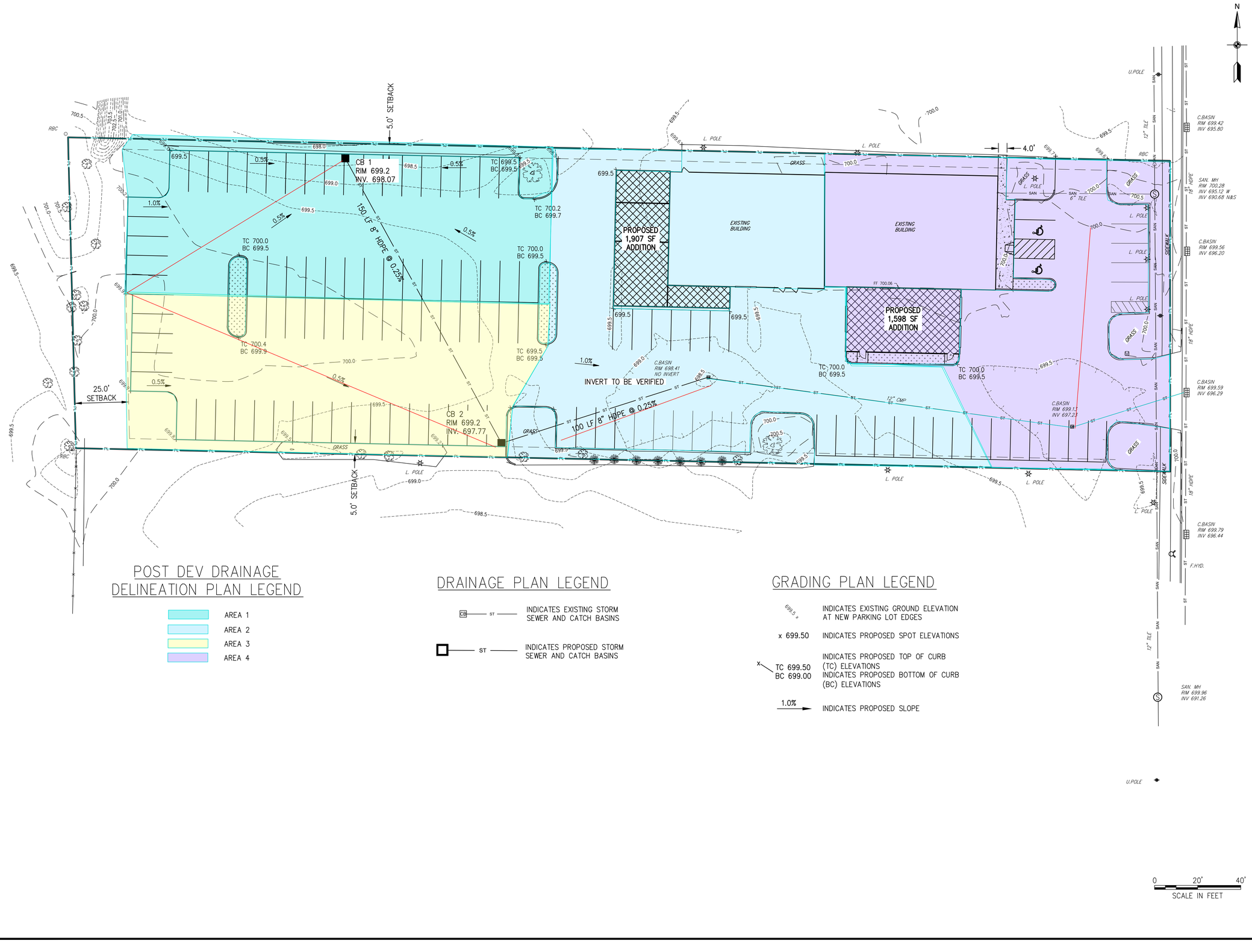
Subcatchment A4 Pre: Total Pre Dev Site Area 4



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

APPENDIX B
Post-Dev Drainage Delineation Map and Post-Development Peak Flow Analysis

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)



POST DEV DRAINAGE DELINEATION PLAN LEGEND

- AREA 1
- AREA 2
- AREA 3
- AREA 4

DRAINAGE PLAN LEGEND

- CB — ST — INDICATES EXISTING STORM SEWER AND CATCH BASINS
- ST — INDICATES PROPOSED STORM SEWER AND CATCH BASINS

GRADING PLAN LEGEND

- 698.5 + — INDICATES EXISTING GROUND ELEVATION AT NEW PARKING LOT EDGES
- x 699.50 — INDICATES PROPOSED SPOT ELEVATIONS
- TC 699.50 / BC 699.00 — INDICATES PROPOSED TOP OF CURB (TC) ELEVATIONS / INDICATES PROPOSED BOTTOM OF CURB (BC) ELEVATIONS
- 1.0% — INDICATES PROPOSED SLOPE

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

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AMHERST, NEW YORK

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LICENSED PROFESSIONAL ENGINEER
No. 131

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REVISIONS		
####	####	####
####	####	####
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NO.	REVISION	DATE

02/2021

DRAWN/DESIGN BY	CHECKED BY
D.V.	R.C.

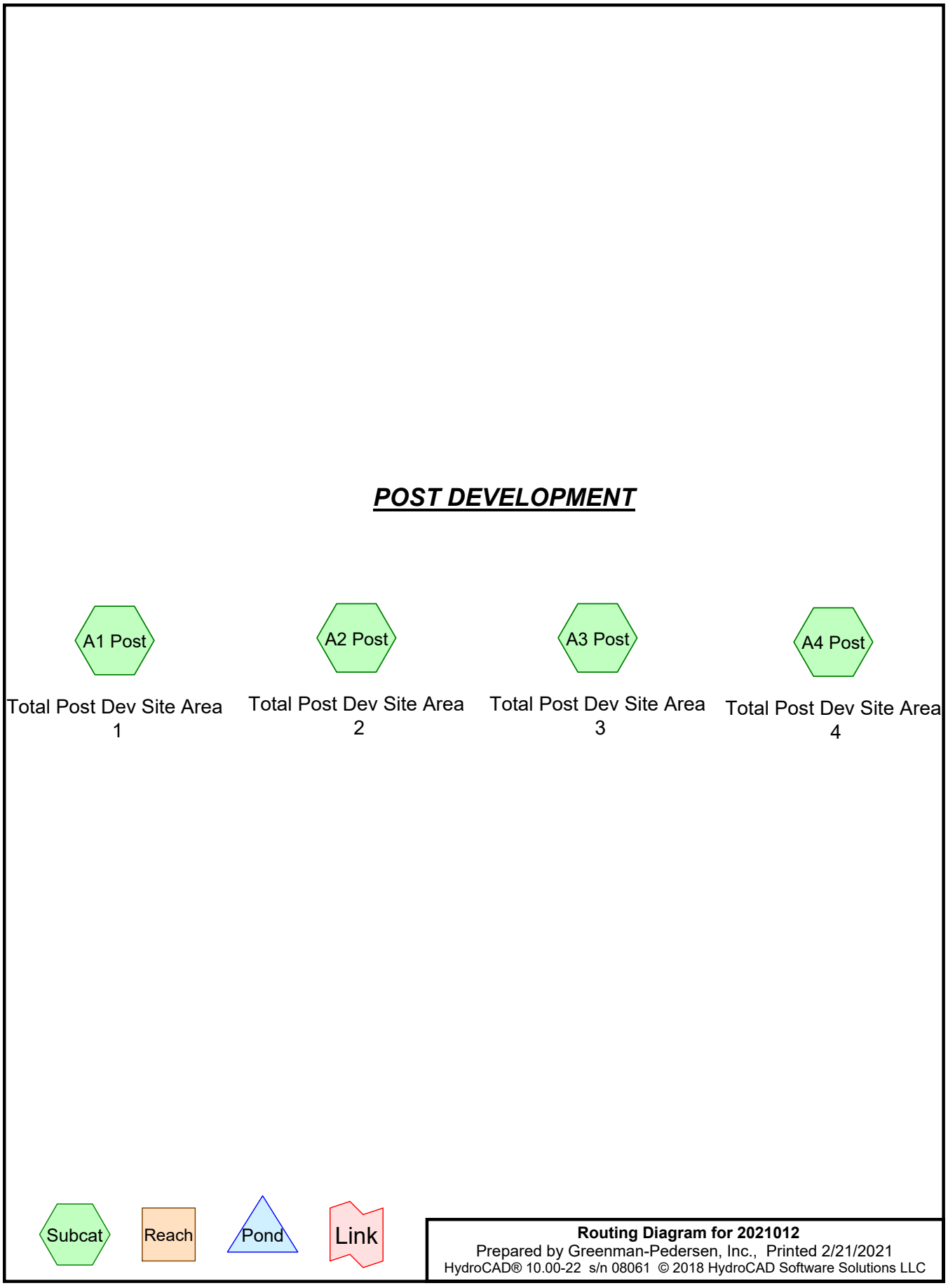
POST DEV DRAINAGE DELINEATION PLAN

SCALE: AS NOTED

WNY-2021012.00

XX OF ##

Attachment: SP-1988-52F application_041521 (22936 : Sp-1988-52F)



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.607	98	Paved parking, HSG D (A1 Post, A2 Post, A3 Post, A4 Post)
1.607	**98**	**TOTAL AREA**

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
1.607	HSG D	A1 Post, A2 Post, A3 Post, A4 Post
0.000	Other	
1.607		**TOTAL AREA**

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	1.607	0.000	1.607	Paved parking	A1 Post, A2 Post, A3 Post, A4 Post
0.000	**0.000**	**0.000**	**1.607**	**0.000**	**1.607**	**TOTAL AREA**	

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Time span=0.00-60.00 hrs, dt=0.05 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1 Post: Total Post Dev Runoff Area=14,503 sf 100.00% Impervious Runoff Depth=1.58"
Flow Length=117' Slope=0.0100 '/' Tc=2.1 min CN=98 Runoff=0.87 cfs 0.044 af

Subcatchment A2 Post: Total Post Dev Runoff Area=22,389 sf 100.00% Impervious Runoff Depth=1.58"
Flow Length=74' Slope=0.0100 '/' Tc=1.4 min CN=98 Runoff=1.39 cfs 0.068 af

Subcatchment A3 Post: Total Post Dev Runoff Area=13,513 sf 100.00% Impervious Runoff Depth=1.58"
Flow Length=185' Slope=0.0100 '/' Tc=3.0 min CN=98 Runoff=0.82 cfs 0.041 af

Subcatchment A4 Post: Total Post Dev Runoff Area=19,591 sf 100.00% Impervious Runoff Depth=1.58"
Flow Length=100' Slope=0.0100 '/' Tc=1.8 min CN=98 Runoff=1.20 cfs 0.059 af

Total Runoff Area = 1.607 ac Runoff Volume = 0.211 af Average Runoff Depth = 1.58"
0.00% Pervious = 0.000 ac 100.00% Impervious = 1.607 ac

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A1 Post: Total Post Dev Site Area 1

[49] Hint: Tc<2dt may require smaller dt

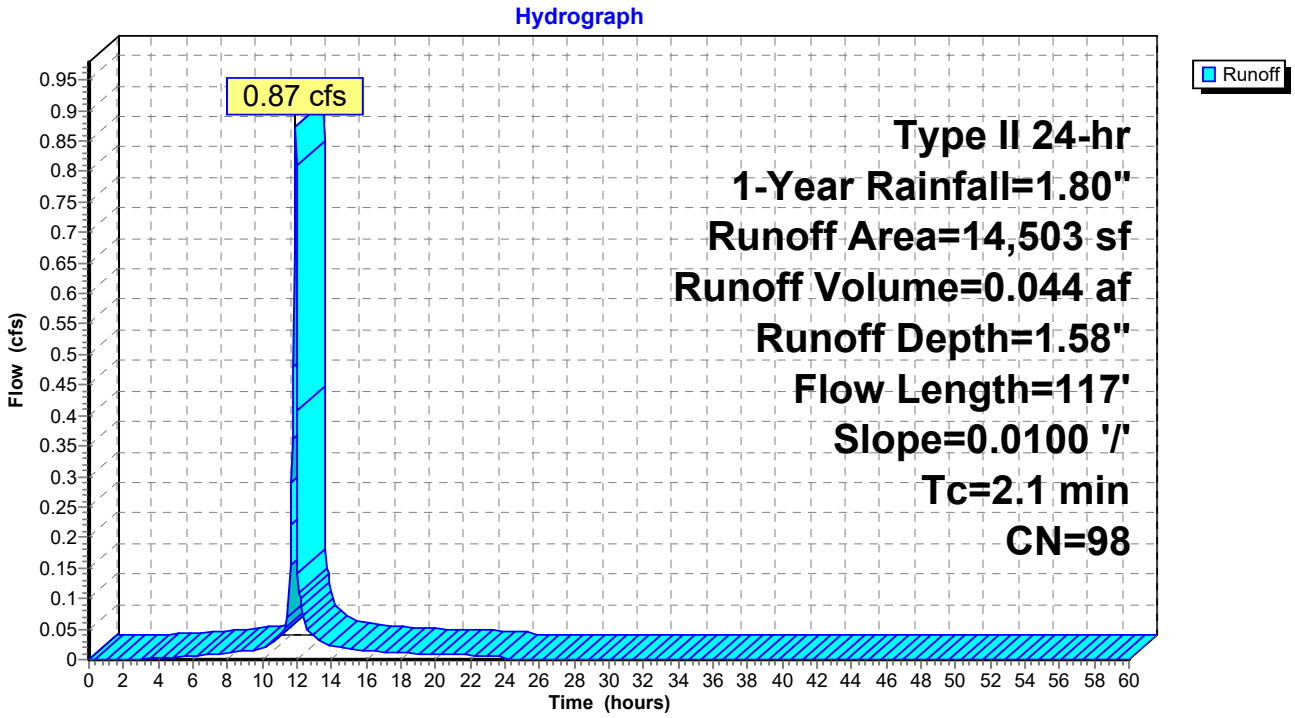
Runoff = 0.87 cfs @ 11.91 hrs, Volume= 0.044 af, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

Area (sf)	CN	Description
14,503	98	Paved parking, HSG D
14,503		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	117	0.0100	0.95		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A1 Post: Total Post Dev Site Area 1



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A2 Post: Total Post Dev Site Area 2

[49] Hint: Tc<2dt may require smaller dt

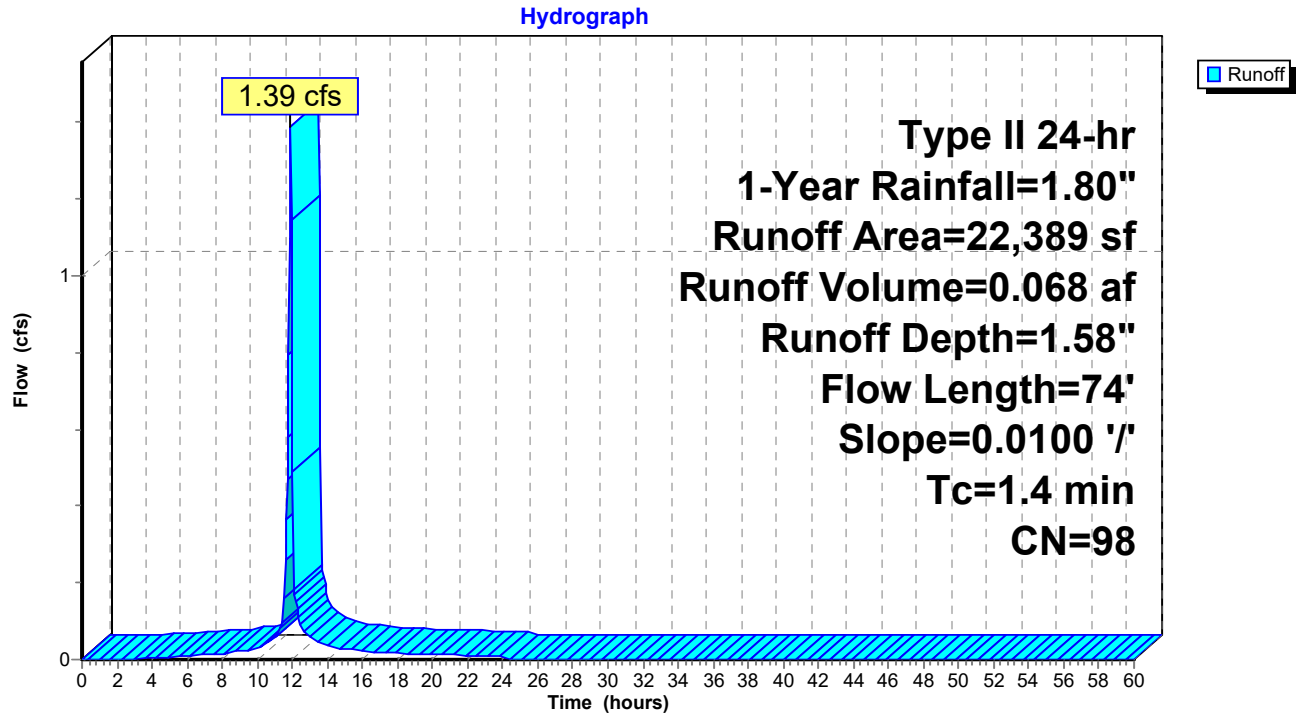
Runoff = 1.39 cfs @ 11.90 hrs, Volume= 0.068 af, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

Area (sf)	CN	Description
22,389	98	Paved parking, HSG D
22,389		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	74	0.0100	0.87		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A2 Post: Total Post Dev Site Area 2



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A3 Post: Total Post Dev Site Area 3

[49] Hint: Tc<2dt may require smaller dt

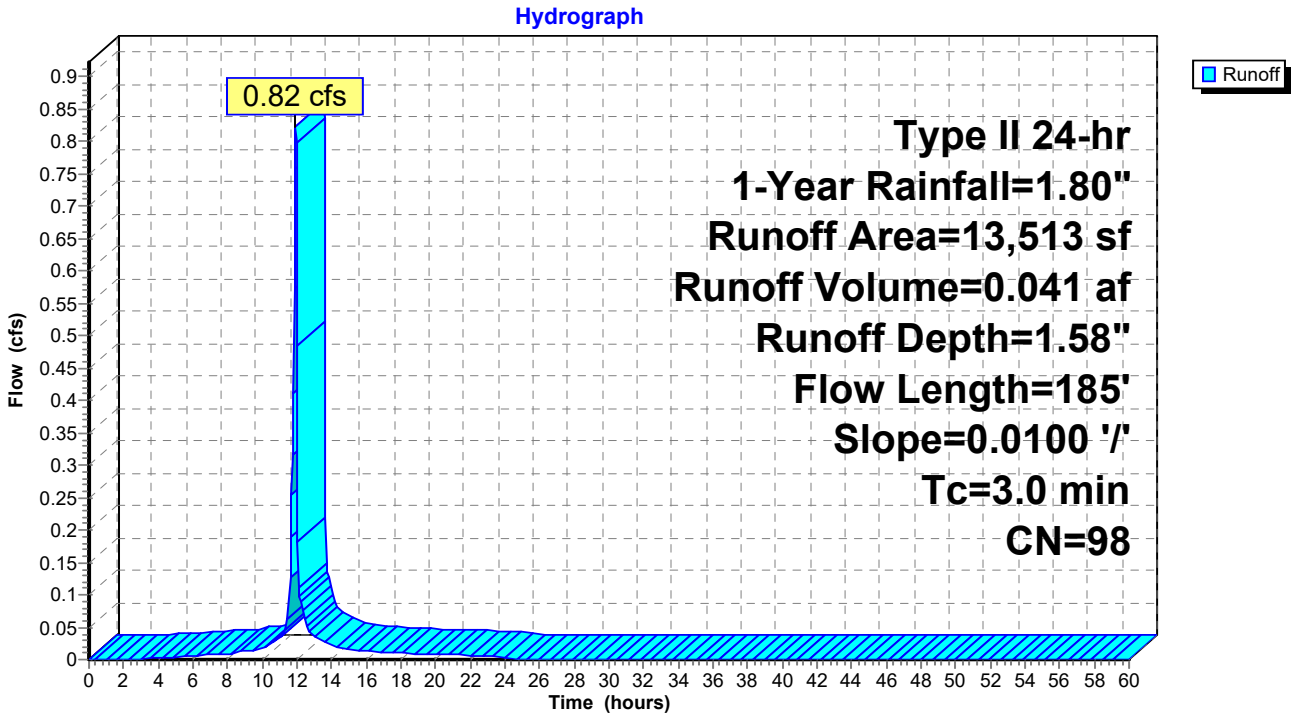
Runoff = 0.82 cfs @ 11.93 hrs, Volume= 0.041 af, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

Area (sf)	CN	Description
13,513	98	Paved parking, HSG D
13,513		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0	185	0.0100	1.04		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A3 Post: Total Post Dev Site Area 3



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A4 Post: Total Post Dev Site Area 4

[49] Hint: Tc<2dt may require smaller dt

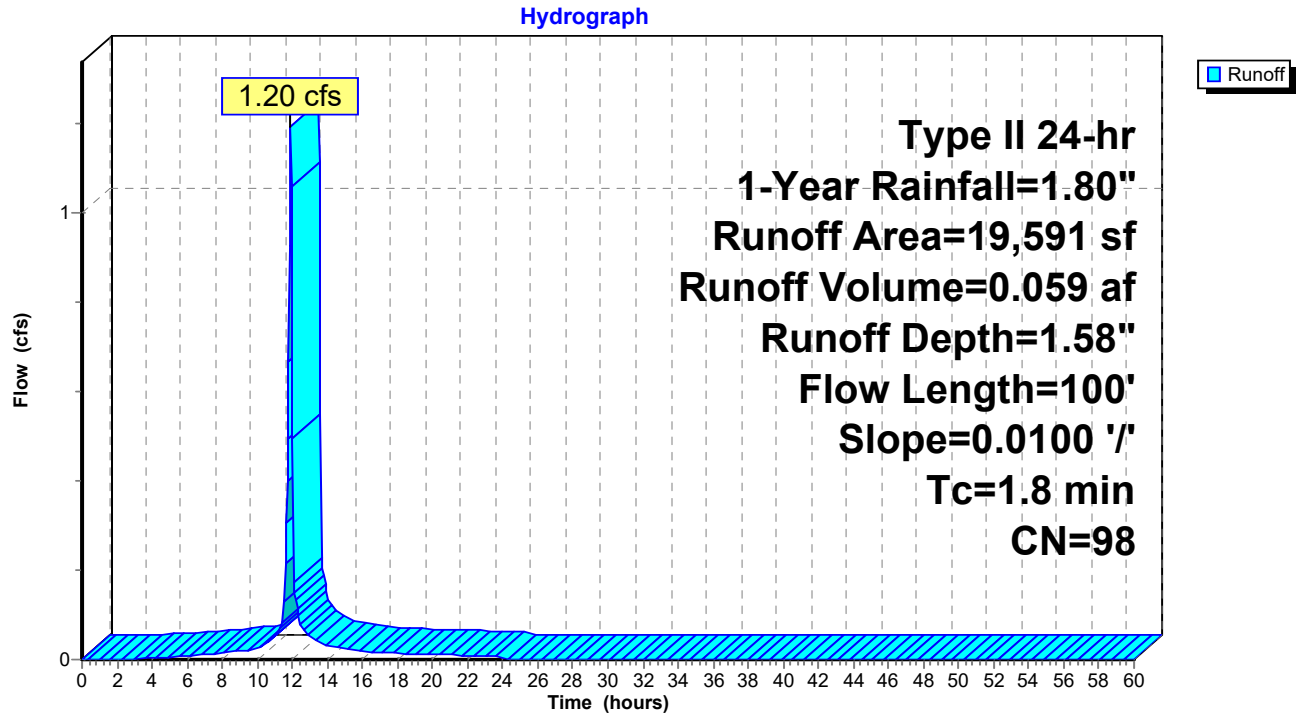
Runoff = 1.20 cfs @ 11.91 hrs, Volume= 0.059 af, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

Area (sf)	CN	Description
19,591	98	Paved parking, HSG D
19,591		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A4 Post: Total Post Dev Site Area 4



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Time span=0.00-60.00 hrs, dt=0.05 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1 Post: Total Post Dev Runoff Area=14,503 sf 100.00% Impervious Runoff Depth=2.88"
Flow Length=117' Slope=0.0100 '/' Tc=2.1 min CN=98 Runoff=1.54 cfs 0.080 af

Subcatchment A2 Post: Total Post Dev Runoff Area=22,389 sf 100.00% Impervious Runoff Depth=2.88"
Flow Length=74' Slope=0.0100 '/' Tc=1.4 min CN=98 Runoff=2.46 cfs 0.123 af

Subcatchment A3 Post: Total Post Dev Runoff Area=13,513 sf 100.00% Impervious Runoff Depth=2.88"
Flow Length=185' Slope=0.0100 '/' Tc=3.0 min CN=98 Runoff=1.45 cfs 0.074 af

Subcatchment A4 Post: Total Post Dev Runoff Area=19,591 sf 100.00% Impervious Runoff Depth=2.88"
Flow Length=100' Slope=0.0100 '/' Tc=1.8 min CN=98 Runoff=2.11 cfs 0.108 af

Total Runoff Area = 1.607 ac Runoff Volume = 0.385 af Average Runoff Depth = 2.88"
0.00% Pervious = 0.000 ac 100.00% Impervious = 1.607 ac

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A1 Post: Total Post Dev Site Area 1

[49] Hint: Tc<2dt may require smaller dt

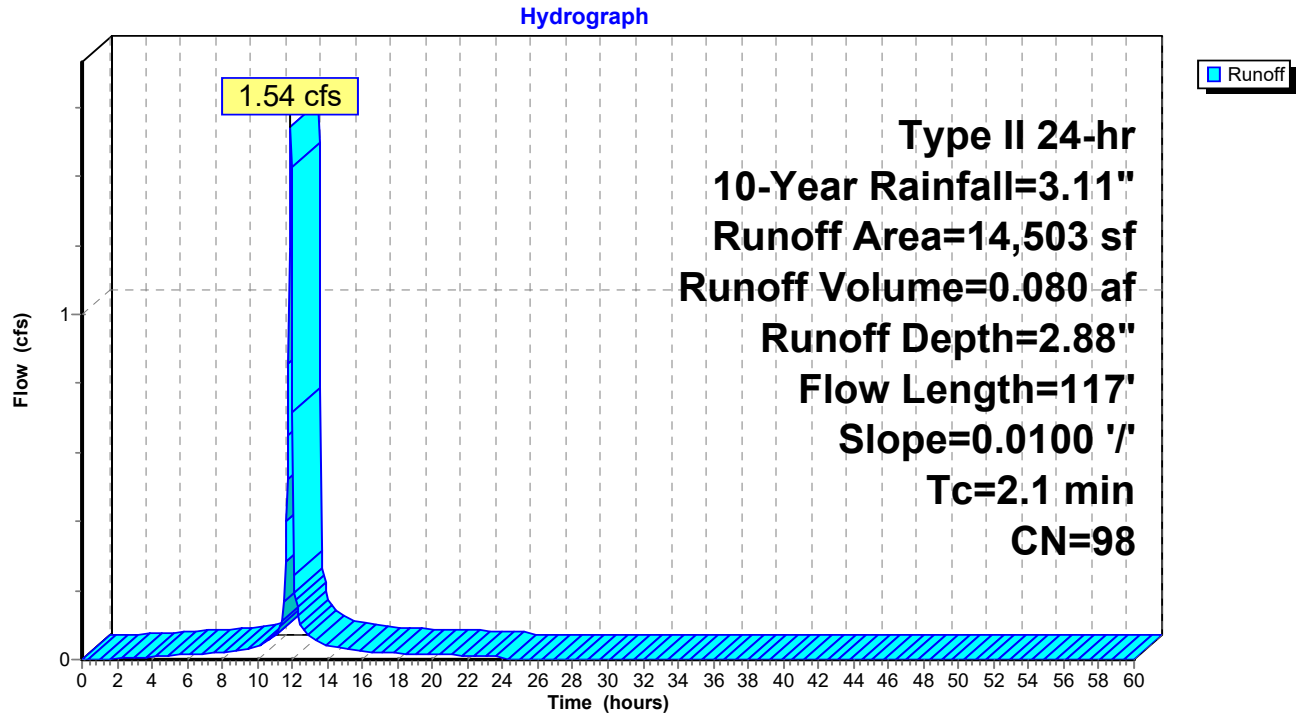
Runoff = 1.54 cfs @ 11.91 hrs, Volume= 0.080 af, Depth= 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (sf)	CN	Description
14,503	98	Paved parking, HSG D
14,503		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	117	0.0100	0.95		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A1 Post: Total Post Dev Site Area 1



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A2 Post: Total Post Dev Site Area 2

[49] Hint: Tc<2dt may require smaller dt

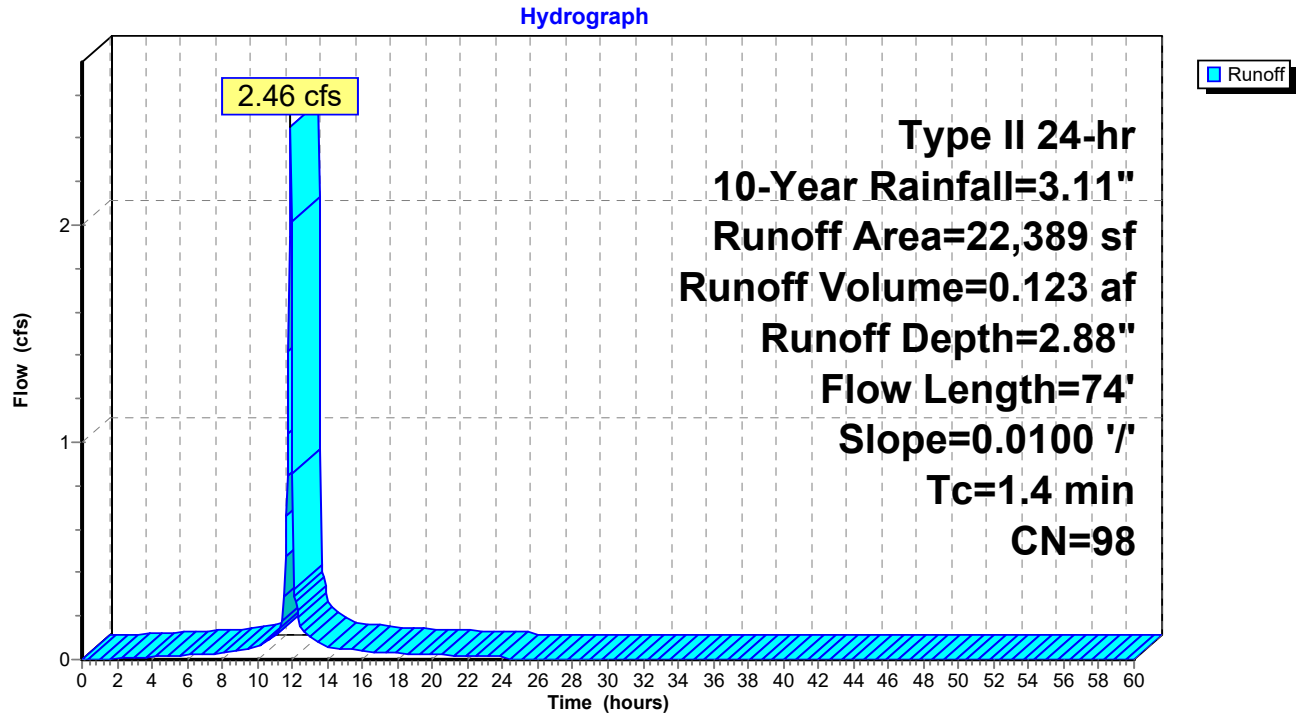
Runoff = 2.46 cfs @ 11.90 hrs, Volume= 0.123 af, Depth= 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (sf)	CN	Description
22,389	98	Paved parking, HSG D
22,389		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	74	0.0100	0.87		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A2 Post: Total Post Dev Site Area 2



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A3 Post: Total Post Dev Site Area 3

[49] Hint: Tc<2dt may require smaller dt

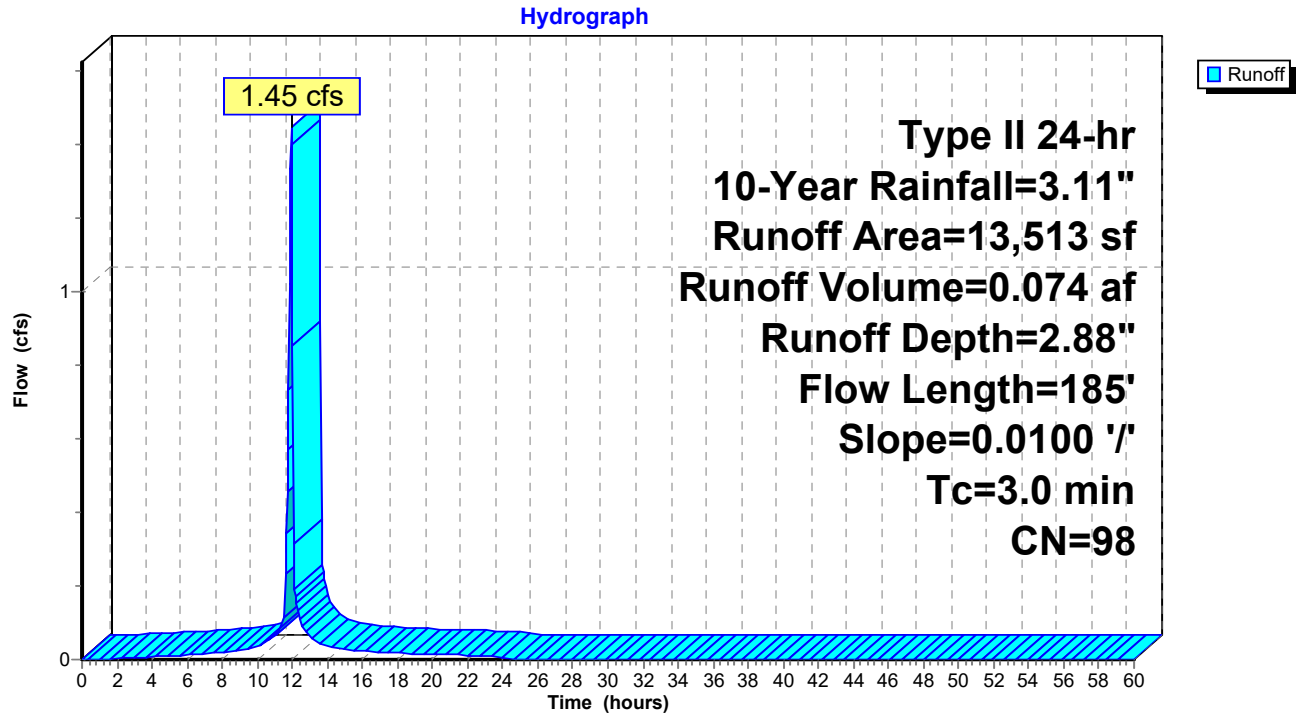
Runoff = 1.45 cfs @ 11.93 hrs, Volume= 0.074 af, Depth= 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (sf)	CN	Description
13,513	98	Paved parking, HSG D
13,513		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0	185	0.0100	1.04		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A3 Post: Total Post Dev Site Area 3



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A4 Post: Total Post Dev Site Area 4

[49] Hint: Tc<2dt may require smaller dt

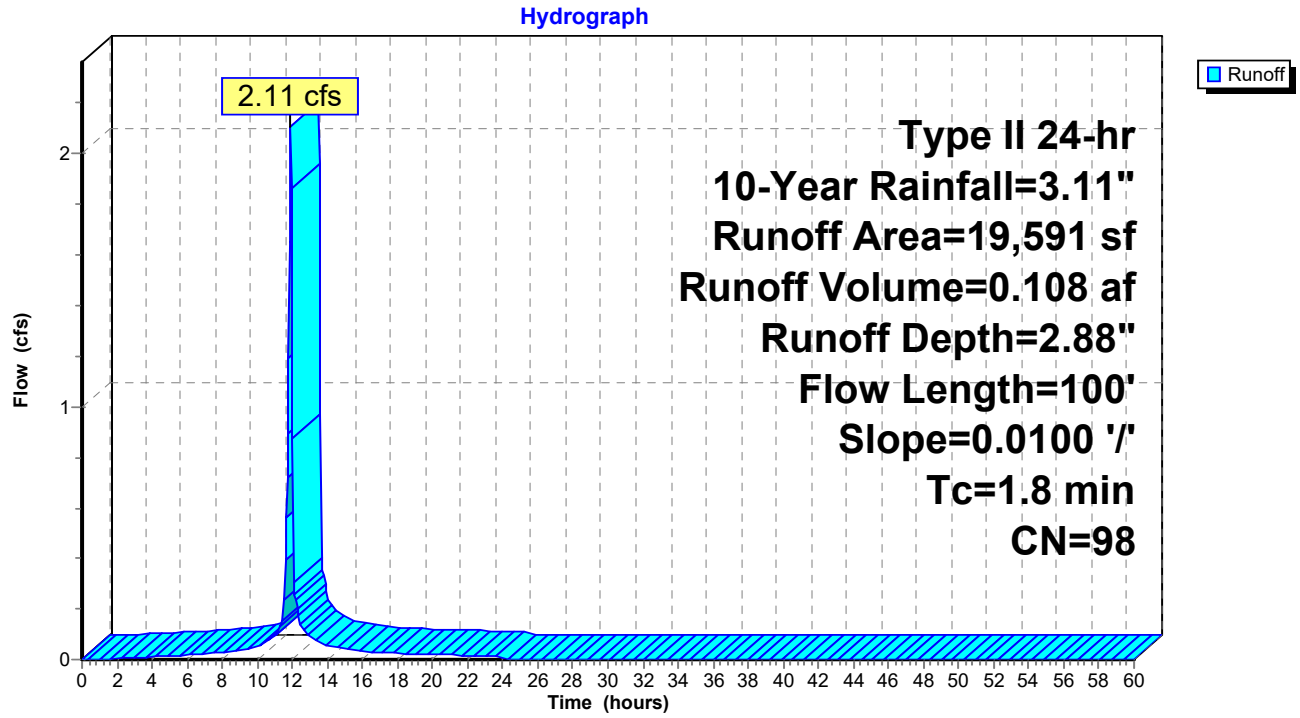
Runoff = 2.11 cfs @ 11.91 hrs, Volume= 0.108 af, Depth= 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (sf)	CN	Description
19,591	98	Paved parking, HSG D
19,591		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A4 Post: Total Post Dev Site Area 4



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Time span=0.00-60.00 hrs, dt=0.05 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment A1 Post: Total Post Dev Runoff Area=14,503 sf 100.00% Impervious Runoff Depth=3.57"
Flow Length=117' Slope=0.0100 '/' Tc=2.1 min CN=98 Runoff=1.89 cfs 0.099 af

Subcatchment A2 Post: Total Post Dev Runoff Area=22,389 sf 100.00% Impervious Runoff Depth=3.57"
Flow Length=74' Slope=0.0100 '/' Tc=1.4 min CN=98 Runoff=3.01 cfs 0.153 af

Subcatchment A3 Post: Total Post Dev Runoff Area=13,513 sf 100.00% Impervious Runoff Depth=3.57"
Flow Length=185' Slope=0.0100 '/' Tc=3.0 min CN=98 Runoff=1.78 cfs 0.092 af

Subcatchment A4 Post: Total Post Dev Runoff Area=19,591 sf 100.00% Impervious Runoff Depth=3.57"
Flow Length=100' Slope=0.0100 '/' Tc=1.8 min CN=98 Runoff=2.59 cfs 0.134 af

Total Runoff Area = 1.607 ac Runoff Volume = 0.477 af Average Runoff Depth = 3.57"
0.00% Pervious = 0.000 ac 100.00% Impervious = 1.607 ac

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A1 Post: Total Post Dev Site Area 1

[49] Hint: Tc<2dt may require smaller dt

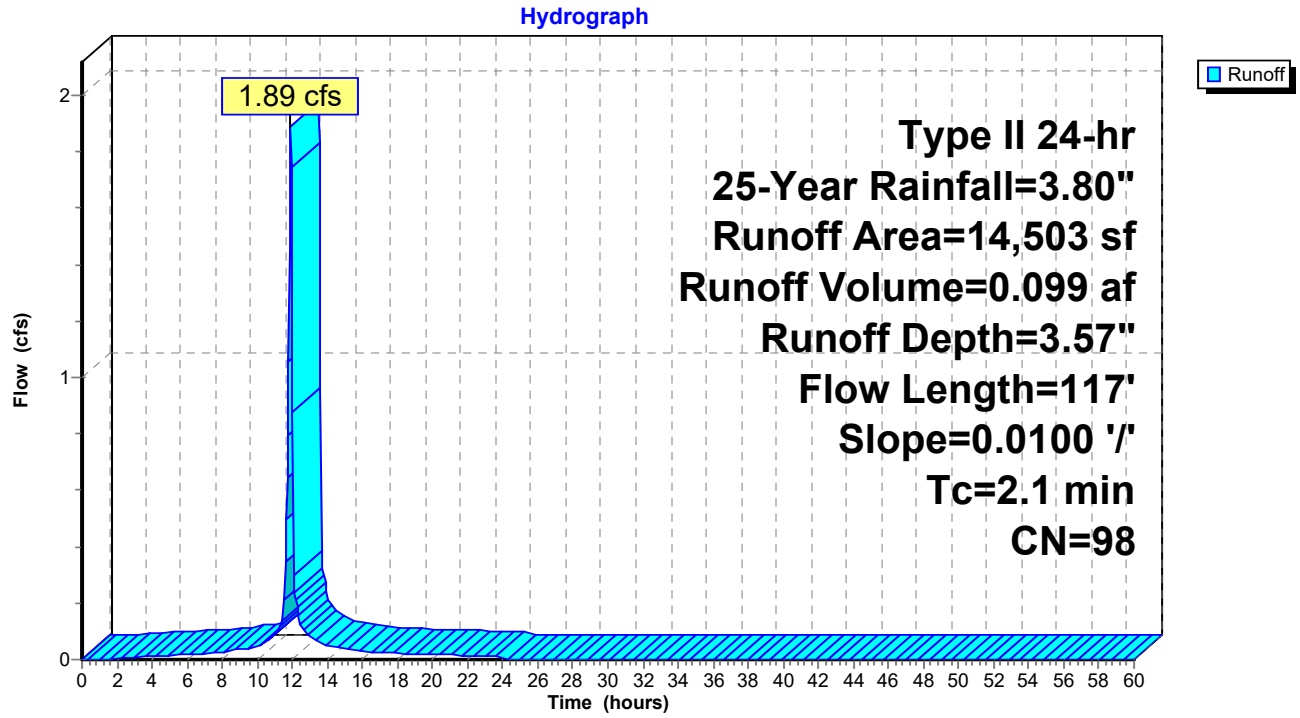
Runoff = 1.89 cfs @ 11.91 hrs, Volume= 0.099 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.80"

Area (sf)	CN	Description
14,503	98	Paved parking, HSG D
14,503		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	117	0.0100	0.95		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A1 Post: Total Post Dev Site Area 1



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A2 Post: Total Post Dev Site Area 2

[49] Hint: Tc<2dt may require smaller dt

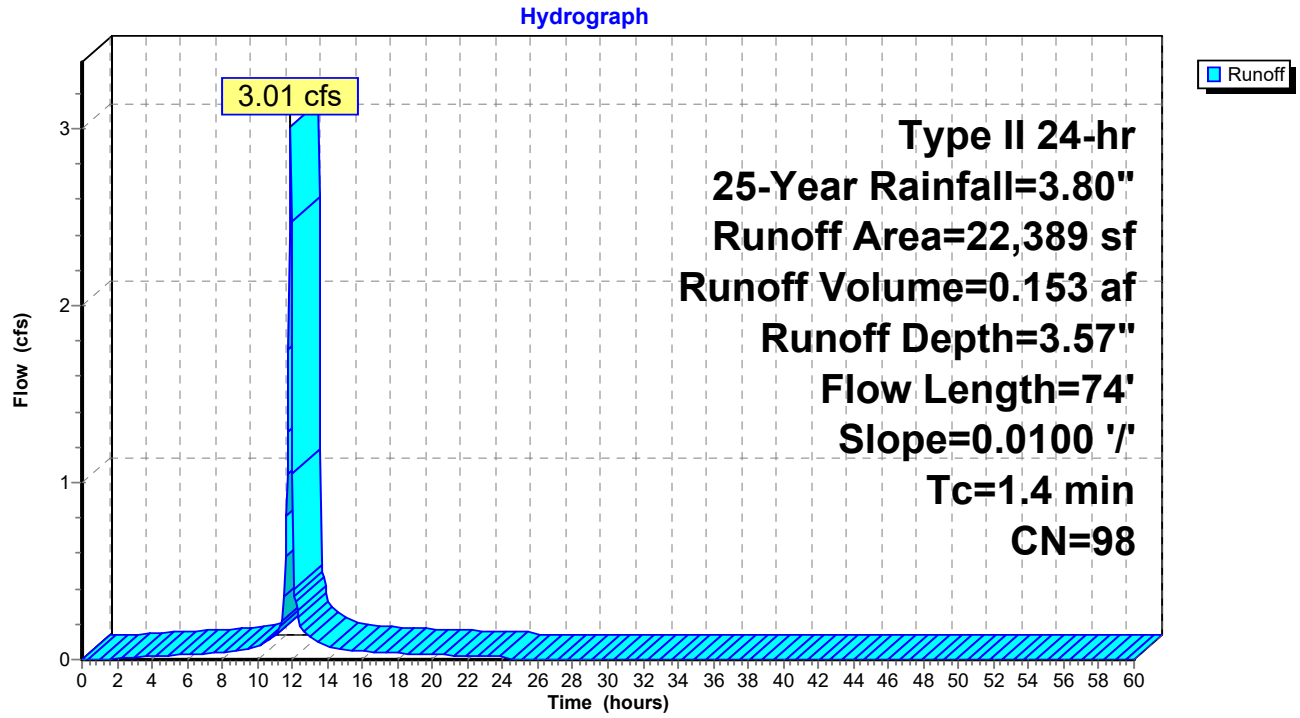
Runoff = 3.01 cfs @ 11.90 hrs, Volume= 0.153 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.80"

Area (sf)	CN	Description
22,389	98	Paved parking, HSG D
22,389		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	74	0.0100	0.87		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A2 Post: Total Post Dev Site Area 2



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A3 Post: Total Post Dev Site Area 3

[49] Hint: Tc<2dt may require smaller dt

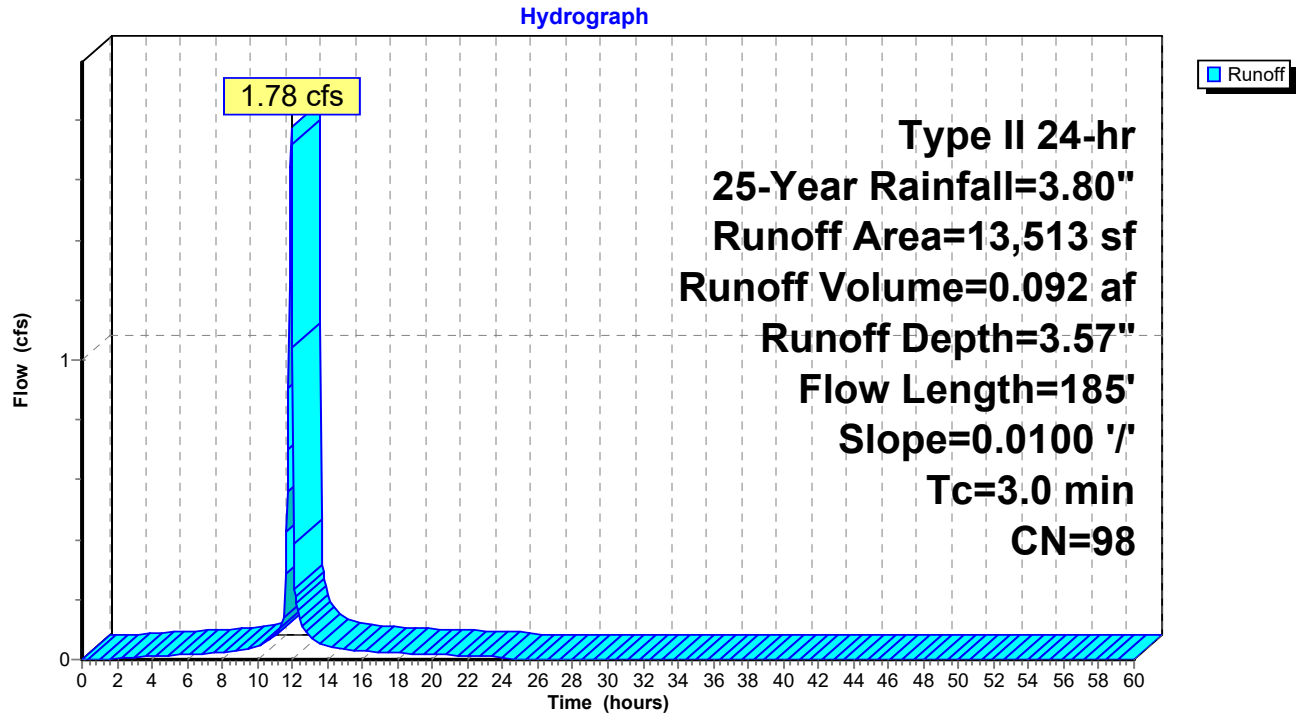
Runoff = 1.78 cfs @ 11.93 hrs, Volume= 0.092 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.80"

Area (sf)	CN	Description
13,513	98	Paved parking, HSG D
13,513		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0	185	0.0100	1.04		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment A3 Post: Total Post Dev Site Area 3



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment A4 Post: Total Post Dev Site Area 4

[49] Hint: Tc<2dt may require smaller dt

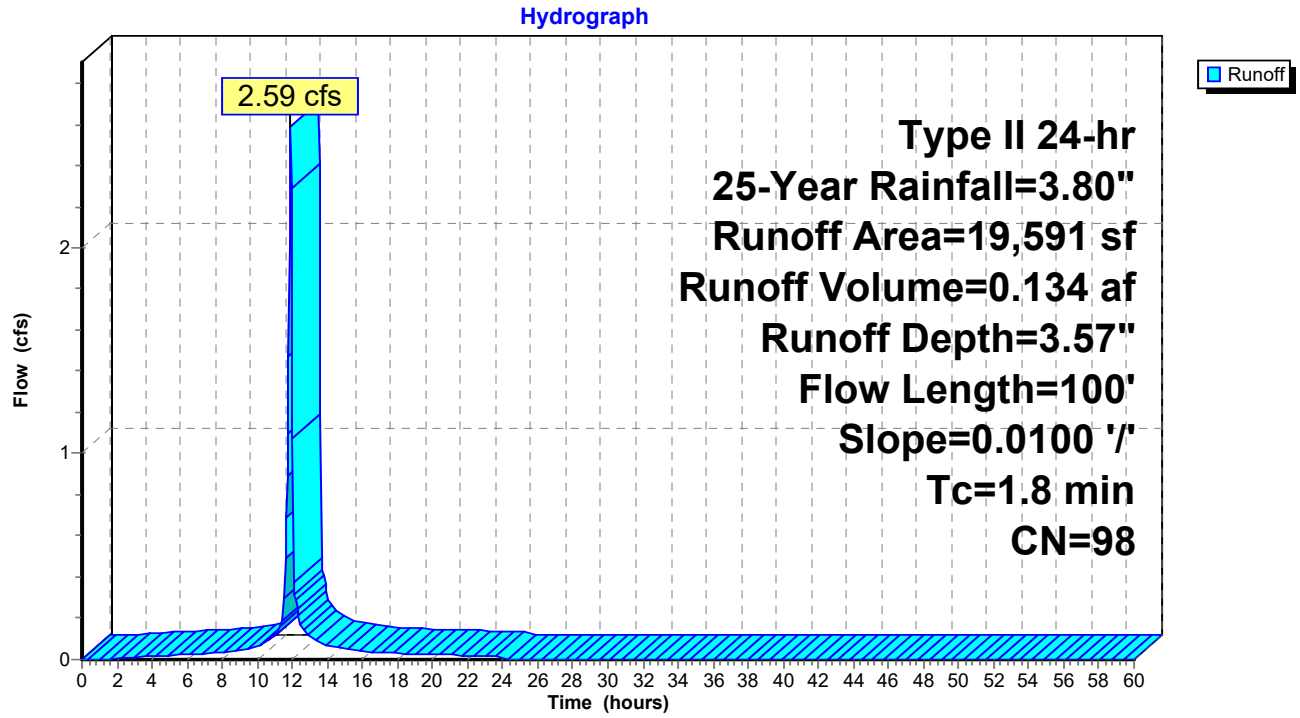
Runoff = 2.59 cfs @ 11.91 hrs, Volume= 0.134 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.80"

Area (sf)	CN	Description
19,591	98	Paved parking, HSG D
19,591		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.8	100	0.0100	0.92		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

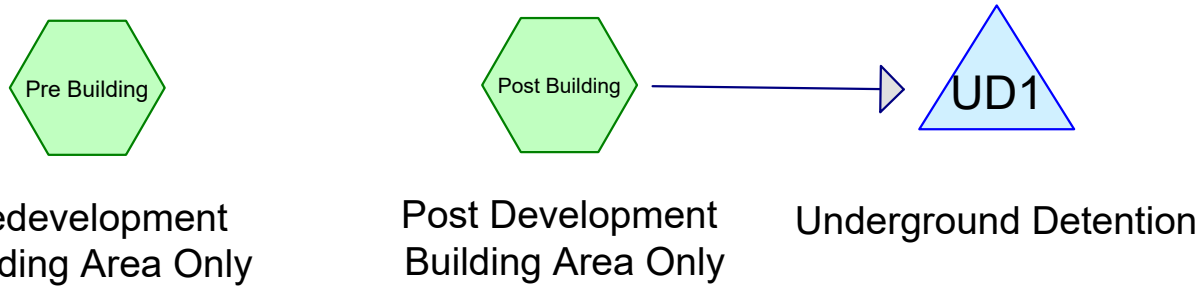
Subcatchment A4 Post: Total Post Dev Site Area 4

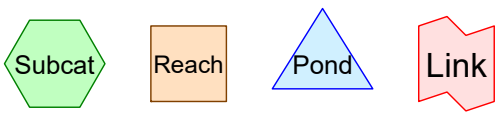


Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

APPENDIX C
Pre and Post Building Area
Peak Flow Analysis Calculations

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)





Routing Diagram for 2021012
Prepared by Greenman-Pedersen, Inc., Printed 2/21/2021
HydroCAD® 10.00-22 s/n 08061 © 2018 HydroCAD Software Solutions LLC

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.448	98	Paved parking, HSG D (Post Building, Pre Building)
0.448	**98**	**TOTAL AREA**

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.448	HSG D	Post Building, Pre Building
0.000	Other	
0.448		**TOTAL AREA**

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.448	0.000	0.448	Paved parking	Post Building, Pre Building
0.000	**0.000**	**0.000**	**0.448**	**0.000**	**0.448**	**TOTAL AREA**	

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	UD1	697.70	697.60	30.0	0.0033	0.013	6.0	0.0	0.0

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Time span=0.00-60.00 hrs, dt=0.05 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment Post Building: Post Runoff Area=11,510 sf 100.00% Impervious Runoff Depth=1.58"
Flow Length=150' Slope=0.0100 '/' Tc=2.5 min CN=98 Runoff=0.69 cfs 0.035 af

Subcatchment Pre Building: Runoff Area=8,005 sf 100.00% Impervious Runoff Depth=1.58"
Flow Length=150' Slope=0.0100 '/' Tc=2.5 min CN=98 Runoff=0.48 cfs 0.024 af

Pond UD1: Underground Detention Peak Elev=698.33' Storage=0.013 af Inflow=0.69 cfs 0.035 af
6.0" Round Culvert n=0.013 L=30.0' S=0.0033 '/' Outflow=0.41 cfs 0.031 af

Total Runoff Area = 0.448 ac Runoff Volume = 0.059 af Average Runoff Depth = 1.58"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.448 ac

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment Post Building: Post Development Building Area Only

[49] Hint: Tc<2dt may require smaller dt

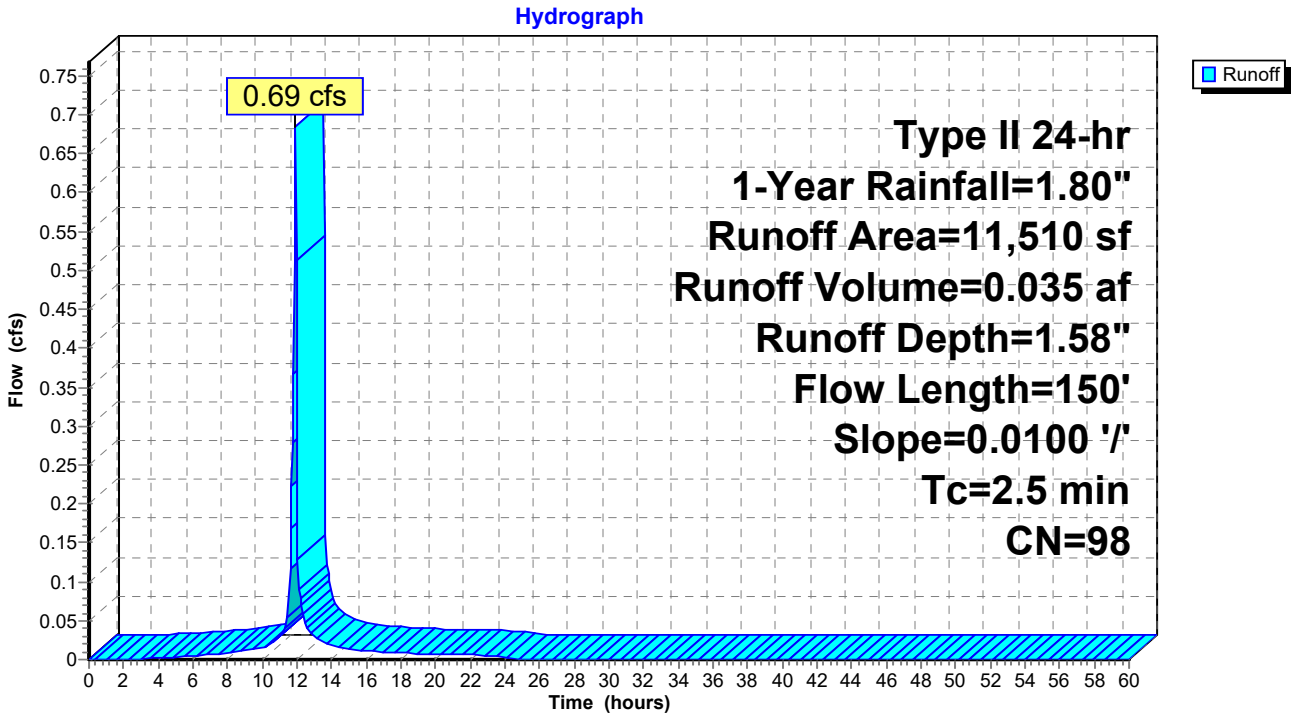
Runoff = 0.69 cfs @ 11.92 hrs, Volume= 0.035 af, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

Area (sf)	CN	Description
11,510	98	Paved parking, HSG D
11,510		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment Post Building: Post Development Building Area Only



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment Pre Building: Predevelopment Building Area Only

[49] Hint: Tc<2dt may require smaller dt

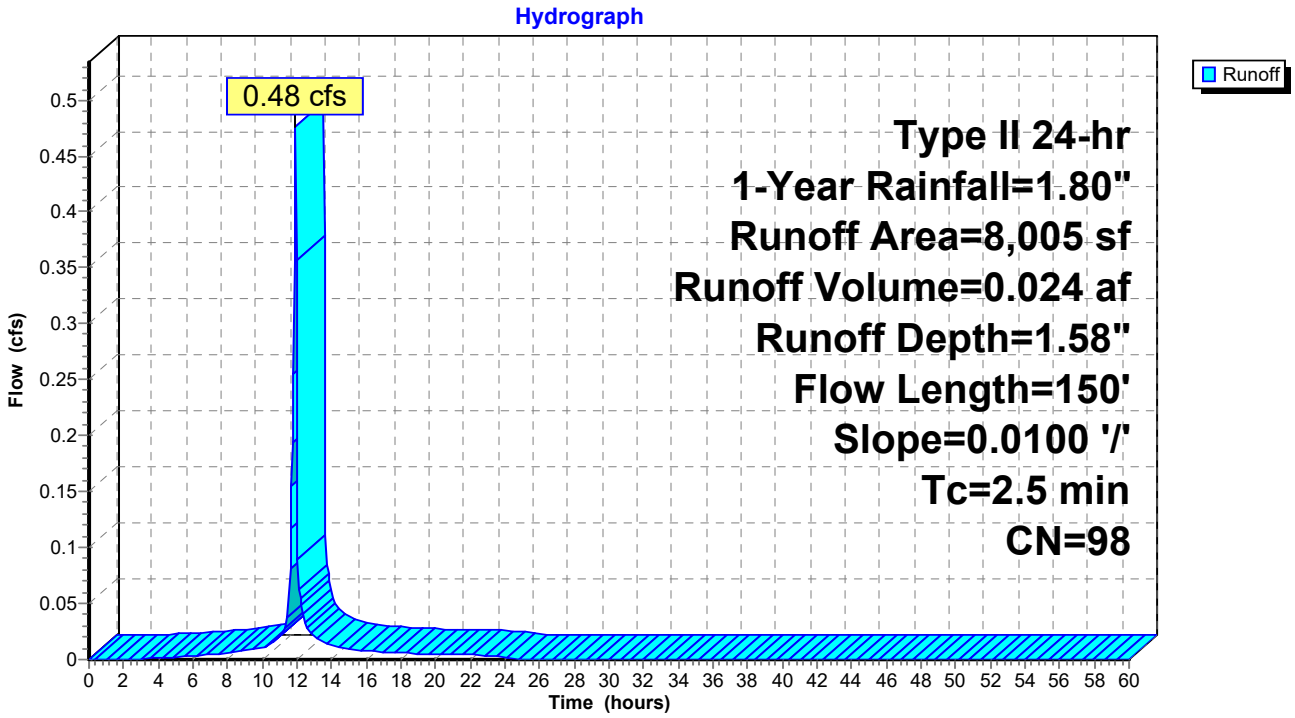
Runoff = 0.48 cfs @ 11.92 hrs, Volume= 0.024 af, Depth= 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.80"

Area (sf)	CN	Description
8,005	98	Paved parking, HSG D
8,005		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment Pre Building: Predevelopment Building Area Only



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Pond UD1: Underground Detention

Inflow Area = 0.264 ac,100.00% Impervious, Inflow Depth = 1.58" for 1-Year event
Inflow = 0.69 cfs @ 11.92 hrs, Volume= 0.035 af
Outflow = 0.41 cfs @ 12.00 hrs, Volume= 0.031 af, Atten= 41%, Lag= 4.3 min
Primary = 0.41 cfs @ 12.00 hrs, Volume= 0.031 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 698.33' @ 12.00 hrs Surf.Area= 0.019 ac Storage= 0.013 af

Plug-Flow detention time= 139.8 min calculated for 0.031 af (89% of inflow)
Center-of-Mass det. time= 83.8 min (847.2 - 763.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	697.20'	0.014 af	**18.17'W x 45.92'L x 2.33'H Field A** 0.045 af Overall - 0.010 af Embedded = 0.035 af x 40.0% Voids
#2A	697.70'	0.010 af	**ADS_StormTech SC-310 +Cap** x 30 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap 5 Rows of 6 Chambers
		0.024 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	697.70'	**6.0" Round Culvert** L= 30.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 697.70' / 697.60' S= 0.0033 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.41 cfs @ 12.00 hrs HW=698.32' (Free Discharge)
1=Culvert (Barrel Controls 0.41 cfs @ 2.13 fps)

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Pond UD1: Underground Detention - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-310 +Cap (ADS StormTech® SC-310 with cap length)
Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf
Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap

34.0" Wide + 6.0" Spacing = 40.0" C-C Row Spacing

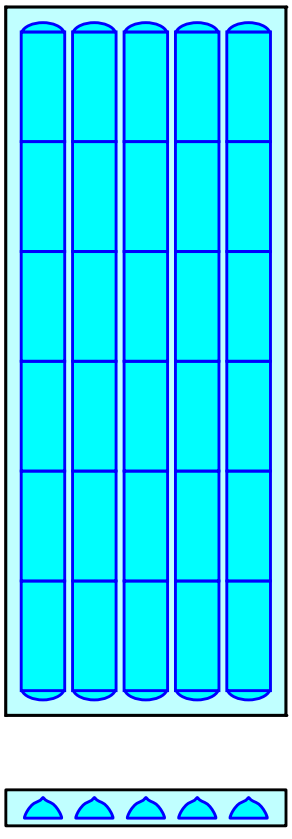
6 Chambers/Row x 7.12' Long +0.60' Cap Length x 2 = 43.92' Row Length +12.0" End Stone x 2 = 45.92' Base Length
5 Rows x 34.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 18.17' Base Width
6.0" Base + 16.0" Chamber Height + 6.0" Cover = 2.33' Field Height

30 Chambers x 14.7 cf = 442.3 cf Chamber Storage

1,946.5 cf Field - 442.3 cf Chambers = 1,504.2 cf Stone x 40.0% Voids = 601.7 cf Stone Storage

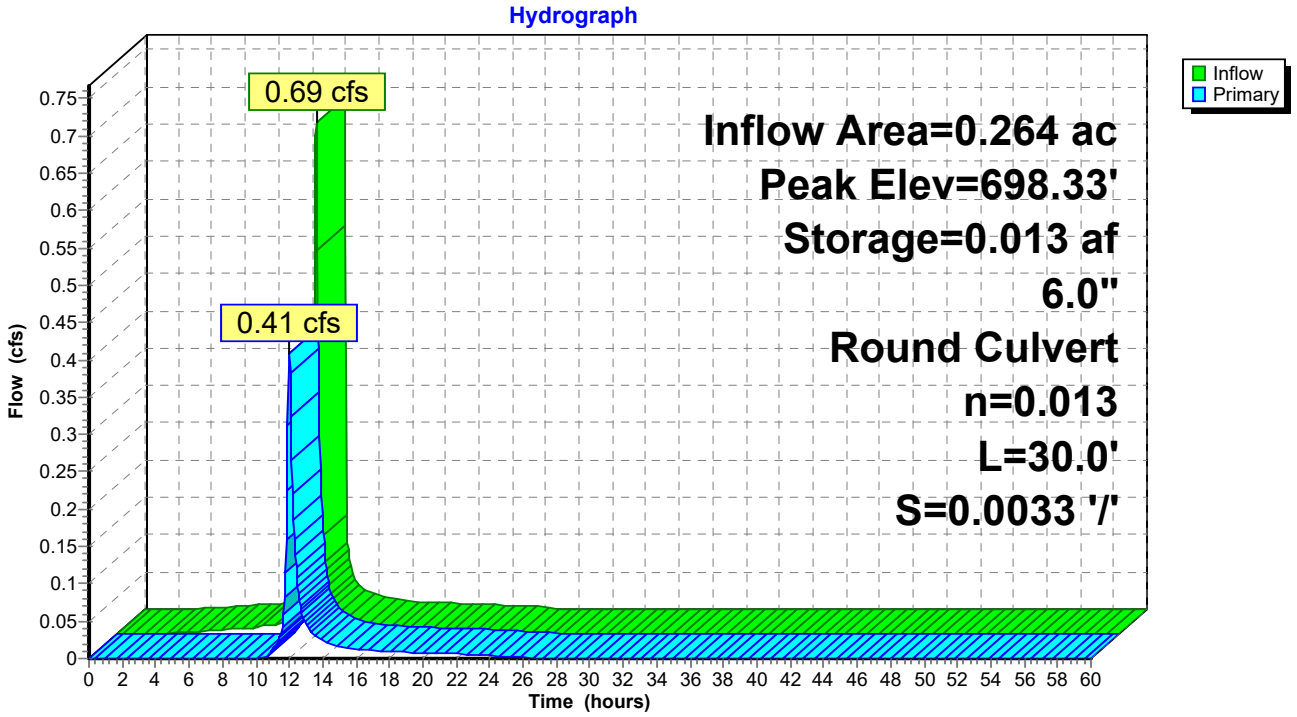
Chamber Storage + Stone Storage = 1,044.0 cf = 0.024 af
Overall Storage Efficiency = 53.6%
Overall System Size = 45.92' x 18.17' x 2.33'

30 Chambers
72.1 cy Field
55.7 cy Stone



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Pond UD1: Underground Detention



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Time span=0.00-60.00 hrs, dt=0.05 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment Post Building: Post Runoff Area=11,510 sf 100.00% Impervious Runoff Depth=2.88"
Flow Length=150' Slope=0.0100 '/' Tc=2.5 min CN=98 Runoff=1.21 cfs 0.063 af

Subcatchment Pre Building: Runoff Area=8,005 sf 100.00% Impervious Runoff Depth=2.88"
Flow Length=150' Slope=0.0100 '/' Tc=2.5 min CN=98 Runoff=0.84 cfs 0.044 af

Pond UD1: Underground Detention Peak Elev=698.86' Storage=0.019 af Inflow=1.21 cfs 0.063 af
6.0" Round Culvert n=0.013 L=30.0' S=0.0033 '/' Outflow=0.68 cfs 0.059 af

Total Runoff Area = 0.448 ac Runoff Volume = 0.107 af Average Runoff Depth = 2.88"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.448 ac

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment Post Building: Post Development Building Area Only

[49] Hint: Tc<2dt may require smaller dt

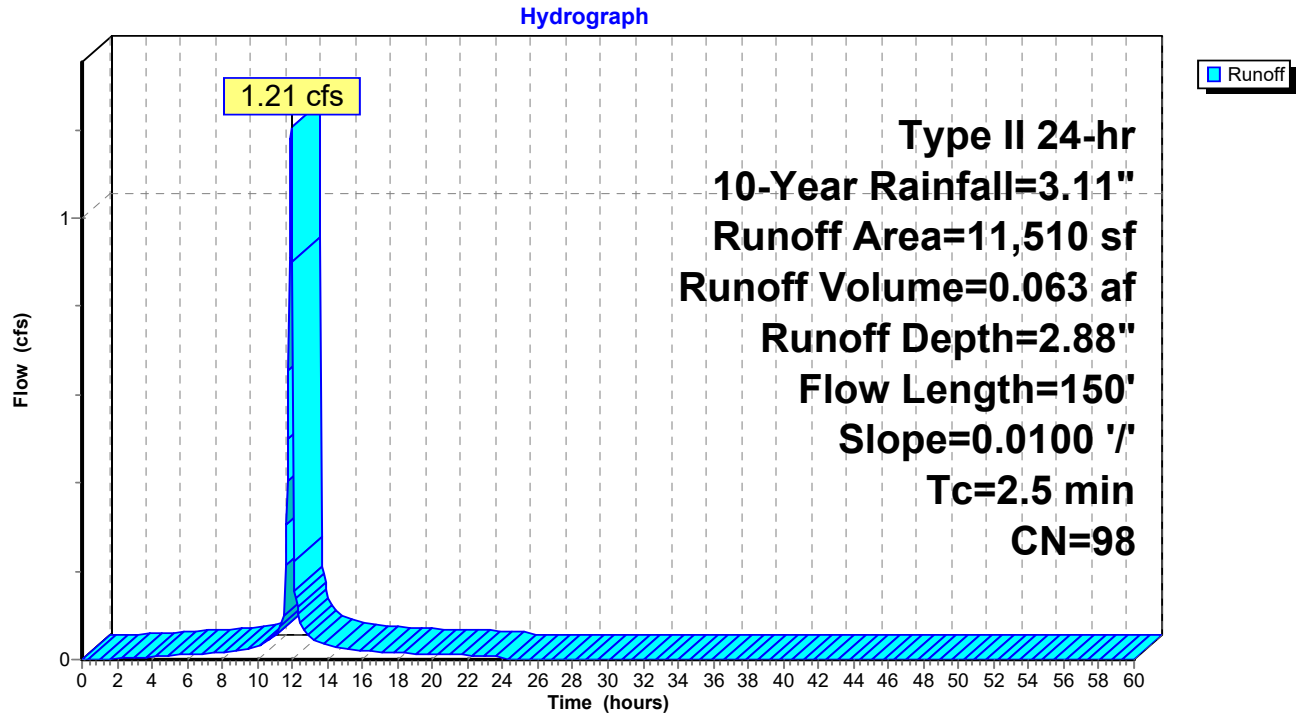
Runoff = 1.21 cfs @ 11.92 hrs, Volume= 0.063 af, Depth= 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (sf)	CN	Description
11,510	98	Paved parking, HSG D
11,510		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment Post Building: Post Development Building Area Only



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment Pre Building: Predevelopment Building Area Only

[49] Hint: Tc<2dt may require smaller dt

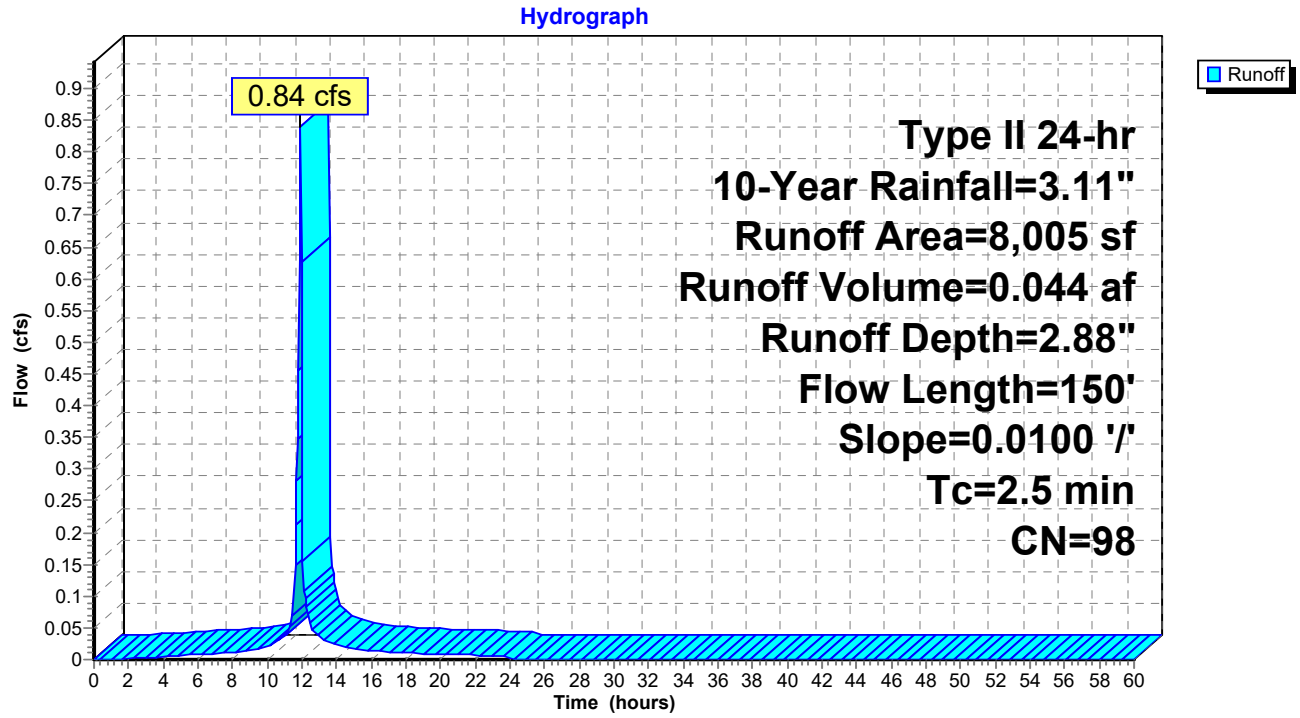
Runoff = 0.84 cfs @ 11.92 hrs, Volume= 0.044 af, Depth= 2.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.11"

Area (sf)	CN	Description
8,005	98	Paved parking, HSG D
8,005		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment Pre Building: Predevelopment Building Area Only



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Pond UD1: Underground Detention

Inflow Area = 0.264 ac,100.00% Impervious, Inflow Depth = 2.88" for 10-Year event
Inflow = 1.21 cfs @ 11.92 hrs, Volume= 0.063 af
Outflow = 0.68 cfs @ 12.00 hrs, Volume= 0.059 af, Atten= 44%, Lag= 4.7 min
Primary = 0.68 cfs @ 12.00 hrs, Volume= 0.059 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 698.86' @ 12.00 hrs Surf.Area= 0.019 ac Storage= 0.019 af

Plug-Flow detention time= 99.0 min calculated for 0.059 af (94% of inflow)
Center-of-Mass det. time= 64.7 min (814.6 - 749.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	697.20'	0.014 af	**18.17'W x 45.92'L x 2.33'H Field A** 0.045 af Overall - 0.010 af Embedded = 0.035 af x 40.0% Voids
#2A	697.70'	0.010 af	**ADS_StormTech SC-310 +Cap** x 30 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap 5 Rows of 6 Chambers
		0.024 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	697.70'	**6.0" Round Culvert** L= 30.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 697.70' / 697.60' S= 0.0033 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.68 cfs @ 12.00 hrs HW=698.86' (Free Discharge)
1=Culvert (Barrel Controls 0.68 cfs @ 3.46 fps)

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Pond UD1: Underground Detention - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-310 +Cap (ADS StormTech® SC-310 with cap length)
Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf
Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap

34.0" Wide + 6.0" Spacing = 40.0" C-C Row Spacing

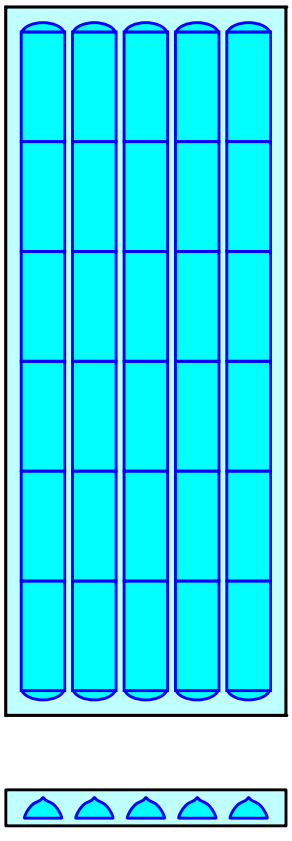
6 Chambers/Row x 7.12' Long +0.60' Cap Length x 2 = 43.92' Row Length +12.0" End Stone x 2 = 45.92' Base Length
5 Rows x 34.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 18.17' Base Width
6.0" Base + 16.0" Chamber Height + 6.0" Cover = 2.33' Field Height

30 Chambers x 14.7 cf = 442.3 cf Chamber Storage

1,946.5 cf Field - 442.3 cf Chambers = 1,504.2 cf Stone x 40.0% Voids = 601.7 cf Stone Storage

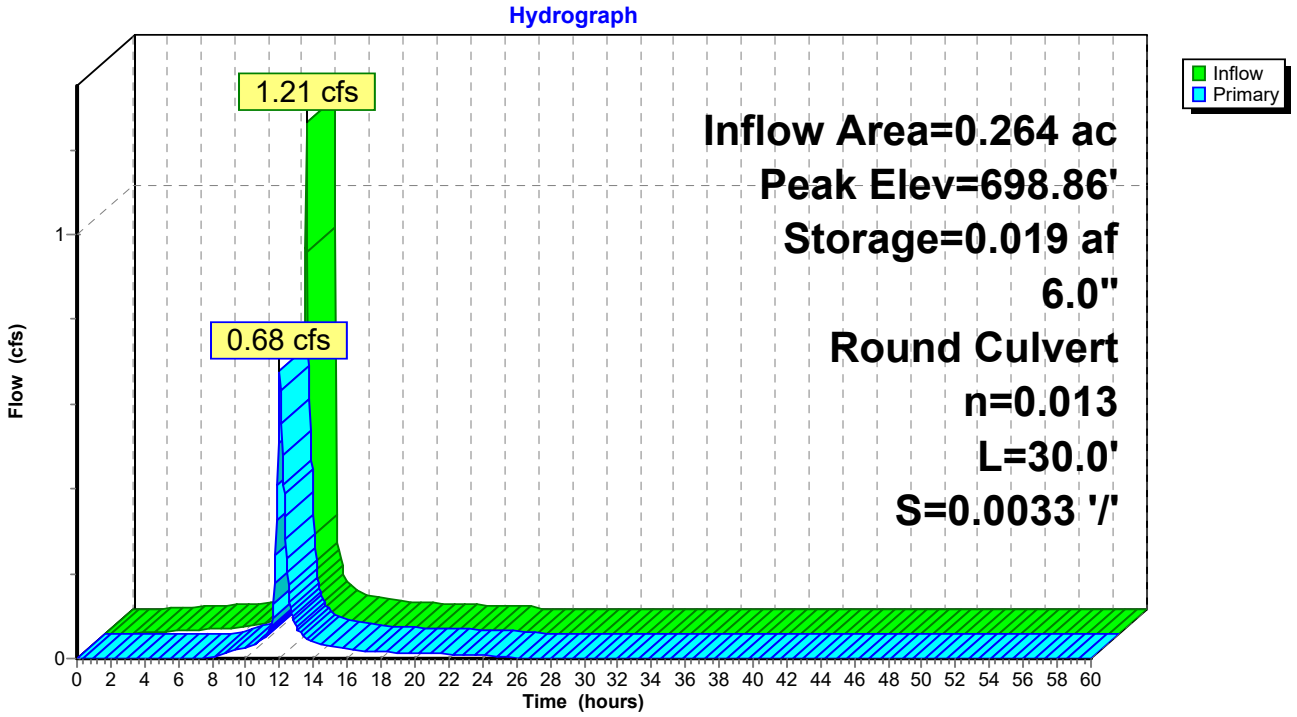
Chamber Storage + Stone Storage = 1,044.0 cf = 0.024 af
Overall Storage Efficiency = 53.6%
Overall System Size = 45.92' x 18.17' x 2.33'

30 Chambers
72.1 cy Field
55.7 cy Stone



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Pond UD1: Underground Detention



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Time span=0.00-60.00 hrs, dt=0.05 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment Post Building: Post Runoff Area=11,510 sf 100.00% Impervious Runoff Depth=3.57"
Flow Length=150' Slope=0.0100 '/' Tc=2.5 min CN=98 Runoff=1.48 cfs 0.079 af

Subcatchment Pre Building: Runoff Area=8,005 sf 100.00% Impervious Runoff Depth=3.57"
Flow Length=150' Slope=0.0100 '/' Tc=2.5 min CN=98 Runoff=1.03 cfs 0.055 af

Pond UD1: Underground Detention Peak Elev=699.25' Storage=0.022 af Inflow=1.48 cfs 0.079 af
6.0" Round Culvert n=0.013 L=30.0' S=0.0033 '/' Outflow=0.84 cfs 0.075 af

Total Runoff Area = 0.448 ac Runoff Volume = 0.133 af Average Runoff Depth = 3.57"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.448 ac

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment Post Building: Post Development Building Area Only

[49] Hint: Tc<2dt may require smaller dt

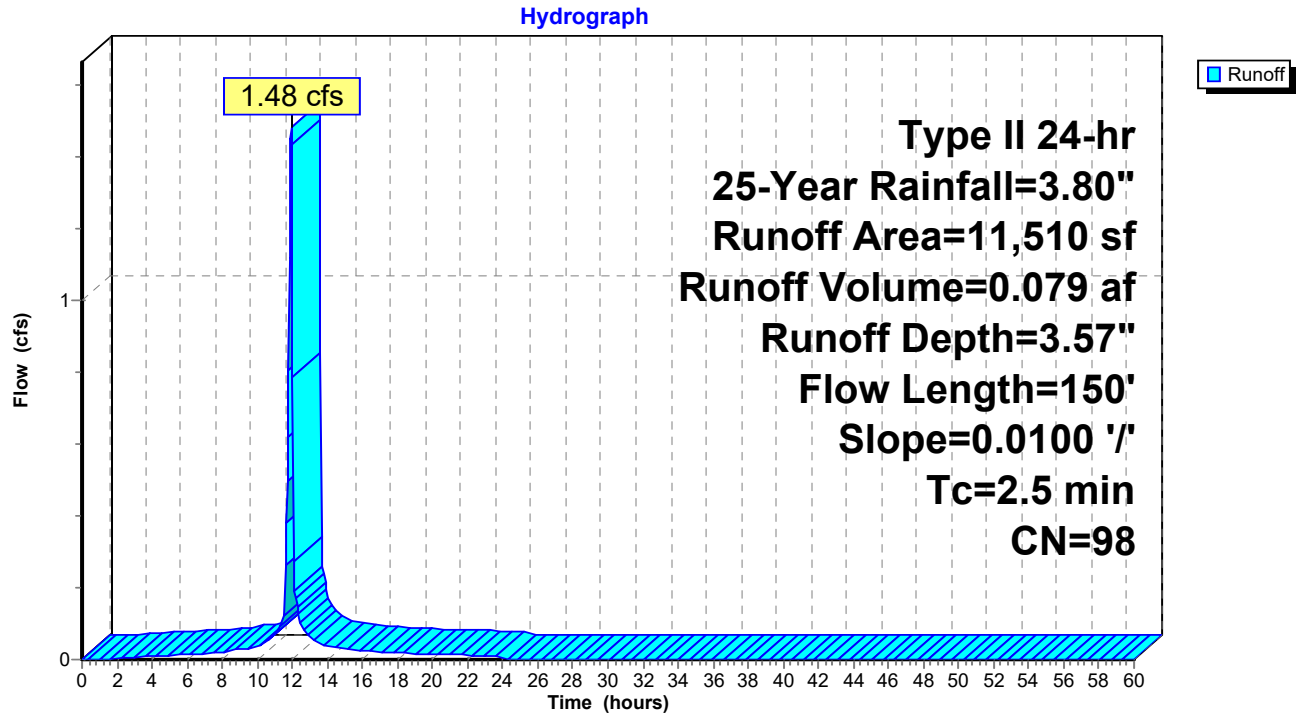
Runoff = 1.48 cfs @ 11.92 hrs, Volume= 0.079 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.80"

Area (sf)	CN	Description
11,510	98	Paved parking, HSG D
11,510		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment Post Building: Post Development Building Area Only



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Subcatchment Pre Building: Predevelopment Building Area Only

[49] Hint: Tc<2dt may require smaller dt

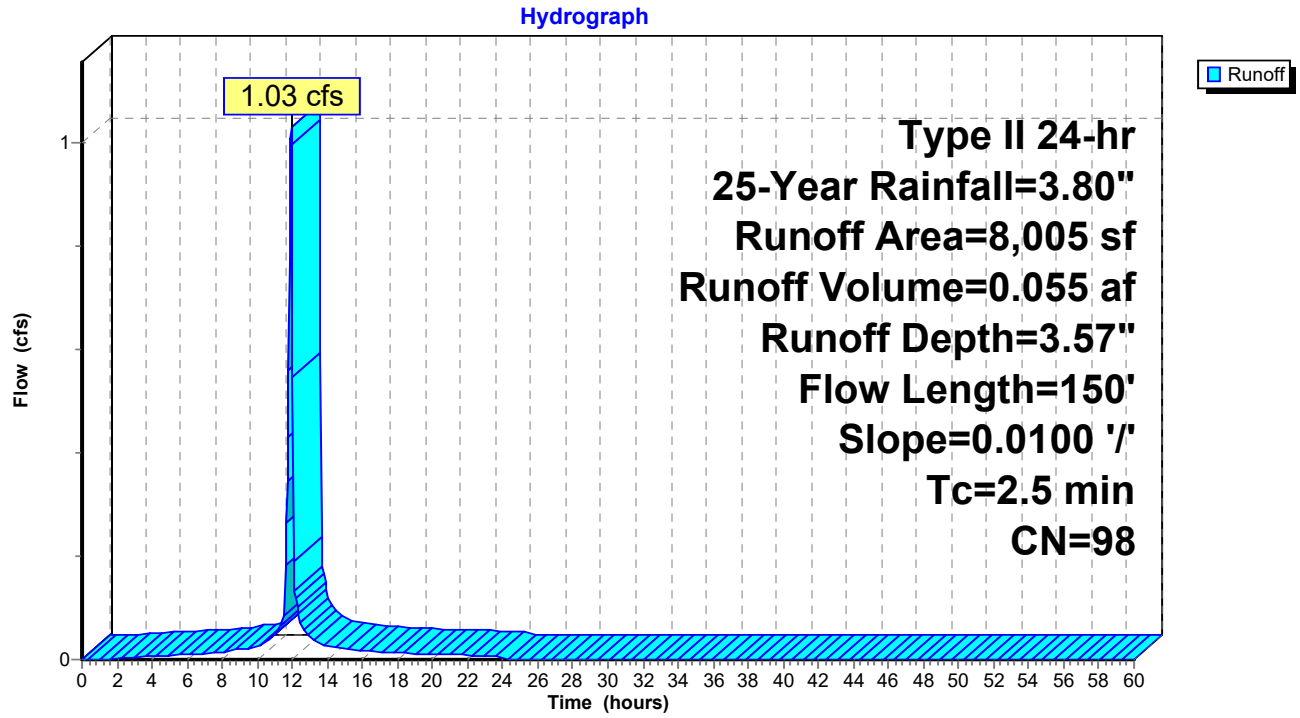
Runoff = 1.03 cfs @ 11.92 hrs, Volume= 0.055 af, Depth= 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=3.80"

Area (sf)	CN	Description
8,005	98	Paved parking, HSG D
8,005		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	150	0.0100	1.00		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"

Subcatchment Pre Building: Predevelopment Building Area Only



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Summary for Pond UD1: Underground Detention

Inflow Area = 0.264 ac,100.00% Impervious, Inflow Depth = 3.57" for 25-Year event
Inflow = 1.48 cfs @ 11.92 hrs, Volume= 0.079 af
Outflow = 0.84 cfs @ 12.00 hrs, Volume= 0.075 af, Atten= 43%, Lag= 4.7 min
Primary = 0.84 cfs @ 12.00 hrs, Volume= 0.075 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 699.25' @ 12.00 hrs Surf.Area= 0.019 ac Storage= 0.022 af

Plug-Flow detention time= 87.2 min calculated for 0.075 af (95% of inflow)
Center-of-Mass det. time= 58.5 min (804.2 - 745.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	697.20'	0.014 af	**18.17'W x 45.92'L x 2.33'H Field A** 0.045 af Overall - 0.010 af Embedded = 0.035 af x 40.0% Voids
#2A	697.70'	0.010 af	**ADS_StormTech SC-310 +Cap** x 30 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap 5 Rows of 6 Chambers
		0.024 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	697.70'	**6.0" Round Culvert** L= 30.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 697.70' / 697.60' S= 0.0033 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.84 cfs @ 12.00 hrs HW=699.25' (Free Discharge)
1=Culvert (Barrel Controls 0.84 cfs @ 4.26 fps)

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

Pond UD1: Underground Detention - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-310 +Cap (ADS StormTech® SC-310 with cap length)
Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf
Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap

34.0" Wide + 6.0" Spacing = 40.0" C-C Row Spacing

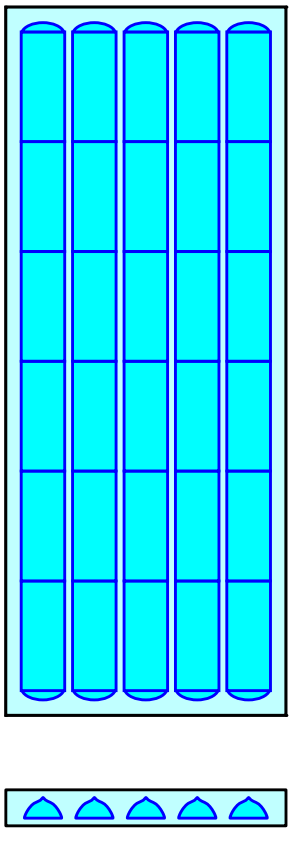
6 Chambers/Row x 7.12' Long +0.60' Cap Length x 2 = 43.92' Row Length +12.0" End Stone x 2 = 45.92' Base Length
5 Rows x 34.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 18.17' Base Width
6.0" Base + 16.0" Chamber Height + 6.0" Cover = 2.33' Field Height

30 Chambers x 14.7 cf = 442.3 cf Chamber Storage

1,946.5 cf Field - 442.3 cf Chambers = 1,504.2 cf Stone x 40.0% Voids = 601.7 cf Stone Storage

Chamber Storage + Stone Storage = 1,044.0 cf = 0.024 af
Overall Storage Efficiency = 53.6%
Overall System Size = 45.92' x 18.17' x 2.33'

30 Chambers
72.1 cy Field
55.7 cy Stone



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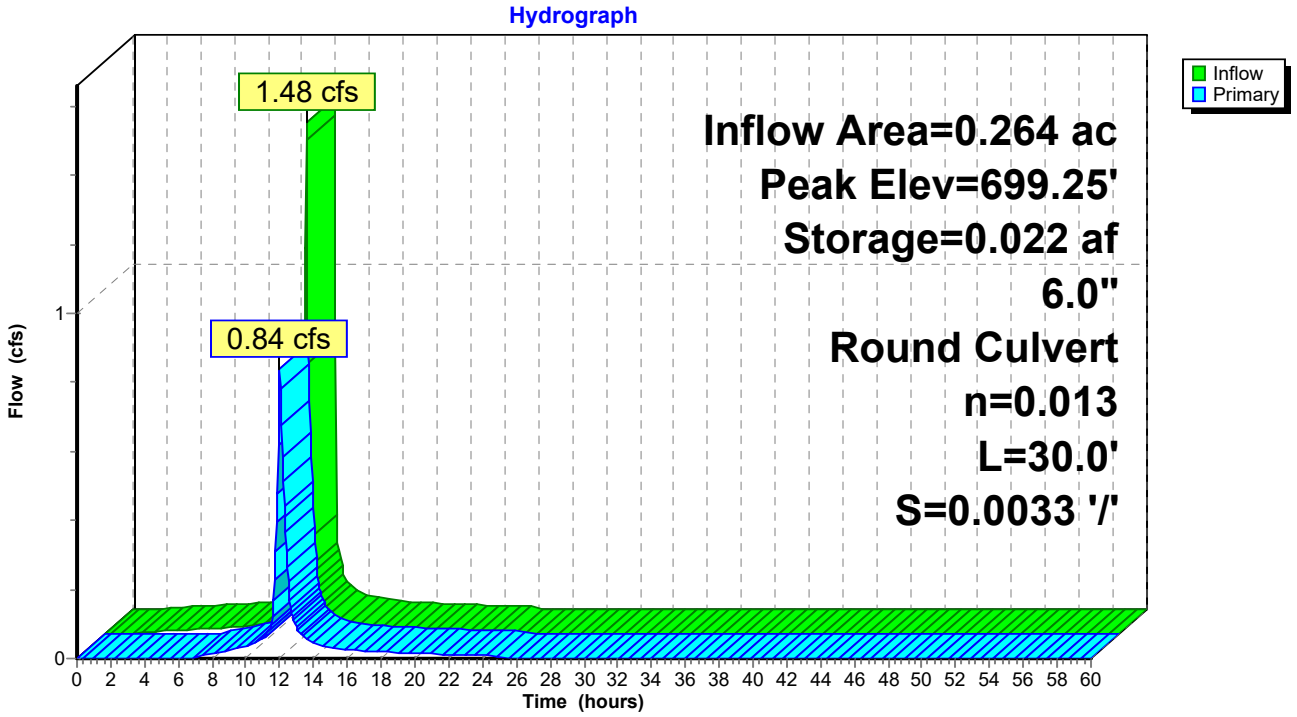
Pond UD1: Underground Detention



Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

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d. r. chamberlain corporation
industrial-commercial construction

February 26, 2021

Town of Amherst
5583 Main St.
Williamsville, NY 14221

Re: Towne Volkswagen
7240 Transit Rd.

To whom it may concern:

Three test holes were dug at 7240 Transit Rd. to determine the depth of bedrock for construction of the proposed addition. The hole locations area shown on the attached plan and the bedrock elevations are noted below:

Hole #1 696.89
Hole #2 698.02
Hole #3 696.18

Based on this data the addition foundations will bear directly on bedrock and the proposed stormwater detention area will have sufficient room to be constructed.

If you have any questions or require further information, please don't hesitate to contact me.

Regards,

William H. Wincott, P.E.
President

STATE OF NEW YORK
WILLIAM H. WINCOTT
LICENSE NO 61461
LICENSED PROFESSIONAL ENGINEER

50 simonds street, lockport, new york 14094
716/434-7301
716/434-3553 FAX
drchamberlainconstruction.com WEB

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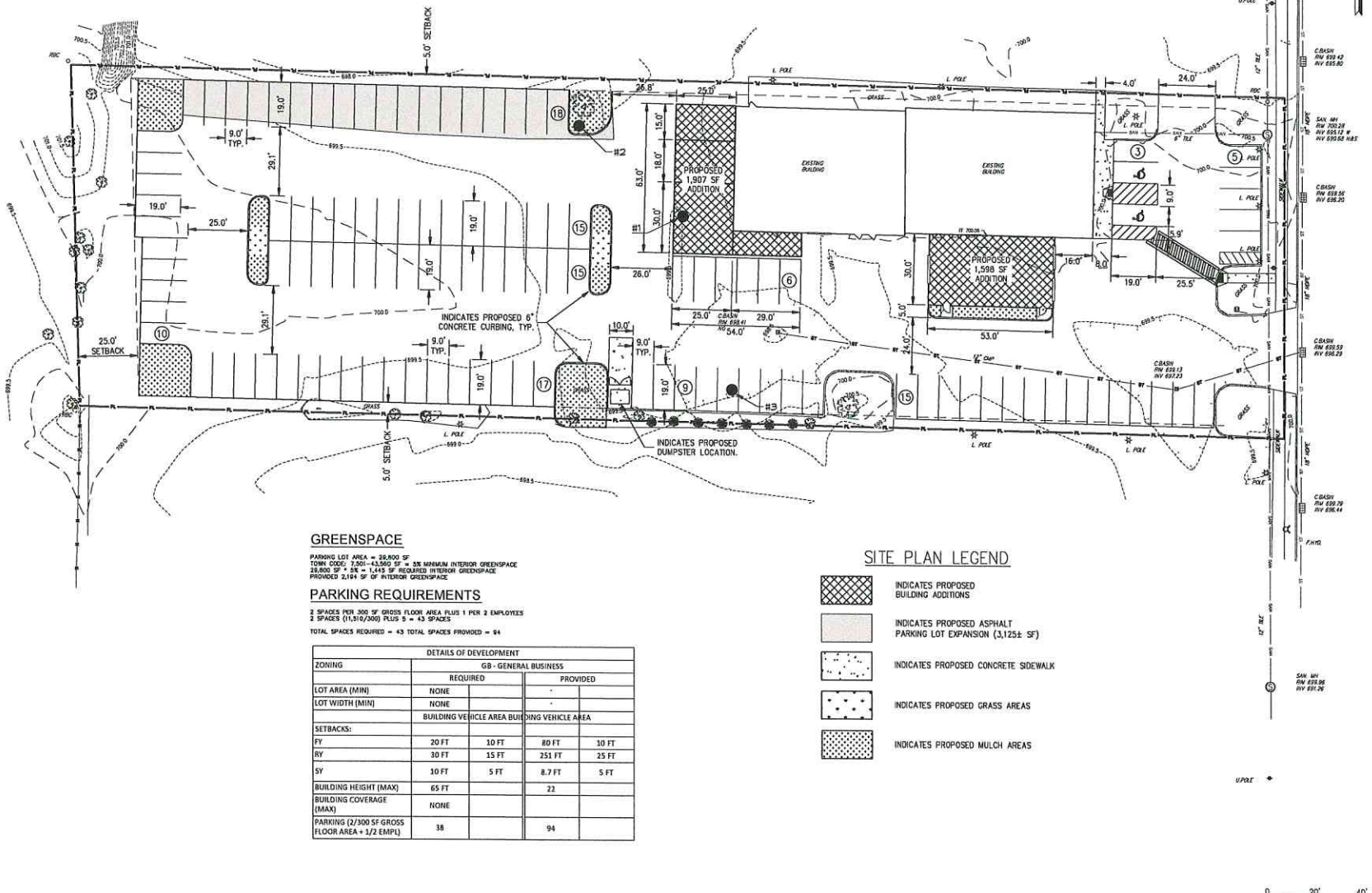

GREENSPACE

PARKING LOT AREA = 29,800 SF
TOWN CODE: 7,500 - 43,560 SF = 5% MINIMUM INTERIOR GREENSPACE
29,800 SF * 5% = 1,445 SF REQUIRED INTERIOR GREENSPACE
PROVIDED 2,194 SF OF INTERIOR GREENSPACE

PARKING REQUIREMENTS

2 SPACES PER 300 SF GROSS FLOOR AREA PLUS 1 PER 2 EMPLOYEES
2 SPACES (11,510/300) PLUS 5 = 43 SPACES

TOTAL SPACES REQUIRED = 43 TOTAL SPACES PROVIDED = 94

DETAILS OF DEVELOPMENT				
ZONING	GB - GENERAL BUSINESS			
	REQUIRED		PROVIDED	
LOT AREA (MIN)	NONE		-	
LOT WIDTH (MIN)	NONE		-	
	BUILDING	VEHICLE AREA	BUILDING	VEHICLE AREA
SETBACKS:				
FY	20 FT	10 FT	80 FT	10 FT
RY	30 FT	15 FT	251 FT	25 FT
SY	10 FT	5 FT	8.7 FT	5 FT
BUILDING HEIGHT (MAX)	65 FT		22	
BUILDING COVERAGE (MAX)	NONE			
PARKING (2/300 SF GROSS FLOOR AREA + 1/2 EMPL)	38		94	

SITE PLAN LEGEND

- INDICATES PROPOSED BUILDING ADDITIONS
- INDICATES PROPOSED ASPHALT PARKING LOT EXPANSION (3,125± SF)
- INDICATES PROPOSED CONCRETE SIDEWALK
- INDICATES PROPOSED GRASS AREAS
- INDICATES PROPOSED MULCH AREAS

GPI Engineering Design Planning Construction Management
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Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
CHAMBERLAIN CORPORATION

TOWNE AUTOMOTIVE - VW DEALERSHIP
7420 TRANSIT ROAD
AMHERST, NEW YORK

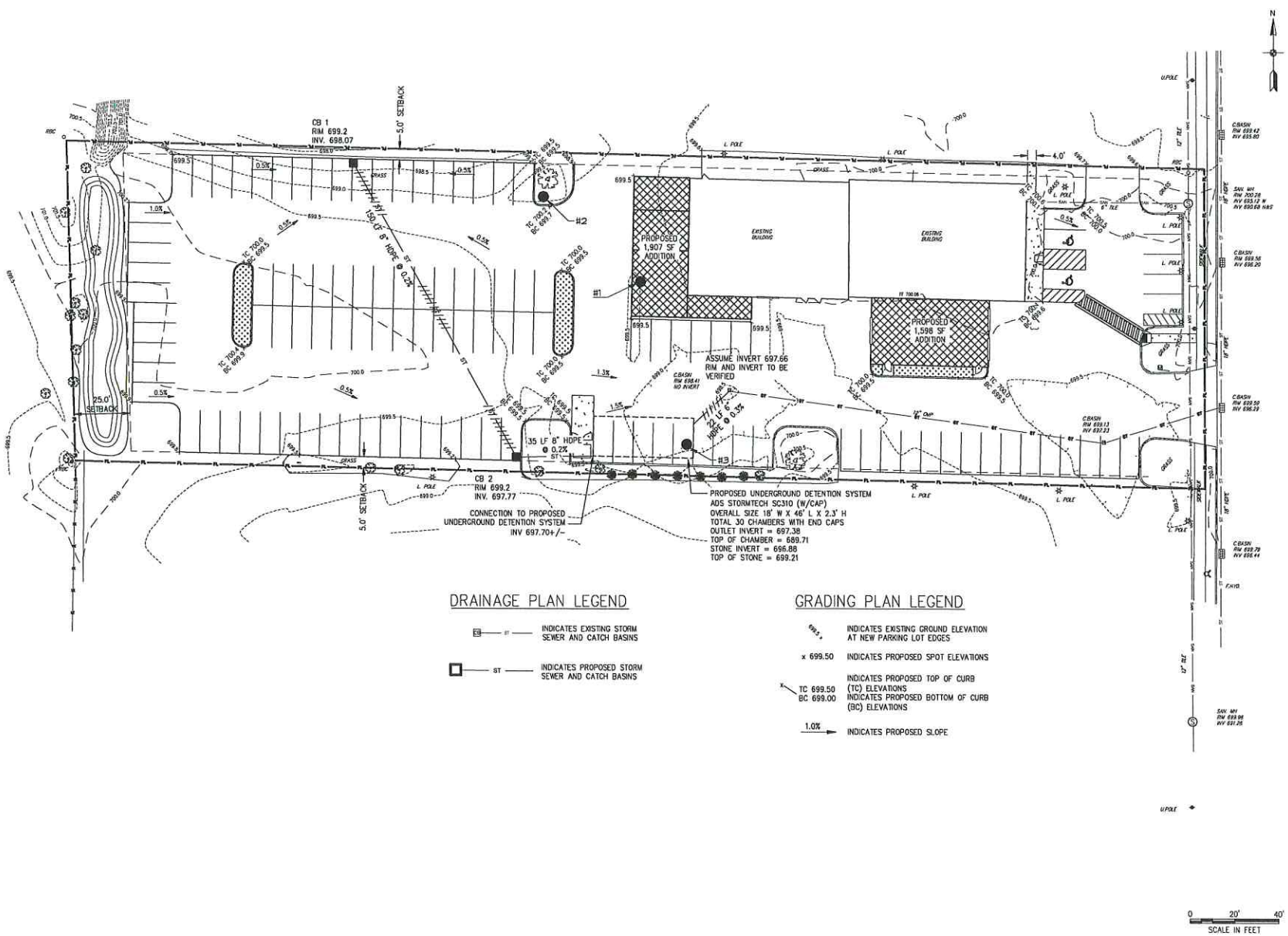
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER

REVISIONS		
NO.	REVISION	DATE
	02/2021	

DRAWN/DESIGN BY: D.V.
CHECKED BY: R.C.

PROPOSED SITE PLAN

SCALE: AS NOTED
WNY-2021012.00
02 OF 05



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ph. 716-434-7588 fax 716-434-2000

TOWNE AUTOMOTIVE - VW DEALERSHIP
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AMHERST, NEW YORK

STATE OF NEW YORK
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LICENSED PROFESSIONAL ENGINEER
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REVISIONS

NO.	REVISION	DATE

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D.V.	R.C.

PROPOSED GRADING PLAN

SCALE: AS NOTED

WNY-2021012.00

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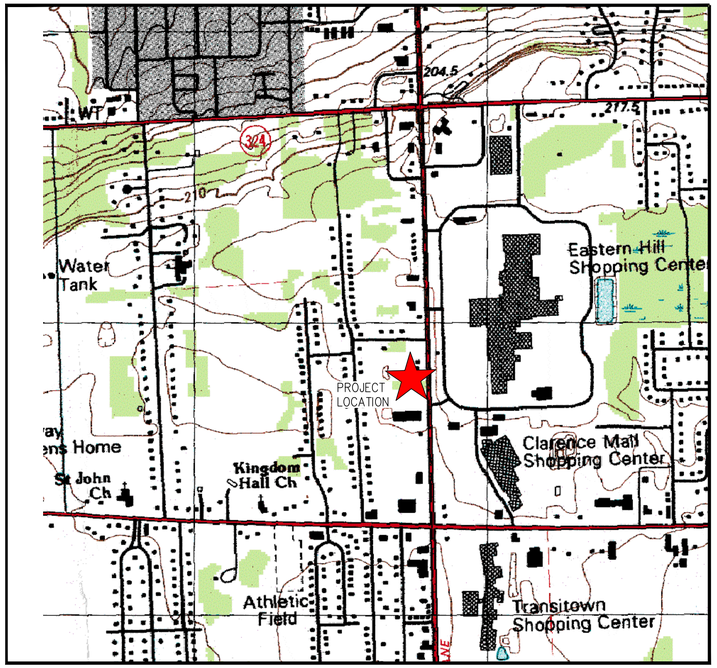
7420 TRANSIT ROAD
TOWN OF AMHERST, NY



PROJECT LOCATION MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
00	COVER SHEET
01	EXISTING SITE & DEMO PLAN
02	PROPOSED SITE PLAN
03	PROPOSED GRADING PLAN
04	PROPOSED LANDSCAPING PLAN
05	SITE DETAILS

DAVID F. PRATT P.E.

DATE: 02/22/2021

STATE OF NEW YORK
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LICENSED PROFESSIONAL ENGINEER
No. 121

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50 SIMONDS ST., LOCKPORT, NY 14094
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WNY-2021012.00	FEB. 2021

SHEET NO.
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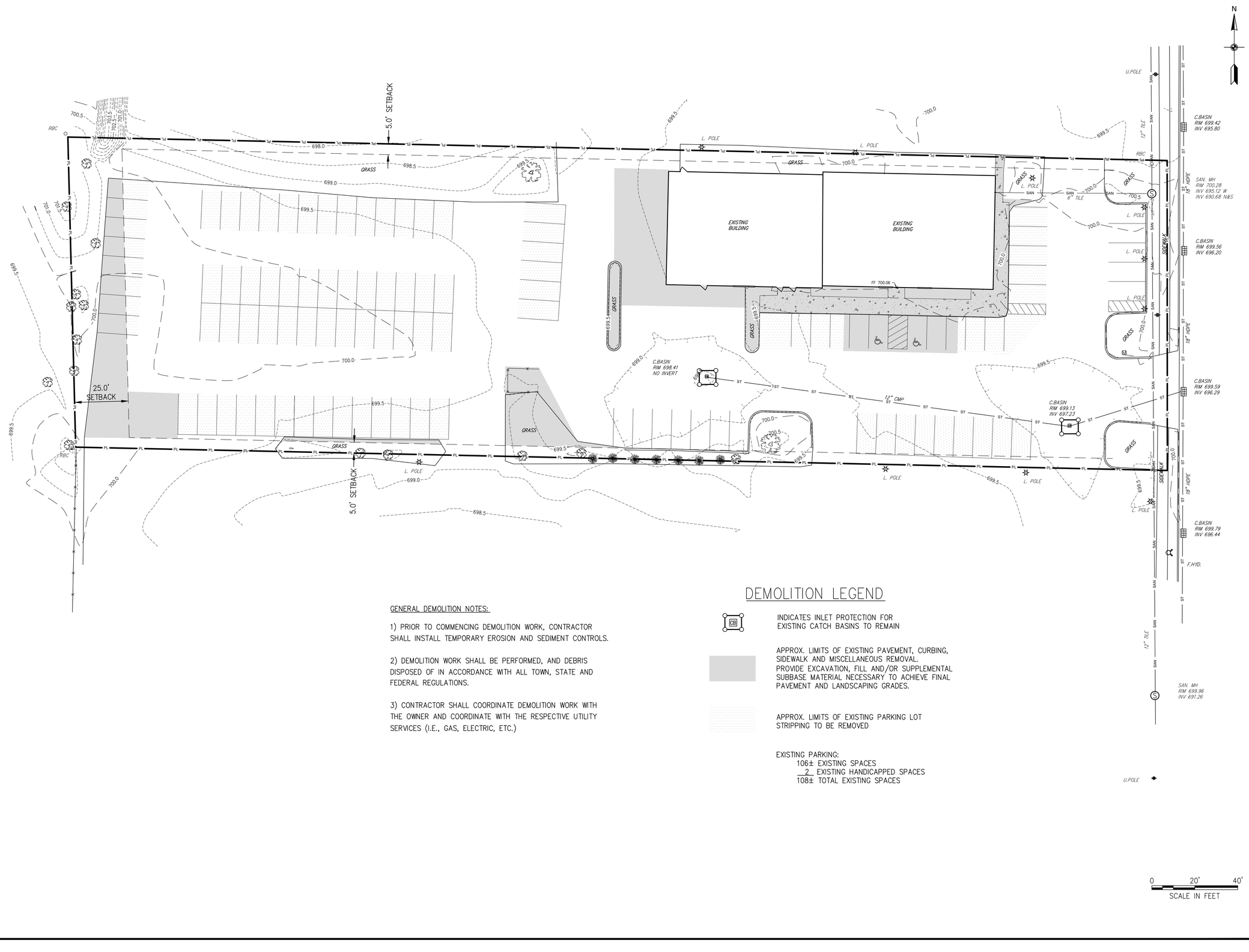

GENERAL DEMOLITION NOTES:

1) PRIOR TO COMMENCING DEMOLITION WORK, CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS.

2) DEMOLITION WORK SHALL BE PERFORMED, AND DEBRIS DISPOSED OF IN ACCORDANCE WITH ALL TOWN, STATE AND FEDERAL REGULATIONS.

3) CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH THE OWNER AND COORDINATE WITH THE RESPECTIVE UTILITY SERVICES (I.E., GAS, ELECTRIC, ETC.)

DEMOLITION LEGEND

CB — INDICATES INLET PROTECTION FOR EXISTING CATCH BASINS TO REMAIN

APPROX. LIMITS OF EXISTING PAVEMENT, CURBING, SIDEWALK AND MISCELLANEOUS REMOVAL. PROVIDE EXCAVATION, FILL AND/OR SUPPLEMENTAL SUBBASE MATERIAL NECESSARY TO ACHIEVE FINAL PAVEMENT AND LANDSCAPING GRADES.

APPROX. LIMITS OF EXISTING PARKING LOT STRIPPING TO BE REMOVED

EXISTING PARKING:
106± EXISTING SPACES
2 EXISTING HANDICAPPED SPACES
108± TOTAL EXISTING SPACES

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02/2021

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D.V.	R.C.

EXISTING SITE & DEMO PLAN

SCALE: AS NOTED

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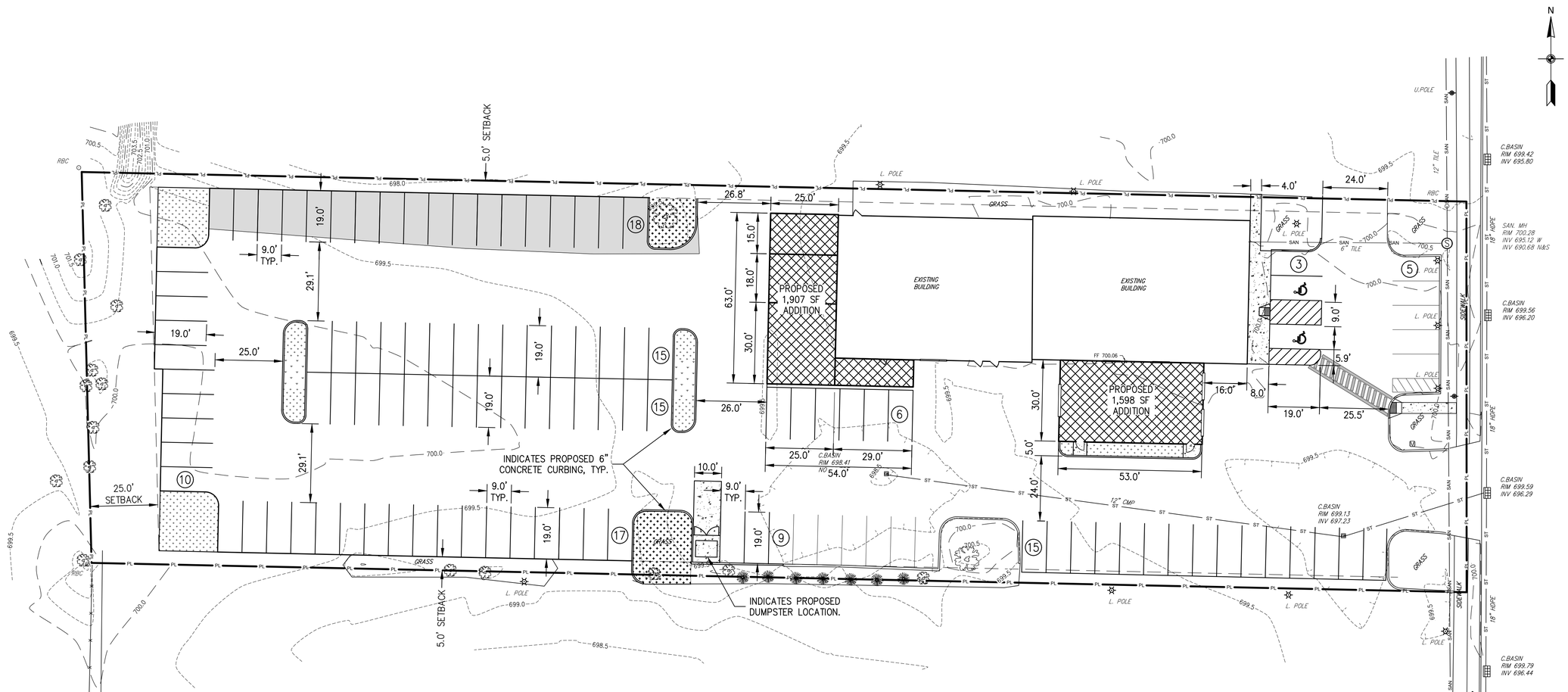
Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)



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- INDICATES PROPOSED GRASS AREAS
- INDICATES PROPOSED MULCH AREAS

0 20' 40'
SCALE IN FEET

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PROPOSED SITE PLAN

SCALE: AS NOTED

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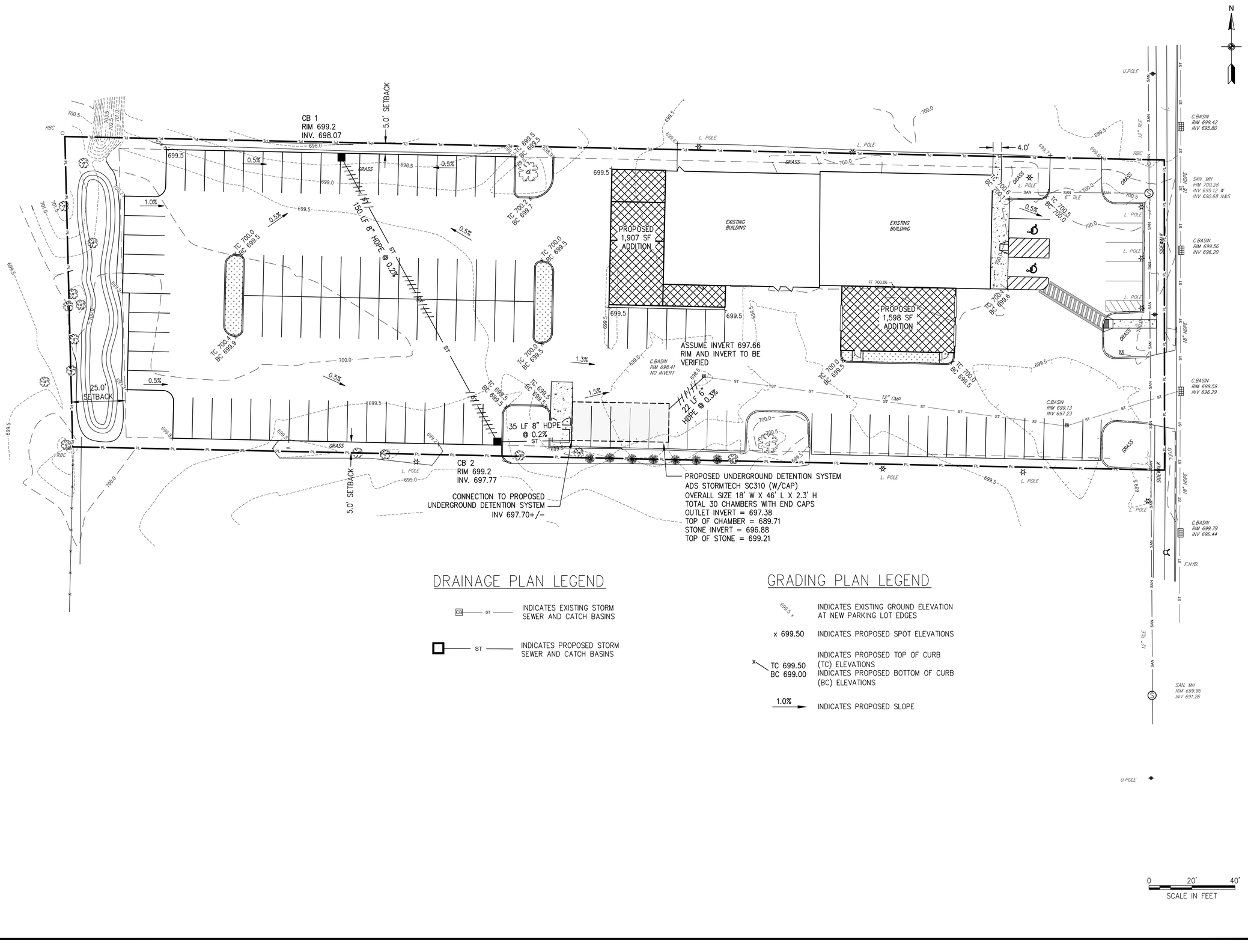

DRAINAGE PLAN LEGEND

- CB — ST — INDICATES EXISTING STORM SEWER AND CATCH BASINS
- ST — INDICATES PROPOSED STORM SEWER AND CATCH BASINS

GRADING PLAN LEGEND

- 699.5 x — INDICATES EXISTING GROUND ELEVATION AT NEW PARKING LOT EDGES
- x 699.50 — INDICATES PROPOSED SPOT ELEVATIONS
- TC 699.50 / BC 699.00 — INDICATES PROPOSED TOP OF CURB (TC) ELEVATIONS / INDICATES PROPOSED BOTTOM OF CURB (BC) ELEVATIONS
- 1.0% → — INDICATES PROPOSED SLOPE

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TOWNE AUTOMOTIVE - VW DEALERSHIP

7420 TRANSIT ROAD
AMHERST, NEW YORK

STATE OF NEW YORK
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D.V.	R.C.

PROPOSED GRADING PLAN

SCALE: AS NOTED

WNY-2021012.00

03 OF 05

Attachment: SP-1988-52F_application_041521 (22936 : Sp-1988-52F)

LANDSCAPING PLAN LEGEND

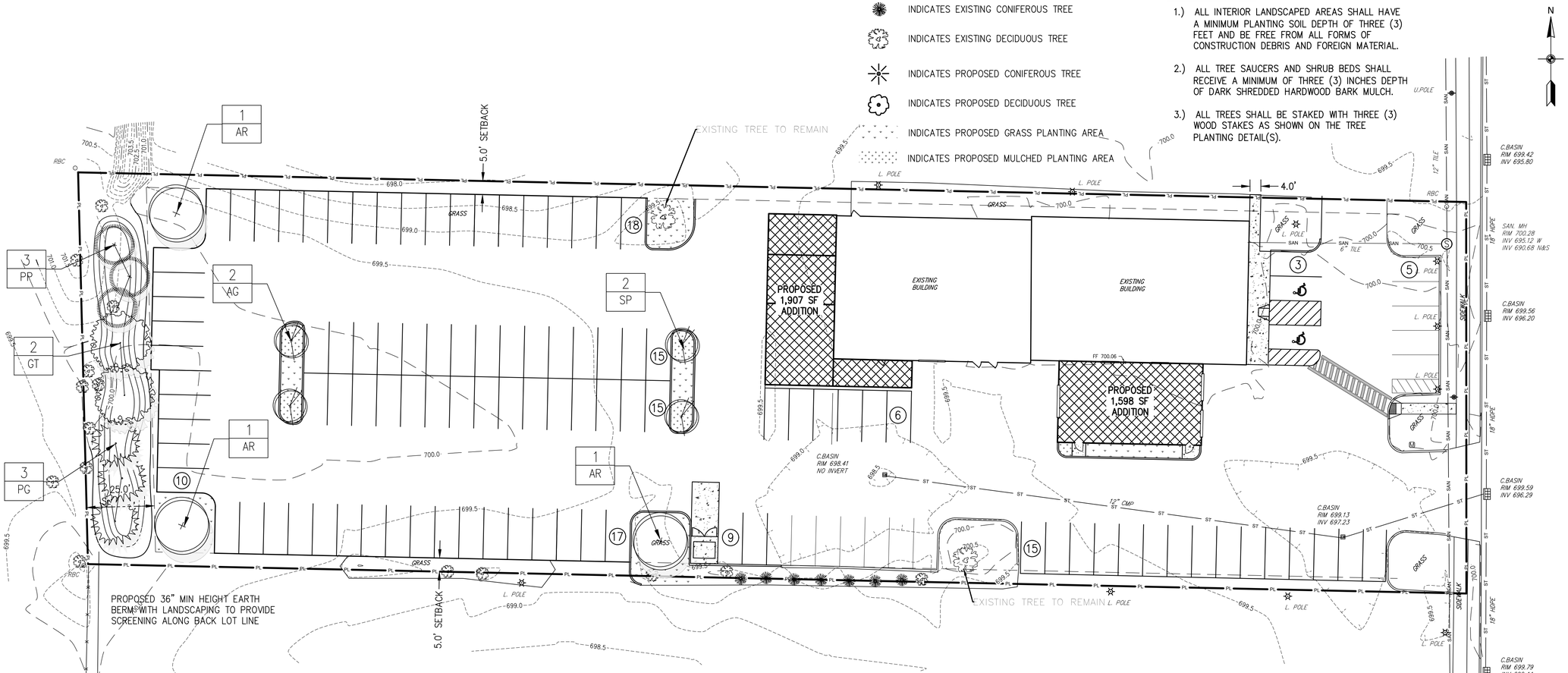
- INDICATES EXISTING CONIFEROUS TREE
- INDICATES EXISTING DECIDUOUS TREE
- INDICATES PROPOSED CONIFEROUS TREE
- INDICATES PROPOSED DECIDUOUS TREE
- INDICATES PROPOSED GRASS PLANTING AREA
- INDICATES PROPOSED MULCHED PLANTING AREA

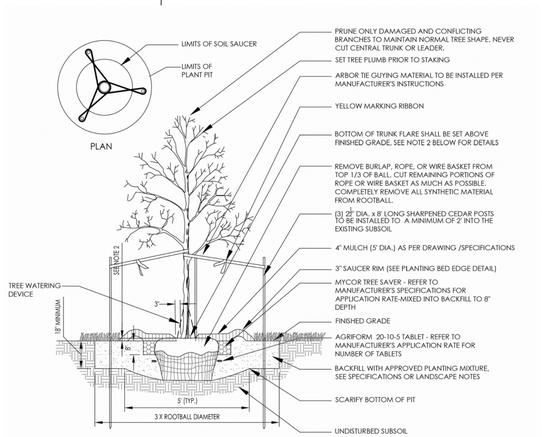
PLANTING NOTES

1.) ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.

2.) ALL TREE SAUCERS AND SHRUB BEDS SHALL RECEIVE A MINIMUM OF THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.

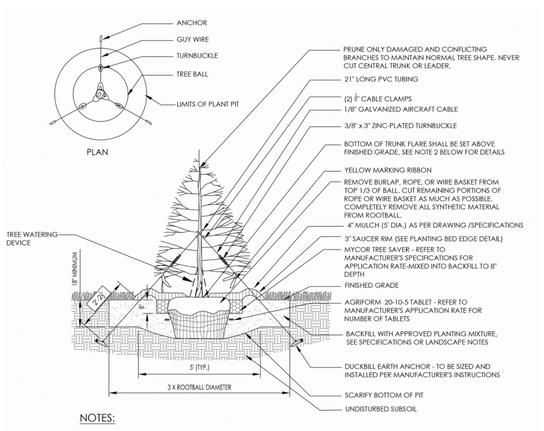
3.) ALL TREES SHALL BE STAKED WITH THREE (3) WOOD STAKES AS SHOWN ON THE TREE PLANTING DETAIL(S).





NOTES:

1. MAINTAIN A 3' MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   2.1. FOR SANDY OR LOAMY SOILS: 1"
   2.2. FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE



NOTES:

1. MAINTAIN A 3' MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   FOR SANDY OR LOAMY SOILS: 1"
   FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE

TOWNE VW Plant List-FEBRUARY 2021

Key	No.	Botanical Name	Common Name	Min. Size	Remarks
TREES (LARGE AND CONIFEROUS)					
AR	3	*Acer rubrum 'Autumn Flame'*	Autumn Flame Red Maple	2 1/2" Cal.	single leader
GT	2	*Gleditsia triancanthos f. inermis 'Skyline'*	Skyline Honeylocust	2 1/2" Cal.	B&B; Seedless/Pod-less
PG	3	*Picea glauca*	White Spruce	6-7' Hgt.	B&B Full to ground
PP	3	*Picea pungens*	Colorado Blue Spruce	6-7' Hgt.	B&B Full to ground
		(*) NOTE: Per Town of Amherst Zoning Ordinance Sect. 7-2-3 (A) (1) (g), all large trees planted shall have a minimum caliper of 2 1/2" caliper measured 6" above the ground. All coniferous trees planted shall have a minimum height of 5' above the finished grade. All ornamental trees planted shall have a minimum caliper of 1 3/4" measured 6" above the ground. All small deciduous trees planted in multi-stem form shall have a minimum height of 10' above the finished grade.		
SMALL TREES/SHRUBS					
AG	2	*Amelanchier X grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	10' Hgt.	Multi-stem, Full form
SP	2	*Syringa reticulata 'Jinyuan'*	Chinese Tree Lilac	10' Hgt.	Multi-stem, Full form
		(*) NOTE: Per Town of Amherst Zoning Ordinance Sect. 7-2-3 (A) (1) (g), all shrubs to be a minimum of 24-inches in height (at the time of planting)			
TURFGRASS SEED MIXES					
TURF/LAWN		KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS	80:20 MIX	6 LBS PER 1,000 SF	
		All disturbed areas, outside of planting beds and tree pits, are to be seeded with above turfgrass mix			

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59 SIMONDS ST., LOCKPORT, NY 14094
ph. 716-434-7301 fax 716-434-3553

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STATE OF NEW YORK
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D.V.	R.C.

PROPOSED LANDSCAPING PLAN

SCALE: AS NOTED

WNY-2021012.00

04 OF 05

Attachment: SP-1988-52F application_041521 (22936 : Sp-1988-52F)

NOTES:

GENERAL

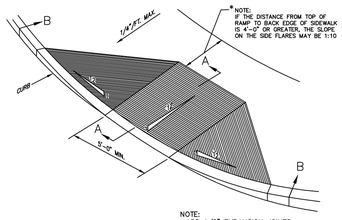
1. SIDEWALK CURB RAMP TYPE AND LOCATION ARE AS SHOWN ON THE PLANS OR AS DIRECTED.
2. ALL SIDEWALK CURB RAMP TYPES MAY BE USED IN STRAIGHT OR CURVED CURBED SECTIONS.
3. SIDEWALK CURB RAMP TYPES MAY BE DIFFERENT AT EACH LOCATION WITHIN AN INTERSECTION.

SIDEWALK CURB RAMP CRITERIA

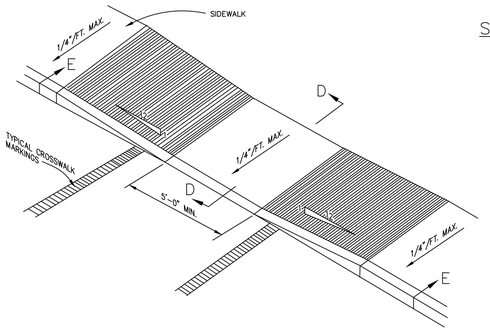
4. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:12.IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:12, THE FOLLOWING SLOPES AND RISES MAY BE USED:
   - A) STEEPER THAN 1:12 (8.33%) BUT NO STEEPER THAN 1:10 (10%) 6" MAXIMUM RISE, 5 FT. MAXIMUM RUN
   - B) STEEPER THAN 1:10 (10%) BUT NO STEEPER THAN 1:8 (12.5%) 3" MAXIMUM RISE, 2 FT. MAXIMUM RUN
   - C) A SLOPE STEEPER THAN 1:8 (12.5%) NOT ALLOWED.
5. THE MINIMUM WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE FEET, EXCLUSIVE OF FLARED SIDES.
6. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR PARKING SURFACE.

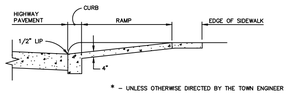
SURFACE FINISH

7. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G., A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS.)

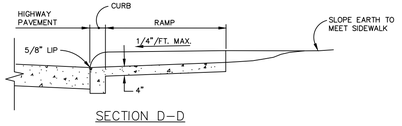


NOTE:
-ADD 1/2" EXPANSION JOINTS AT CURBS
-SEAL ALL SAW-CUTS

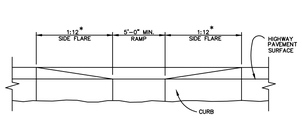




SECTION A–A

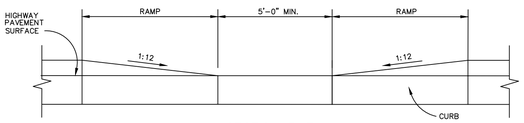


SECTION D–D



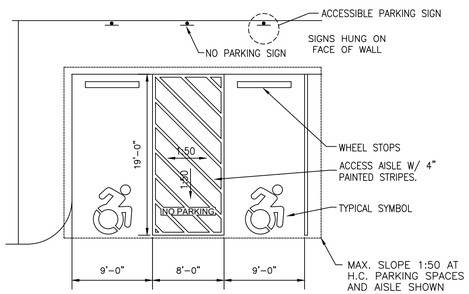
SECTION B–B

SIDEWALK CURB RAMP
TYPE A

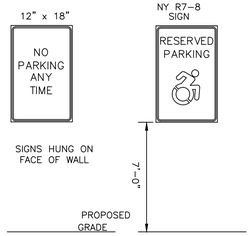


SECTION E–E

SIDEWALK CURB RAMP
TYPE C



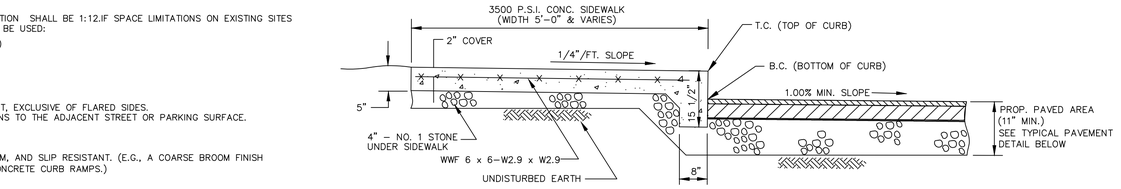
PARKING STALL
N.T.S.



PARKING SIGN
N.T.S.

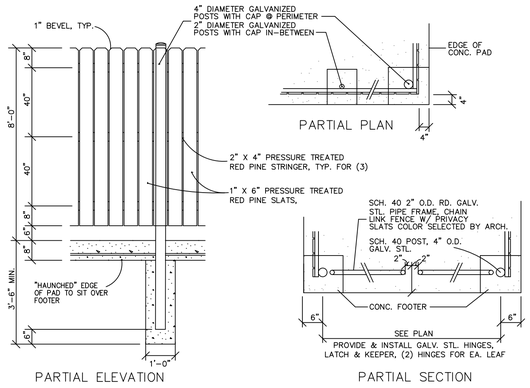
GENERAL NOTES

1. CAST IN PLACE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS SECTION 501 FOR PORTLAND CEMENT CONCRETE.
2. MANHOLES AND RECEIVERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 604.
3. REINFORCED CONCRETE PIPE SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION SECTION 706.02.
4. FOR ALL MANHOLE RECEIVERS IN PAVEMENT USE PRECAST FLAT TOP MANHOLE TYPE "C".
5. STORM MANHOLE COVERS SHALL BE LABELED "STORM SEWER".

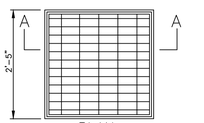


SIDEWALK TO PAVEMENT DETAIL
N.T.S.

NOTE:
ALL CURBS TO HAVE MOUNTABLE PROFILE.

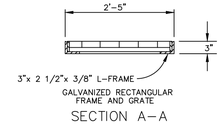


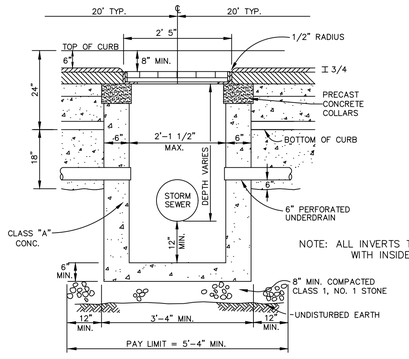
DUMPSTER ENCLOSURE &
BOARD–ON–BOARD FENCE DETAIL



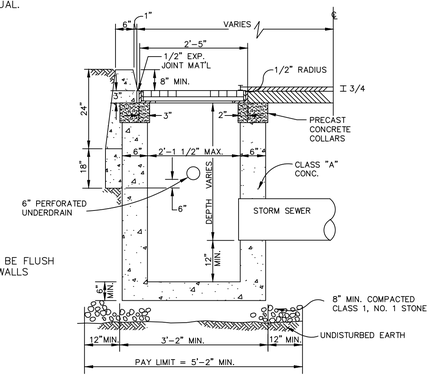
FRAME AND GRATE SHALL MEET NYSDOT SPEC. #655–6RI SIZE #1

PRECAST CONCRETE RECEIVERS SHALL BE MANUFACTURED BY KISTNER CONCRETE PRODUCTS OR APPROVED EQUAL.

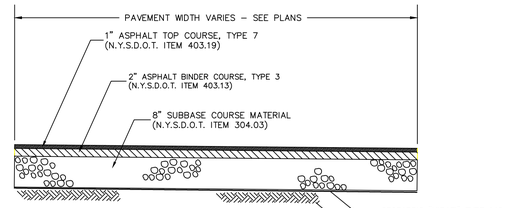




NOTE: ALL INVERTS TO BE FLUSH WITH INSIDE WALLS

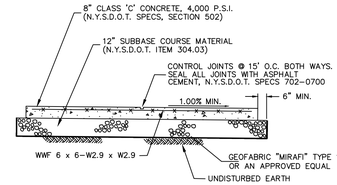


TOWN OF AMHERST
STANDARD PRECAST RECEIVER "A"

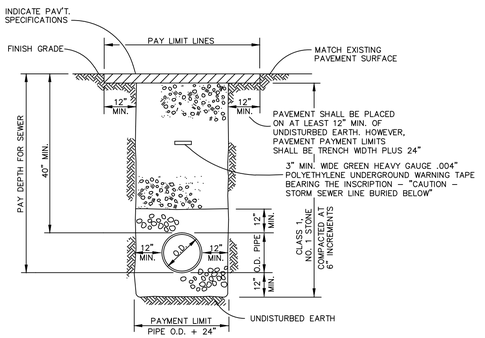


ASPHALT PAVEMENT SECTION
N.T.S.

ADDITIONAL STONE OR GEO–GRID MAY BE REQUIRED IN CERTAIN AREAS.
REFER TO EMPIRE GEOTECHNICAL ENGINEERING SERVICES
RECOMMENDATIONS PER SITE VISIT MEMO DATED 6–26–18

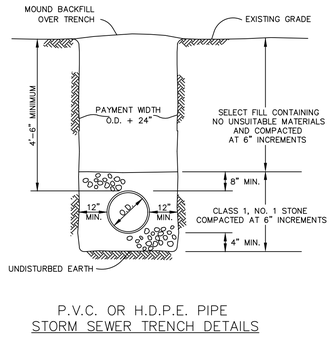


CONCRETE PAVING SECTION
DUMPSTER PAD



NOTE:
WHERE THE CONTRACTOR EXCAVATES BEYOND THE PAY LIMITS SHOWN : SELECT FILL AND PAVEMENT, SIDEWALK & DRIVEWAY REPLACEMENT OUTSIDE THE PAY LIMITS SHALL BE FURNISHED AND PLACED AT THE CONTRACTOR'S EXPENSE (TYP.)

TYPICAL TRENCH DETAIL
TOWN ROAD CROSSING



P.V.C. OR H.D.P.E. PIPE
STORM SEWER TRENCH DETAILS

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ph. 716-434-7301 fax 716-434-3553

TOWNE AUTOMOTIVE - VW DEALERSHIP

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STATE OF NEW YORK
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D.V.	R.C.

SITE DETAILS

SCALE: AS NOTED

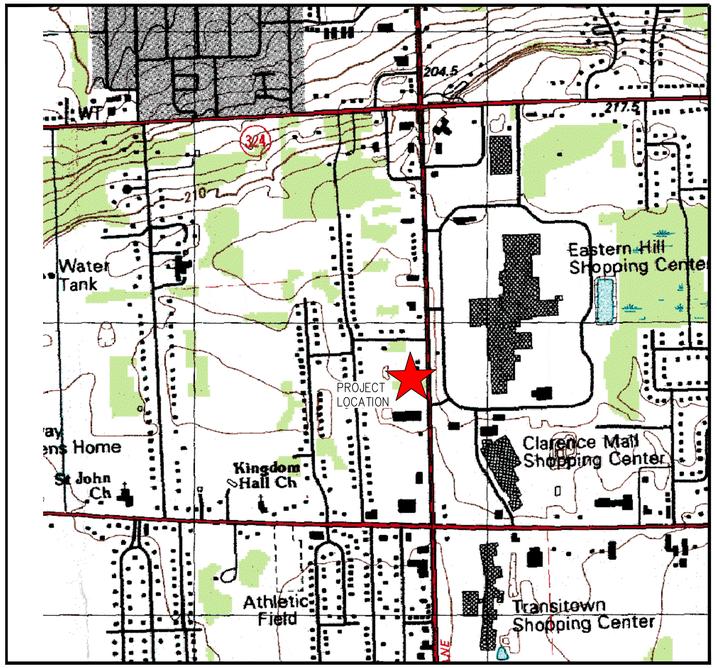
WNY-2021012.00

05 OF 05

Attachment: SP-1988-52F application_041521 (22936 : Sp-1988-52F)

TOWNE AUTOMOTIVE – VW DEALERSHIP

7420 TRANSIT ROAD
TOWN OF AMHERST, NY



PROJECT LOCATION MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
00	COVER SHEET
01	EXISTING SITE & DEMO PLAN
02	PROPOSED SITE PLAN
03	PROPOSED GRADING PLAN
04	PROPOSED LANDSCAPING PLAN
05	SITE DETAILS
06	PROPOSED SITE LIGHTING PLAN

DAVID F. PRATT P.E.

DATE: 03/29/2021

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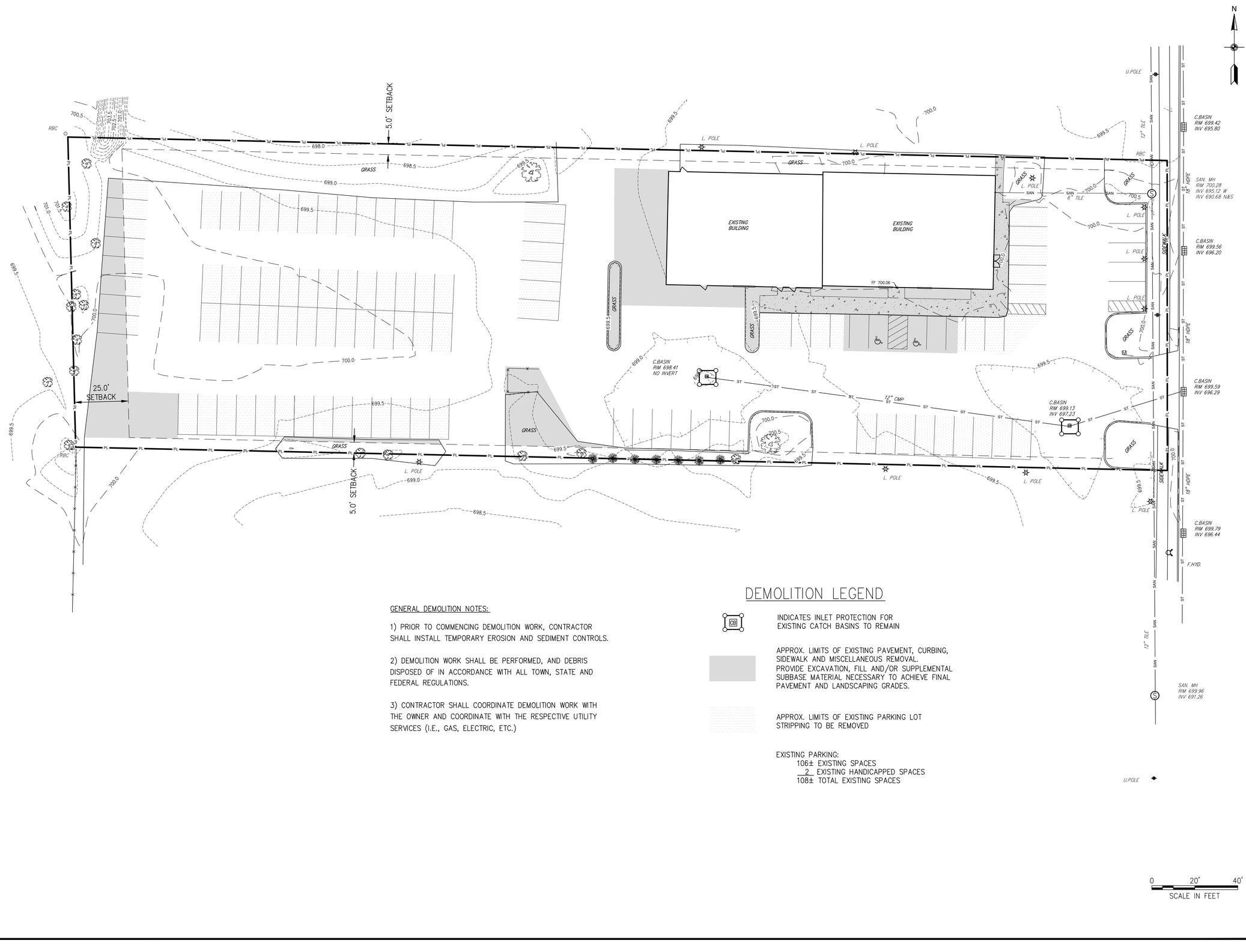

TRANSIT (NYS RTE. 78) ROAD

GENERAL DEMOLITION NOTES:

1) PRIOR TO COMMENCING DEMOLITION WORK, CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS.

2) DEMOLITION WORK SHALL BE PERFORMED, AND DEBRIS DISPOSED OF IN ACCORDANCE WITH ALL TOWN, STATE AND FEDERAL REGULATIONS.

3) CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH THE OWNER AND COORDINATE WITH THE RESPECTIVE UTILITY SERVICES (I.E., GAS, ELECTRIC, ETC.)

DEMOLITION LEGEND

CB — INDICATES INLET PROTECTION FOR EXISTING CATCH BASINS TO REMAIN

APPROX. LIMITS OF EXISTING PAVEMENT, CURBING, SIDEWALK AND MISCELLANEOUS REMOVAL. PROVIDE EXCAVATION, FILL AND/OR SUPPLEMENTAL SUBBASE MATERIAL NECESSARY TO ACHIEVE FINAL PAVEMENT AND LANDSCAPING GRADES.

APPROX. LIMITS OF EXISTING PARKING LOT STRIPPING TO BE REMOVED

EXISTING PARKING:
106± EXISTING SPACES
2 EXISTING HANDICAPPED SPACES
108± TOTAL EXISTING SPACES

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EXISTING SITE & DEMO PLAN

SCALE: AS NOTED

WNY-2021012.00

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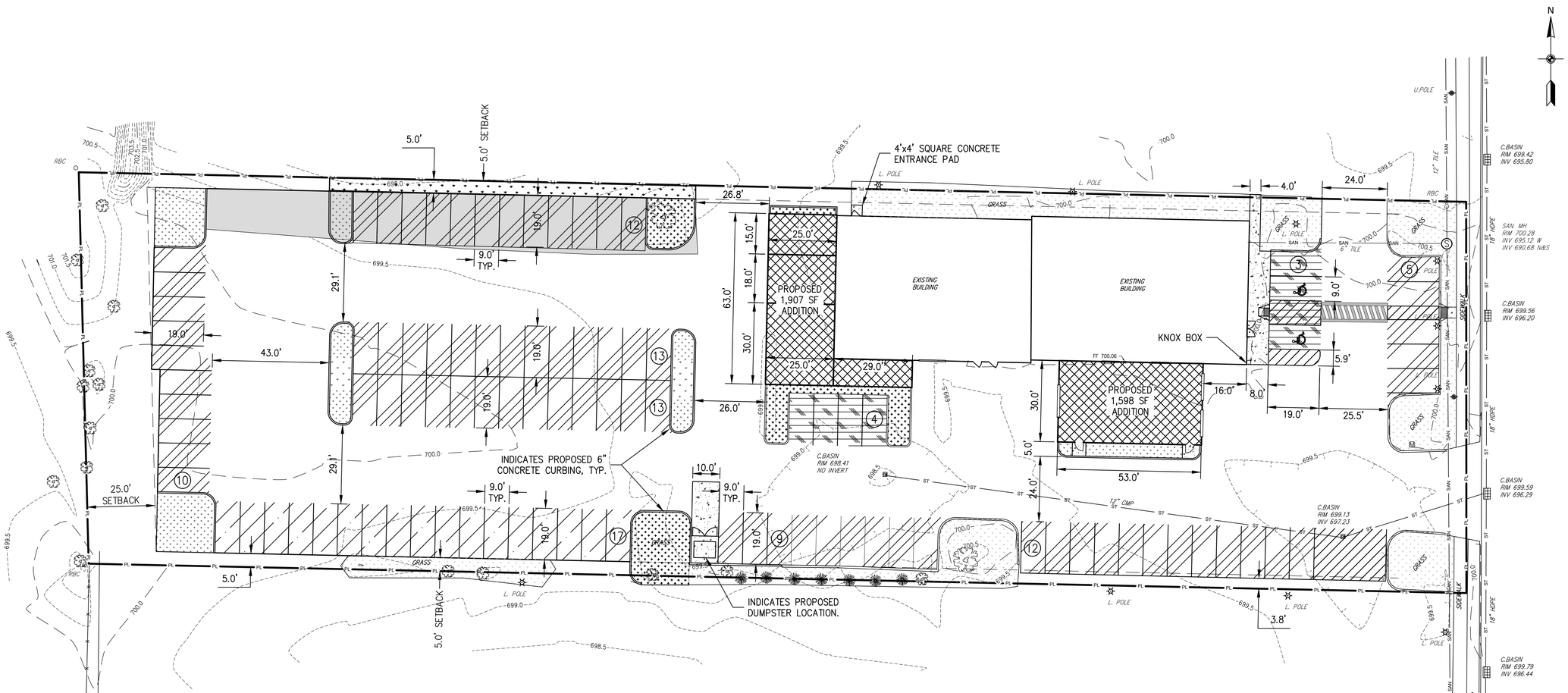

GREENSPACE

PARKING LOT AREA = 29,800 SF
TOWN CODE: 7,501-43,560 SF = 5% MINIMUM INTERIOR GREENSPACE
29,800 SF * 5% = 1,445 SF REQUIRED INTERIOR GREENSPACE
PROVIDED 2,194 SF OF INTERIOR GREENSPACE

PARKING REQUIREMENTS

2 SPACES PER 300 SF GROSS FLOOR AREA PLUS 1 PER 2 EMPLOYEES
2 SPACES (11,510/300) PLUS 5 = 43 SPACES

TOTAL SPACES REQUIRED = 43 TOTAL SPACES PROVIDED = 94

DETAILS OF DEVELOPMENT				
ZONING	GB - GENERAL BUSINESS			
	REQUIRED		PROVIDED	
LOT AREA (MIN)	NONE		-	
LOT WIDTH (MIN)	NONE		-	
	BUILDING	VEHICLE AREA	BUILDING	VEHICLE AREA
SETBACKS:				
FY	20 FT	10 FT	80 FT	10 FT
RY	30 FT	25 FT	251 FT	25 FT
SY	10 FT	5 FT	8.7 FT	5 FT
BUILDING HEIGHT (MAX)	65 FT		22	
BUILDING COVERAGE (MAX)	NONE			
TOTAL PARKING (2/300 SF GROSS FLOOR AREA + 1/2 EMPLOYEE)	51		101	
INVENTORY PARKING	38		74	
EMPLOYEE PARKING	13		17	
CUSTOMER PARKING	-		7	

SITE PLAN LEGEND

- INDICATES PROPOSED BUILDING ADDITIONS
- INDICATES PROPOSED ASPHALT PARKING LOT EXPANSION (3,125± SF)
- INDICATES PROPOSED CONCRETE SIDEWALK
- INDICATES PROPOSED GRASS AREAS
- INDICATES PROPOSED MULCH AREAS
- INDICATES PROPOSED EMPLOYEE PARKING AREAS
- INDICATES PROPOSED INVENTORY PARKING AREAS
- INDICATES PROPOSED CUSTOMER PARKING AREAS
- INDICATES EXISTING GRASS AREAS

0 20' 40'
SCALE IN FEET

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NO.	REVISION	DATE

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D.V.	R.C.

PROPOSED SITE PLAN

SCALE: AS NOTED

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02 OF 06

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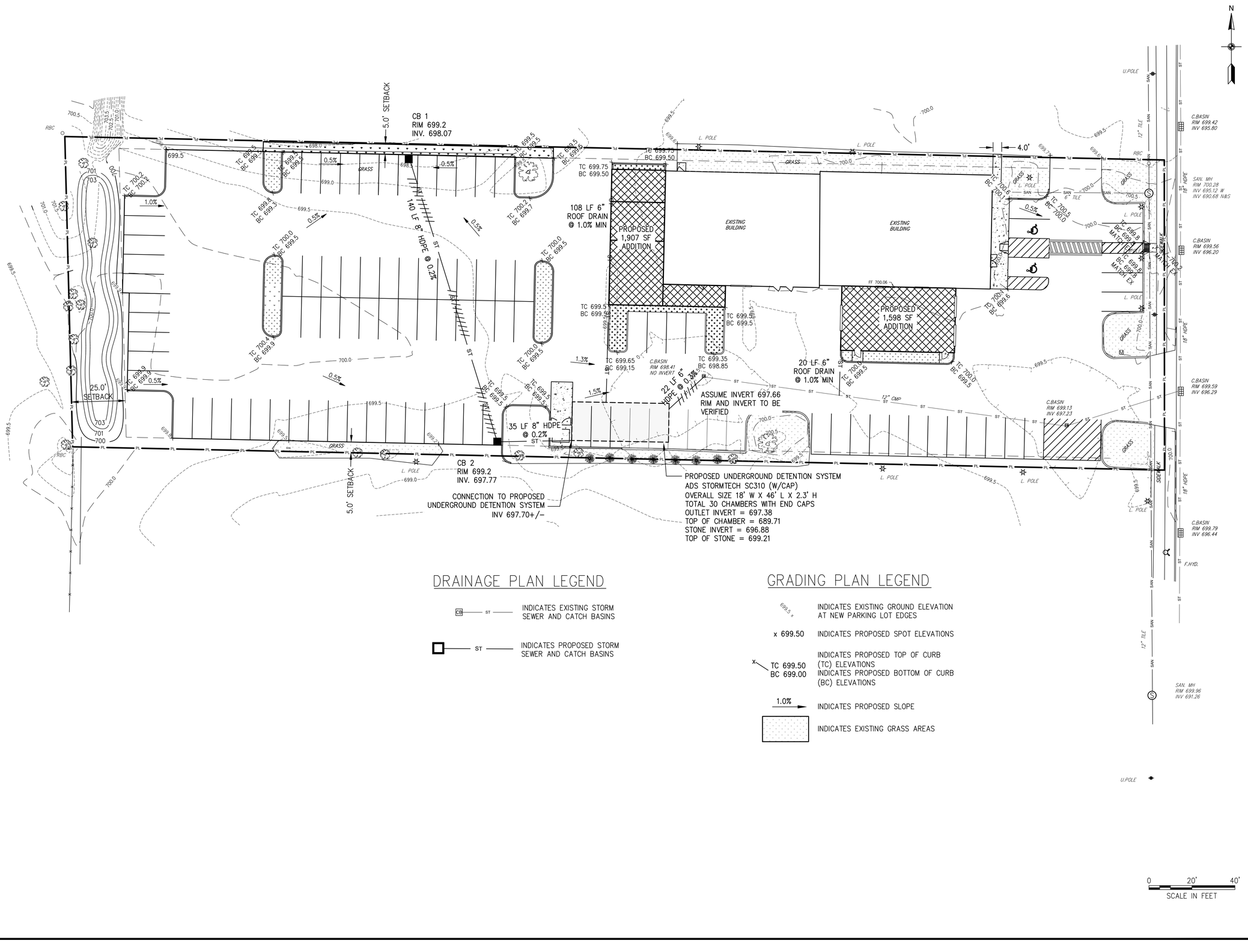

DRAINAGE PLAN LEGEND

CB — ST —	INDICATES EXISTING STORM SEWER AND CATCH BASINS
ST	INDICATES PROPOSED STORM SEWER AND CATCH BASINS

GRADING PLAN LEGEND

699.5 x	INDICATES EXISTING GROUND ELEVATION AT NEW PARKING LOT EDGES
x 699.50	INDICATES PROPOSED SPOT ELEVATIONS
TC 699.50 / BC 699.00	INDICATES PROPOSED TOP OF CURB (TC) ELEVATIONS / INDICATES PROPOSED BOTTOM OF CURB (BC) ELEVATIONS
1.0%	INDICATES PROPOSED SLOPE
	INDICATES EXISTING GRASS AREAS

GPI Engineering Design Planning Construction Management
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4950 Genesee Street, Suite 100
Buffalo, NY, 14225

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INDUSTRIAL-COMMERCIAL CONSTRUCTION
10 SIMONDS ST., LOCKPORT, NY 14094
ph. 716-434-7301 fax 716-434-3553

TOWNE AUTOMOTIVE - VW DEALERSHIP

7420 TRANSIT ROAD
AMHERST, NEW YORK

STATE OF NEW YORK
GREENMAN PEDERSEN
No. 131
LICENSED PROFESSIONAL ENGINEER

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D.V.	R.C.

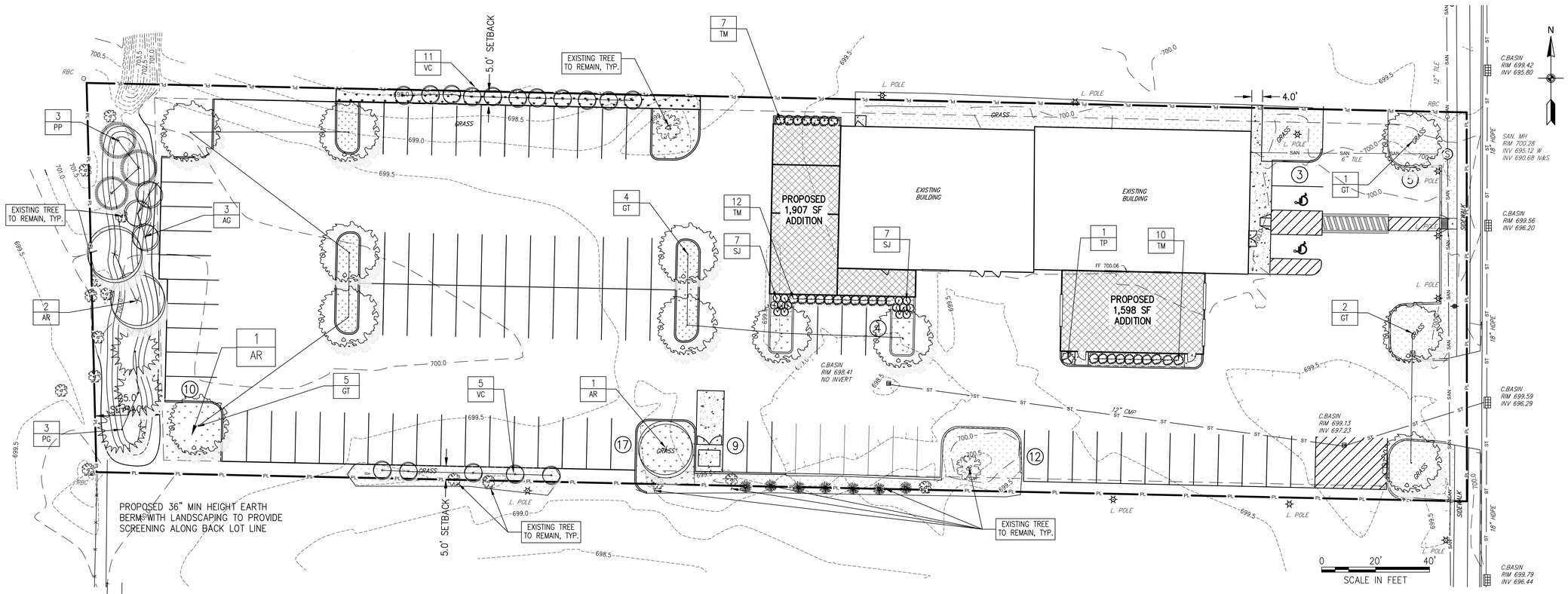
PROPOSED GRADING PLAN

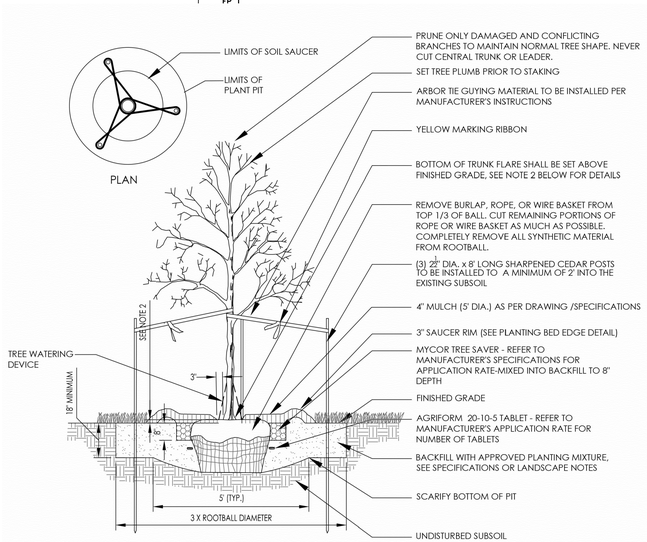
SCALE: AS NOTED

WNY-2021012.00

03 OF 06

Attachment: SP-1988-52F drawings, 041521 (22936 : Sp-1988-52F)



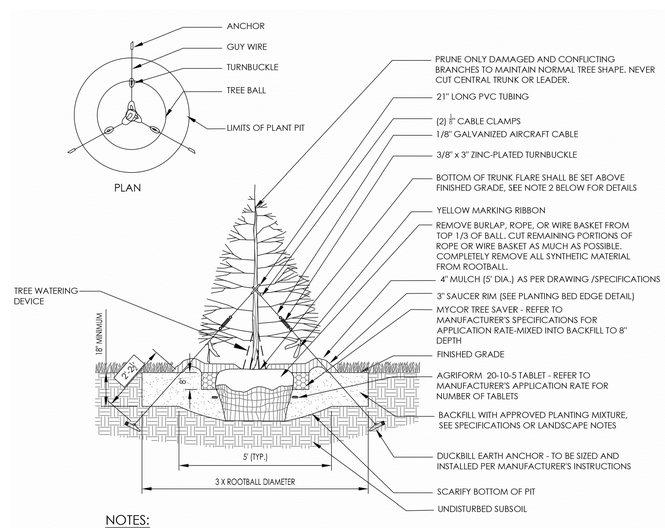


NOTES:

1. MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   2.1. FOR SANDY OR LOAMY SOILS: 1"
   2.2. FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE

DECIDUOUS TREE PLANTING

SCALE: N.T.S.



NOTES:

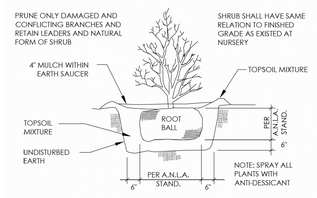
1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   FOR SANDY OR LOAMY SOILS: 1"
   FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE

EVERGREEN TREE PLANTING

SCALE: N.T.S.

TOWNE VW Plant List- March 2021

Key	No.	Botanical Name	Common Name	Min. Size	Remarks
TREES (LARGE AND CONIFEROUS)					
AR	3	*Acer rubrum 'Autumn Flame'*	Autumn Flame Red Maple	2 1/2" Cal.	single leader
GT	12	*Gleditsia triancanthos f. inermis 'Skyline'*	Skyline Honeylocust	2 1/2" Cal.	B&B; Seedless/Pod-less
PG	3	*Picea glauca*	White Spruce	6-7' Hgt.	B&B Full to ground
PP	3	*Picea pungens*	Colorado Blue Spruce	6-7' Hgt.	B&B Full to ground
TP	1	*Thuja plicata 'Degroot's Spire'*	American Arborvitae	6-7' Ht.	Columnar
		(*) NOTE: Per Town of Amherst Zoning Ordinance Sect. 7-2-3 (A) (1) (g), all large trees planted shall have a minimum caliper of 2 1/2" caliper measured 6" above the ground. All coniferous trees planted shall have a minimum height of 5' above the finished grade. All ornamental trees planted shall have a minimum caliper of 1 3/4" measured 6" above the ground. All small deciduous trees planted in multi-stem form shall have a minimum height of 10' above the finished grade.			
SMALL TREES/SHRUBS					
AG	3	*Amelanchier X grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	10' Hgt.	Multi-stem, Full form
SJ	14	*Spirea japonica 'Goldflame'*	Japanese Spirea	#5 cont. (*)	30-36" spacing
TM	29	*Taxus x Media 'Everlow'*	Everlow Spreading Yew	2-3' Hgt.; B&B	allow to spread
VC	16	*Viburnum carlesii 'Cayuga'*	Summer Snowflake Viburnum	3-4' hgt.	Balled & burlap
		(*) NOTE: Per Town of Amherst Zoning Ordinance Sect. 7-2-3 (A) (1) (g), all shrubs to be a minimum of 24" in height (at the time of planting)			
TURFGRASS SEED MIXES					
TURF/LAWN		KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS	80:20 MIX	6 LBS PER 1,000 SF	
		All disturbed areas, outside of planting beds and tree pits, are to be seeded with above turfgrass mix			



SHRUB PLANTING

SCALE: N.T.S.

PLANTING NOTES

1.) ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.

2.) ALL TREE SAUCERS AND SHRUB BEDS SHALL RECEIVE A MINIMUM OF THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.

3.) ALL TREES SHALL BE STAKED WITH THREE (3) WOOD STAKES AS SHOWN ON THE TREE PLANTING DETAIL(S).

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ph. 716-434-7301 fax 716-434-3553

TOWNE AUTOMOTIVE - VW DEALERSHIP

7420 TRANSIT ROAD
AMHERST, NEW YORK

JOHN D. REDDINGTON — REGISTERED LANDSCAPE ARCHITECT — 001930-1 — STATE OF NEW YORK

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02/2021

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D.V.	R.C.

PROPOSED LANDSCAPING PLAN

SCALE: AS NOTED

WNY-2021012.00

04 OF 06

Attachment: SP-1988-52F_drawings_041521 (22936 : Sp-1988-52F)

NOTES:

GENERAL

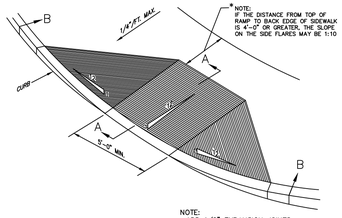
1. SIDEWALK CURB RAMP TYPE AND LOCATION ARE AS SHOWN ON THE PLANS OR AS DIRECTED.
2. ALL SIDEWALK CURB RAMP TYPES MAY BE USED IN STRAIGHT OR CURVED CURBED SECTIONS.
3. SIDEWALK CURB RAMP TYPES MAY BE DIFFERENT AT EACH LOCATION WITHIN AN INTERSECTION.

SIDEWALK CURB RAMP CRITERIA

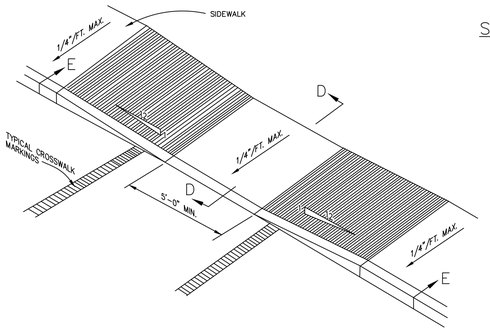
4. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:12.IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:12, THE FOLLOWING SLOPES AND RISES MAY BE USED:
   - A) STEEPER THAN 1:12 (8.33%) BUT NO STEEPER THAN 1:10 (10%) 6" MAXIMUM RISE, 5 FT. MAXIMUM RUN
   - B) STEEPER THAN 1:10 (10%) BUT NO STEEPER THAN 1:8 (12.5%) 3" MAXIMUM RISE, 2 FT. MAXIMUM RUN
   - C) A SLOPE STEEPER THAN 1:8 (12.5%) NOT ALLOWED.
5. THE MINIMUM WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE FEET, EXCLUSIVE OF FLARED SIDES.
6. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR PARKING SURFACE.

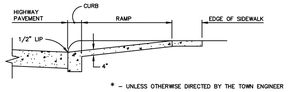
SURFACE FINISH

7. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G., A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS.)

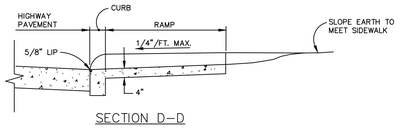


NOTE:
-ADD 1/2" EXPANSION JOINTS AT CURBS
-SEAL ALL SAW-CUTS

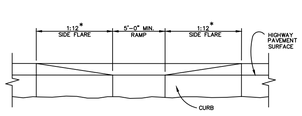




SECTION A–A

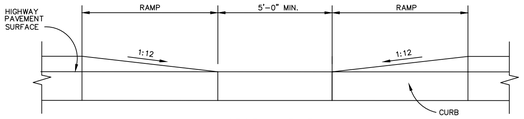


SECTION D–D



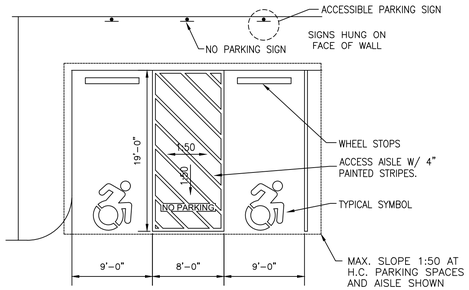
SECTION B–B

SIDEWALK CURB RAMP
TYPE A

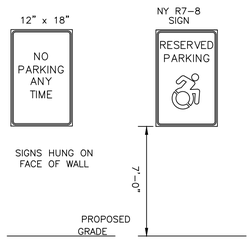


SECTION E–E

SIDEWALK CURB RAMP
TYPE C



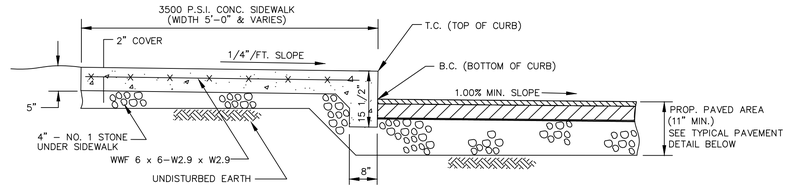
PARKING STALL
N.T.S.



PARKING SIGN
N.T.S.

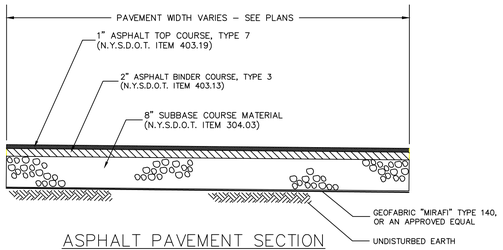
GENERAL NOTES

1. CAST IN PLACE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS SECTION 501 FOR PORTLAND CEMENT CONCRETE.
2. MANHOLES AND RECEIVERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 604.
3. REINFORCED CONCRETE PIPE SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION SECTION 706.02.
4. FOR ALL MANHOLE RECEIVERS IN PAVEMENT USE PRECAST FLAT TOP MANHOLE TYPE "C".
5. STORM MANHOLE COVERS SHALL BE LABELED "STORM SEWER".



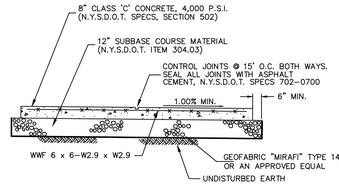
SIDEWALK TO PAVEMENT DETAIL
N.T.S.

NOTE:
ALL CURBS TO HAVE MOUNTABLE PROFILE.

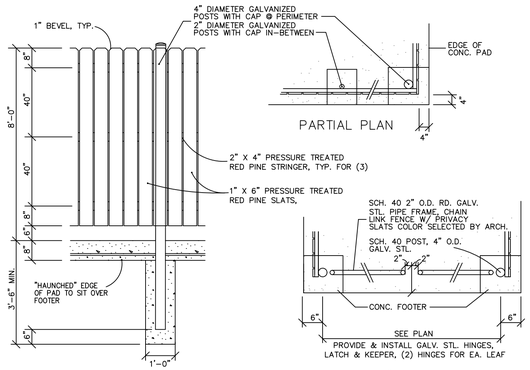


ASPHALT PAVEMENT SECTION
N.T.S.

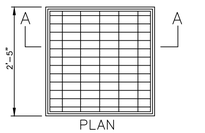
ADDITIONAL STONE OR GEO–GRID MAY BE REQUIRED IN CERTAIN AREAS.
REFER TO EMPIRE GEOTECHNICAL ENGINEERING SERVICES
RECOMMENDATIONS PER SITE VISIT MEMO DATED 6–26–18



CONCRETE PAVING SECTION
DUMPSTER PAD

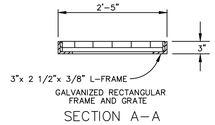


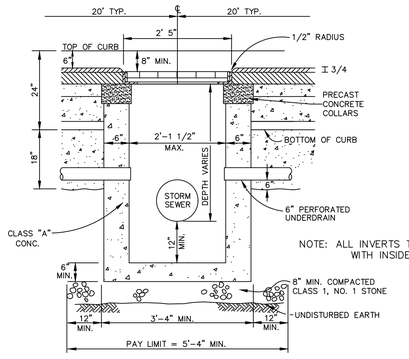
DUMPSTER ENCLOSURE &
BOARD–ON–BOARD FENCE DETAIL



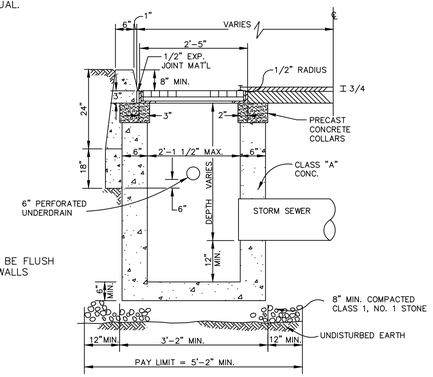
FRAME AND GRATE SHALL MEET NYSDOT SPEC. #655–6RI SIZE #1

PRECAST CONCRETE RECEIVERS SHALL BE MANUFACTURED BY KISTNER CONCRETE PRODUCTS OR APPROVED EQUAL.

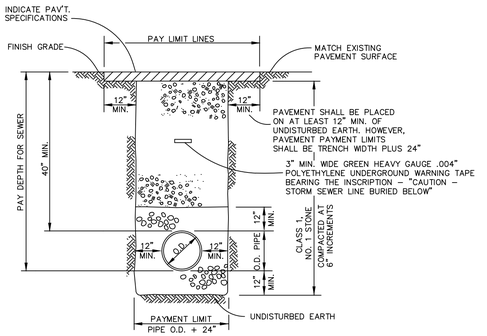




NOTE: ALL INVERTS TO BE FLUSH WITH INSIDE WALLS

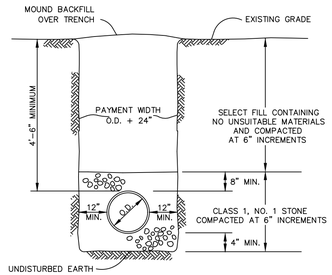


TOWN OF AMHERST
STANDARD PRECAST RECEIVER "A"



NOTE:
WHERE THE CONTRACTOR EXCAVATES BEYOND THE PAY LIMITS SHOWN – SELECT FILL AND PAVEMENT, SIDEWALK & DRIVEWAY REPLACEMENT OUTSIDE THE PAY LIMITS SHALL BE FURNISHED AND PLACED AT THE CONTRACTOR'S EXPENSE (TYP.)

TYPICAL TRENCH DETAIL
TOWN ROAD CROSSING



P.V.C. OR H.D.P.E. PIPE
STORM SEWER TRENCH DETAILS

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D.V.	R.C.

SITE DETAILS

SCALE: AS NOTED

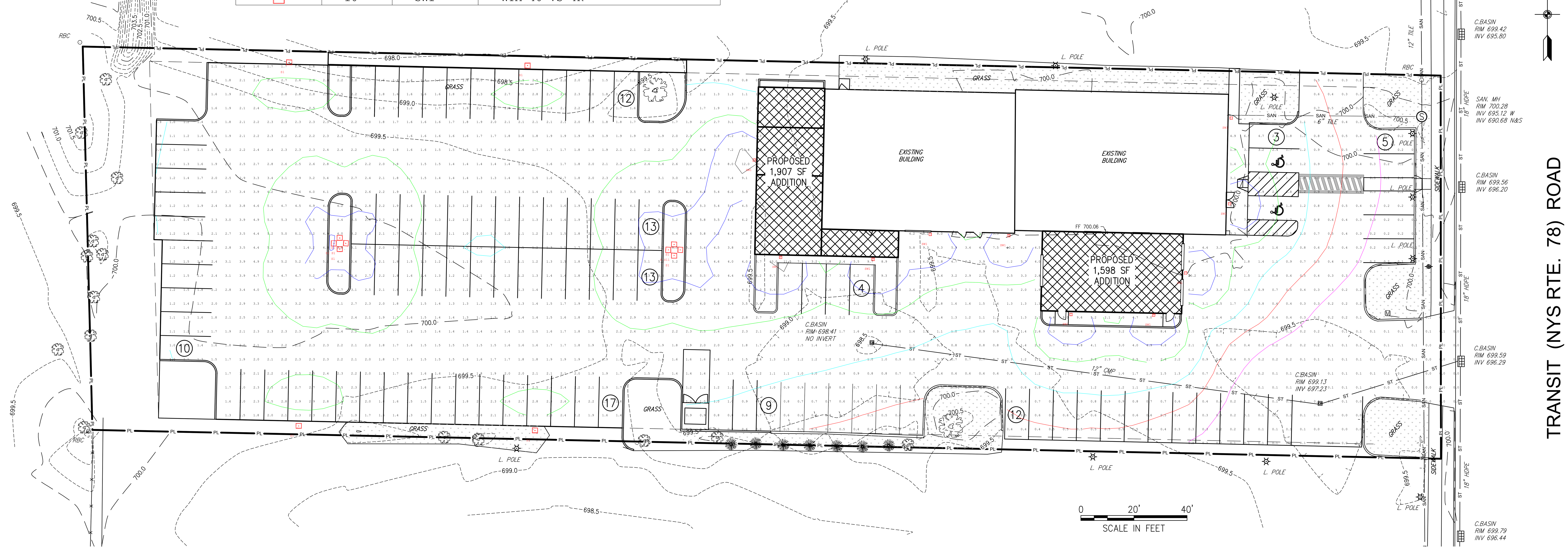
WNY-2021012.00

05 OF 06

Attachment: SP-1988-52F drawings 041521 (22936 : Sp-1988-52F)

Luminaire Schedule			
Symbol	Qty	Label	Description
▫	12	S1	ECF-S-32L-700-NW-G2-3
▫	10	SW1	WTA-40-VS-4K

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Surface	Illuminance	Fc	2.07	12.0	0.0



EQUITY LINE
TRACE•LITE

WTA Series
Adjustable LED Wallpack

Model: ______ Date: ______
Accessories: ______
Job Name: ______ Type: ______

DESCRIPTION
The WTA Series features a slim, compact, energy-efficient adjustable wallpack in lumen packages ranging from 3600 lumens to over 10,500 lumens. This adjustable wallpack allows the user to aim and set the fixture from 0° (pointing down) up to 90°, allowing for light to be aimed where it is needed. The WTA has efficacies up to 133 LPW and provides over 70% energy savings compared to HID technology, and is ideal for retail entryways, schools, medical complexes, retail entrances, any commercial buildings, and multi-family properties.

SPECIFICATIONS

Construction:
- Die-cast aluminum housing in a powder coated bronze finish with stainless steel hardware
- UV-stabilized polycarbonate lens
- Integral heat sink maximizes heat dissipation for longer LED life
- Hinged back box isolates drivers from LEDs and offers easy access to drivers
- Backbox includes three conduit entry points (one on top and two on the sides)

Optics/LEDs:
- Less than 1% uplight to minimize light pollutions (pointing down)
- Type III distribution pointing down (3000K – Type II)
- 27W to 80W LED models replace 100W to 320W HID for up to 70% energy savings
- Up to 10,500 lumens for a variety of applications
- Efficacies up to 133 LPW maximize energy savings and utility rebates
- Available in 3000K, 4000K and 5000K CCT
- L70 >100,000 hours
- CRI ≥70

Electrical:
- Class 2 power supply, 120 to 277VAC, 50/60Hz
- 1-10V Dimming driver

Testing & Compliance:
- cULus Listed for Wet Locations
- Tested to meet IP65 requirements
- Operating temperatures: -40°C to 40°C (-40°F to 104°F)
- DesignLights Consortium® (DLC) PREMIUM Qualified (verify QPL for specific models)

Installation:
- Housing can be adjusted from 0° to 90° for forward throw (10° increments)
- Backbox accommodates conduit entry on both sides and top
- Mounts to a standard 3-½" or 4" square electrical J-box

Options:
- Factory installed 120/277VAC button type photocontrol (PC)

Accessories:
- Button type universal photocontrol 120/277VAC (PCU)

Warranty:
- Five Year Warranty (Terms and Conditions Apply)



Specs at a Glance				
Model	WTA-27	WTA-40	WTA-67	WTA-80
Wattage (W)*	27W	40W	67W	80W
Lumens (lm)	3600	5200	8800	10,500
Efficacy (LPW)	133	130	131	131
Equivalency (HID)	100W	150-175W	200-250W	250-320W
CCT (K)	3000K, 4000K, 5000K			
CRI	≥70			
Input Voltage	120-277VAC, 50/60Hz, 1-10V Dimming			
Operating Temp	-40°C to 40°C (-40°F to 104°F)			
Certifications	cULus Listed for Wet Locations, DLC PREMIUM			
Warranty	5 Years			
Weight	3.4 lbs	4.0 lbs	7.3 lbs	7.8 lbs

* Nominal Wattage, tested at 5000K CCT. Values at 120/277VAC. See performance table for more detailed lumen information.

Note: Environment and application will affect actual performance. Typical values and 25°C (77°F) used for testing. Specifications subject to change without notice.

Ordering Information (Example: WTA-40-VS-3K-BR-PC)

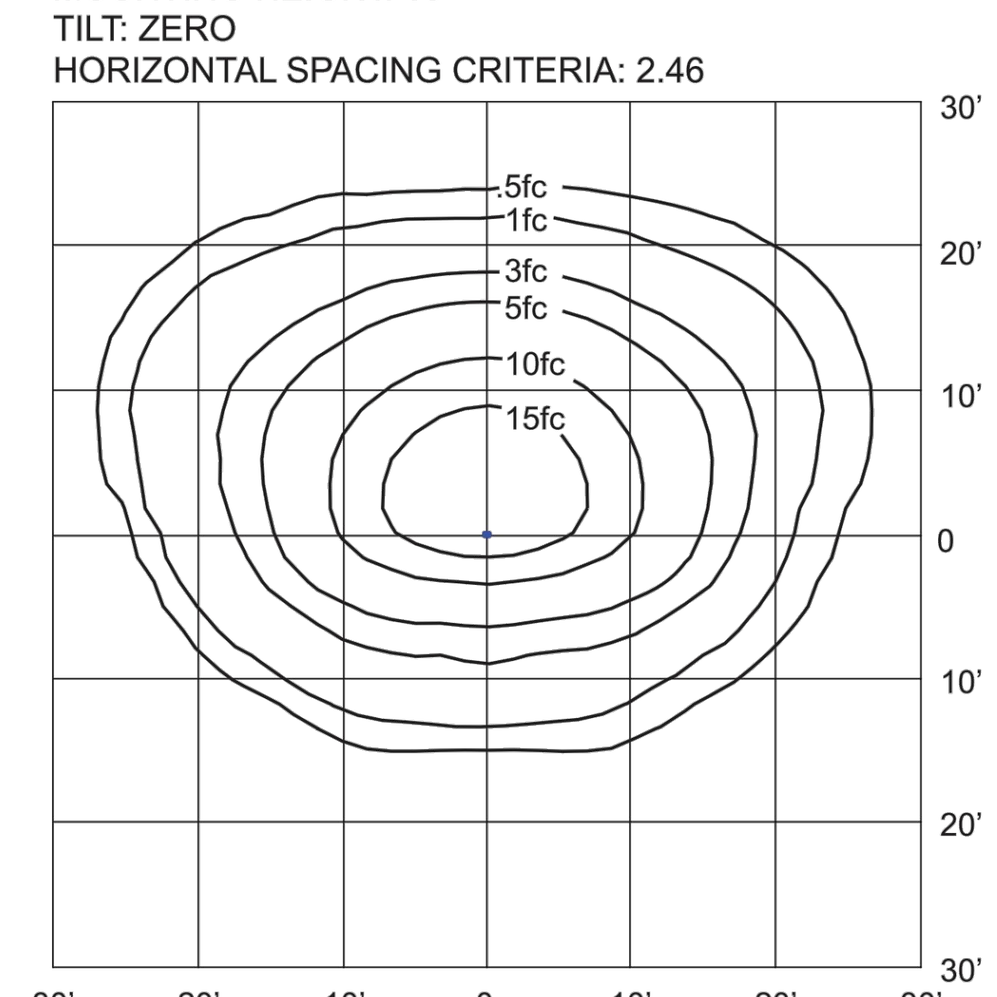
Series	Wattage	Input Voltage	CCT	Finish	Options (Factory Installed)	Accessories[1] (Field installed)
WTA	27 = 27W	VS = 120/277VAC	3K = 3000K	BR = Bronze	PC = Button Photocontrol 120/277VAC	PCU = Button Photocontrol 120/277VAC
	40 = 40W		4K = 4000K			
	67 = 67W		5K = 5000K		Notes	
	80 = 80W				[1] Order as a separate line item, shipped in a separate box for installation in the field	

Performance

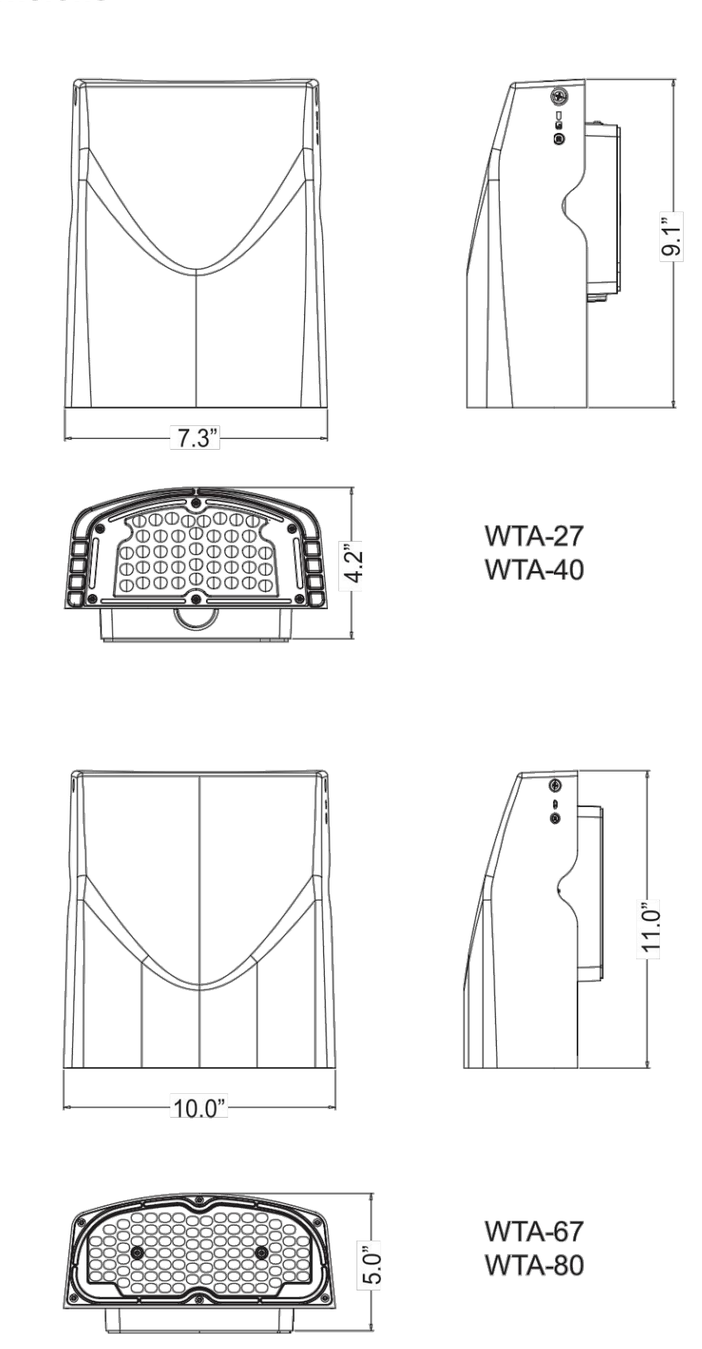
Model	Wattage (W)	CCT	Distribution	Lumen Output (lm)	Efficacy (LPW)	CRI	Equivalency (HID)
WTA-27-VS-3K	27W	3000K	Type II	3577	130	70	100W
WTA-27-VS-4K	27W	4000K	Type III	3600	133	70	
WTA-27-VS-5K	27W	5000K	Type III	3600	133	70	
WTA-40-VS-3K	40W	3000K	Type II	5000	125	70	150-175W
WTA-40-VS-4K	40W	4000K	Type III	5200	130	70	
WTA-40-VS-5K	40W	5000K	Type III	5200	130	70	
WTA-67-VS-3K	67W	3000K	Type II	8600	128	70	200-250W
WTA-67-VS-4K	67W	4000K	Type III	8800	131	70	
WTA-67-VS-5K	67W	5000K	Type III	8800	131	70	
WTA-80-VS-3K	80W	3000K	Type II	10,000	125	70	250-320W
WTA-80-VS-4K	80W	4000K	Type III	10,500	131	70	
WTA-80-VS-5K	80W	5000K	Type III	10,500	131	70	

Sample Photometry

WTA-67-VS-5K
IES: TYPE III Short
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.46



Dimensions



GARDCO
by Signify

Site & Area
EcoForm
ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide — example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Mounting	Distribution	Voltage	Options: Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
ECF-S												
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365mA **530** 530mA **700** 700mA **1A** 1050mA **1.2A** 1200mA	**WW-G2** Warm White 3000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AR** Arm Mount (standard)[2] *The following mounting kits must be ordered separately (See accessories)* **SF** Slip Fitter Mount[3] (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit[2]	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**DD** 0-10V External dimming (by others)[4] **DCC** Dual Circuit Control[4,5,6] **FAWS** Field Adjustable Wattage Selector[4,5] **SW** Interface module for SiteWise[4,6,7] **LLC** Integral wireless module[4,6,8,17] **BL** Bi-level functionality[1,4,17] **DynaDimmer**: Automatic Profile Dimming **CS50** Safety 50% Dimming, 7 hours[4,8] **CM50** Median 50% Dimming, 8 hours[4,8] **CS30** Safety 30% Dimming, 7 hours[4,8] **CM30** Median 30% Dimming, 8 hours[4,8]	**IMRI3** Integral with #3 lens[15] **IMRI7** Integral with #7 lens[16]	**PCB** Photocontrol Button[8,9] **TLRD5** Twist Lock Receptacle 5 Pin[10] **TLRD7** Twist Lock Receptacle 7 Pin[10] **TLRPC** Twist Lock Receptacle w/ Photocell[9,11]	**Fusing** **F1** Single (120, 277, 347VAC)[9] **F2** Double (208, 240, 480VAC)[9] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC)[9] **FP2** Double (208, 240, 480VAC)[9] **FP3** Canadian Double Pull (208, 240, 480VAC)[9] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB** Terminal Block[12] **RPA** Round Pole Adapter (fits to 3"-3.9" O.D. pole)[13] **HIS** Internal Housing Side Shield[14]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	48L 48 LEDs (3 modules)	**900** 900mA **1A** 1050mA **1.2A** 1200mA										
	64L 64 LEDs (4 modules)	**900** 900mA **1A** 1050mA										

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5 and 5W optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Shielding Accessories

House Side shield
Standard optic orientation:
HIS-32-H[18] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H[18] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H[18] Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:
HIS-32-V[18] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V[18] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V[18] Internal House Side Shield for 64 LEDs (4 modules)
18. Not available with Type 5 or 5W optics

Luminaire Accessories
ECF-BD-G2 Bird deterrent
ECF-RAM-G2-(F) Retrofit Arm mount kit
ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

EcoForm PTF2 (pole top fitter fits 23/8-21/2" OD x 4" depth tenon)		EcoForm PTF3 (pole top fitter fits 3-31/2" OD x 6" depth tenon)		EcoForm PTF4 (pole top fitter fits 31/2-4" OD x 6" depth tenon)	
PTF2-ECF-S/L-1-90-(F)	1 luminaire at 90°	PTF3-ECF-S/L-1-90-(F)	1 luminaire at 90°	PTF4-ECF-S/L-1-90-(F)	1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F)	2 luminaires at 90°	PTF3-ECF-S/L-2-90-(F)	2 luminaires at 90°	PTF4-ECF-S/L-2-90-(F)	2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F)	2 luminaires at 180°	PTF3-ECF-S/L-2-180-(F)	2 luminaires at 180°	PTF4-ECF-S/L-2-180-(F)	2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F)	3 luminaires at 90°	PTF3-ECF-S/L-3-90-(F)	3 luminaires at 90°	PTF4-ECF-S/L-3-90-(F)	3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F)	4 luminaires at 90°	PTF3-ECF-S/L-4-90-(F)	4 luminaires at 90°	PTF4-ECF-S/L-4-90-(F)	4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F)	3 luminaires at 120°	PTF3-ECF-S/L-3-120-(F)	3 luminaires at 120°	PTF4-ECF-S/L-3-120-(F)	3 luminaires at 120°

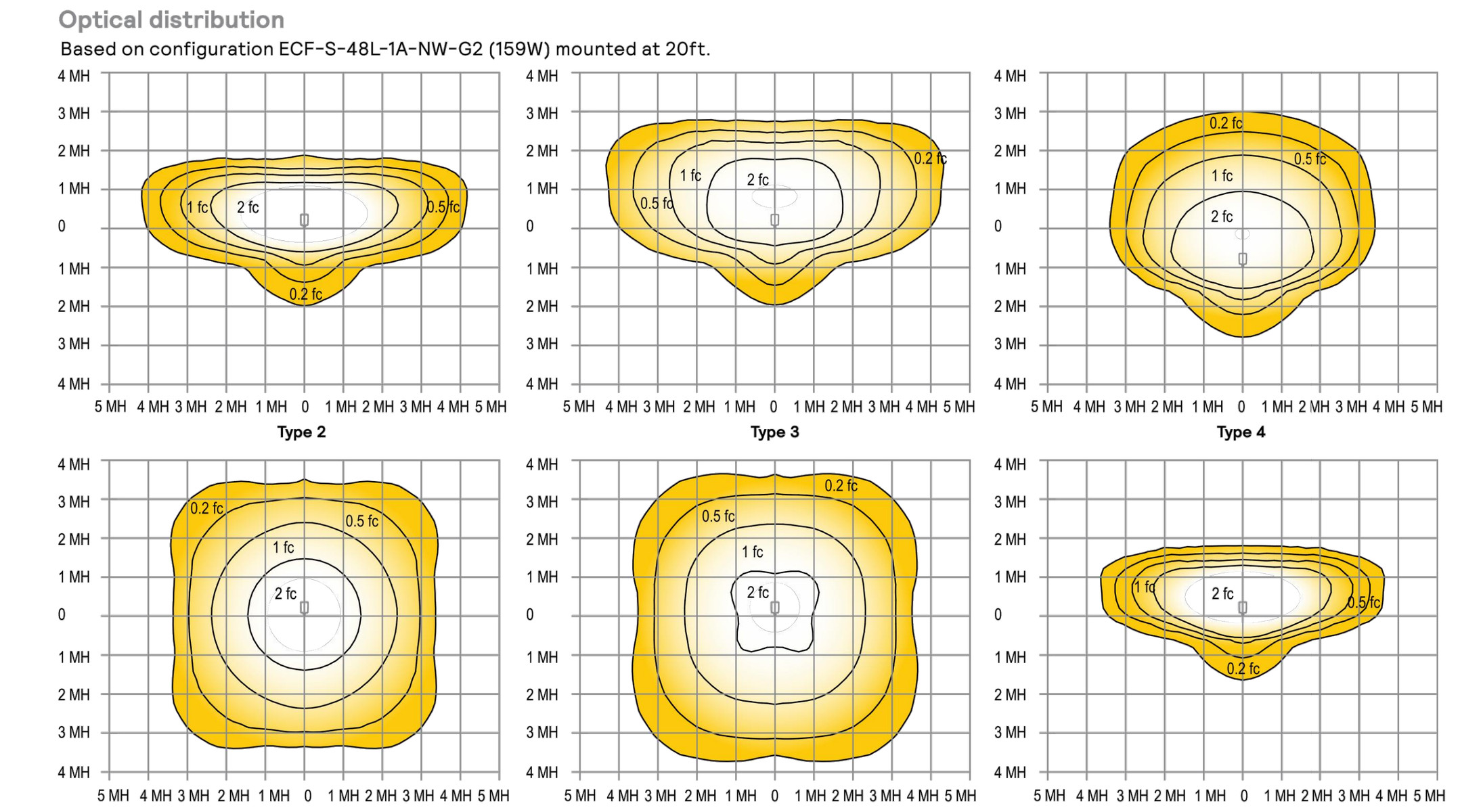
(F) = Specify finish

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

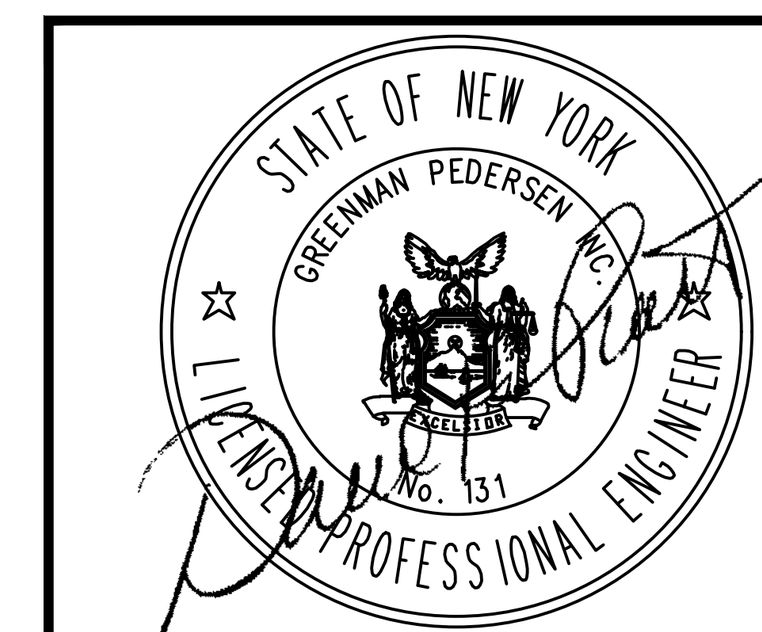
Optical distribution
Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
D.R. CHAMBERLAIN CORPORATION
INDUSTRIAL-COMMERCIAL CONSTRUCTION
50 SIMONDS ST., LOCKPORT, NY 14094
ph. 716-434-7301 fax 716-434-3553

TOWNE AUTOMOTIVE - VW DEALERSHIP
7420 TRANSIT ROAD
AMHERST, NEW YORK



WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

REVISIONS		
####	####	####
####	####	####
####	####	####
1	REVISED PER TOWN COMMENTS	3.29.21
NO.	REVISION	DATE

02/2021

DRAWN/DESIGN BY	CHECKED BY
D.V.	R.C.

PROPOSED SITE LIGHTING PLAN

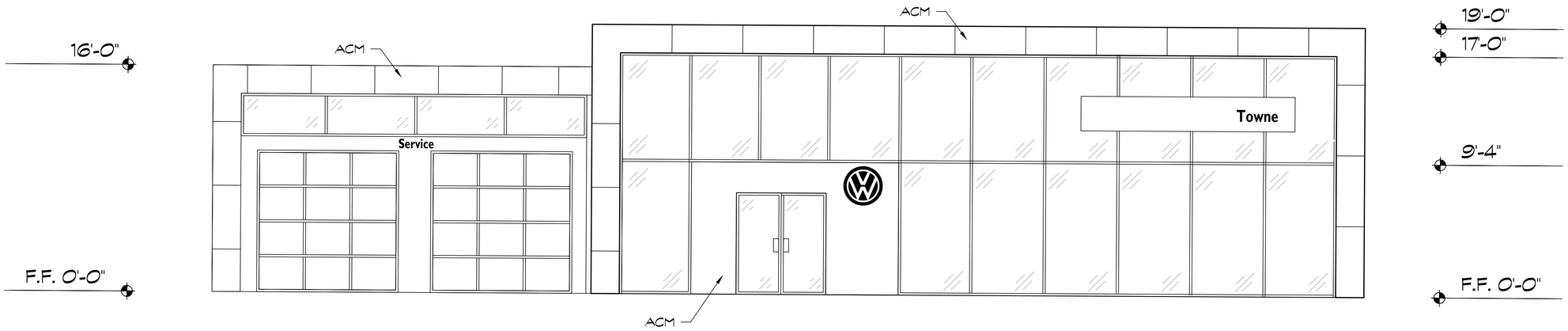
SCALE: AS NOTED

WNY-2021012.00

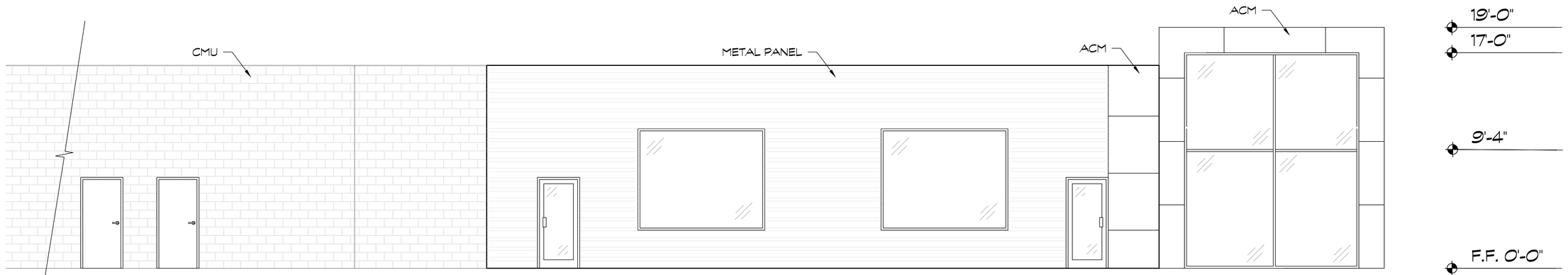
06 OF 06

N:\2021\WNY-2021012.00 Towne Automotive VW Dealership Expansion\CADD\Design Plans\PROPOSED SITE LIGHTING PLAN.dwg Monday, 29 March 2021 12:41PM

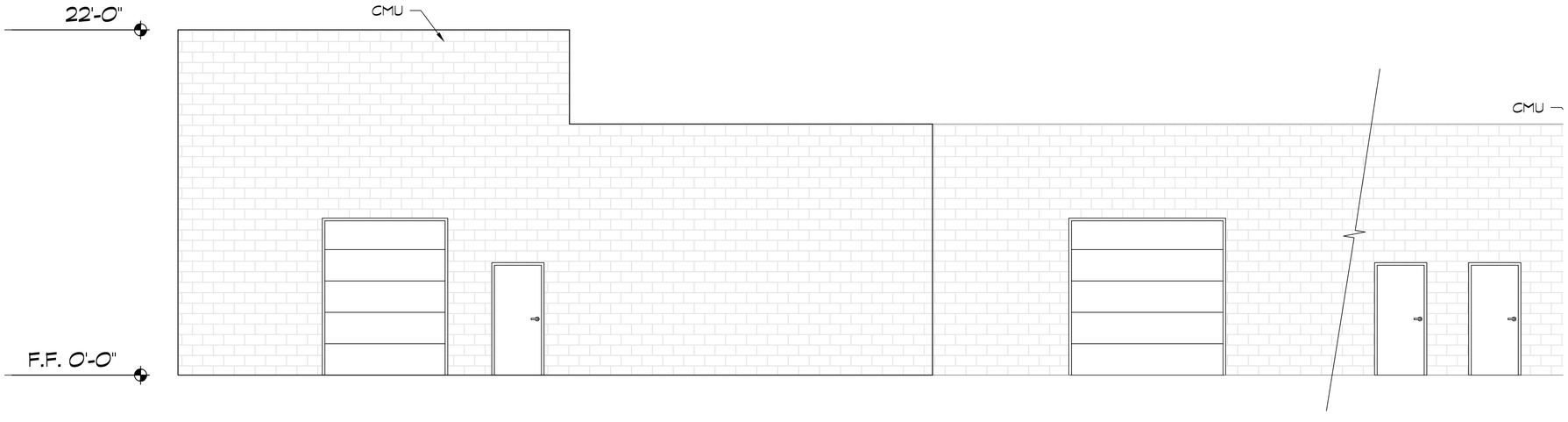
Attachment: SP-1988-52F_drawings_041521 (22936 : Sp-1988-52F)



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

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TOWNE VOLKSWAGEN
7420 TRANSIT RD. BUFFALO, NY 14221

scale: AS NOTED	drawn by: S. SHANK
date: 2-19-2021	

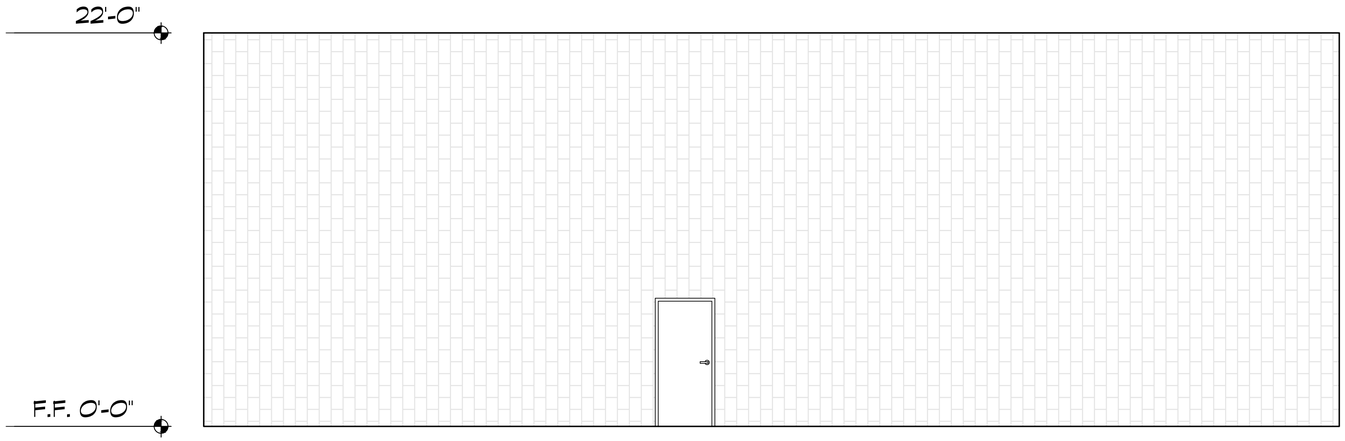
sheet # & title

A-2 PROPOSED ELEVATIONS

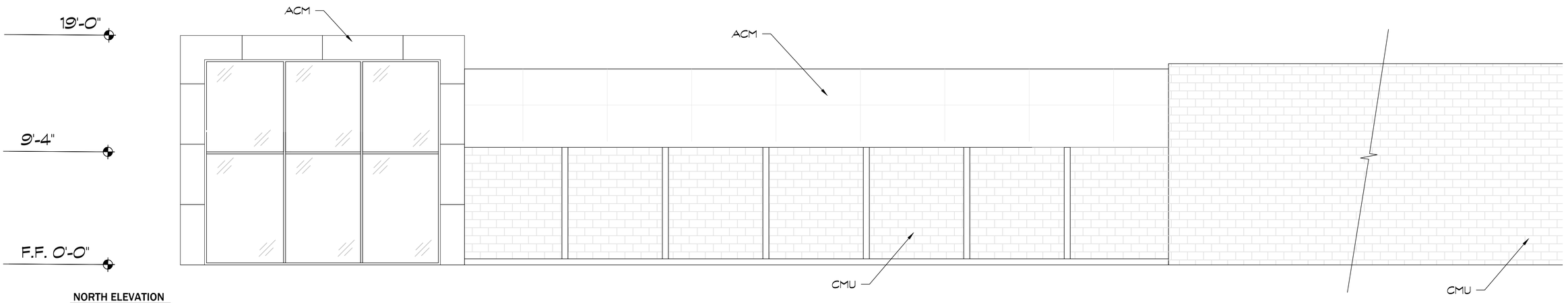
stamp:

D.R. CHAMBERLAIN CORPORATION
INDUSTRIAL-COMMERCIAL CONSTRUCTION
50 SIMONDS ST., LOCKPORT, NY 14094
ph. 716-434-7301 fax 716-434-3553

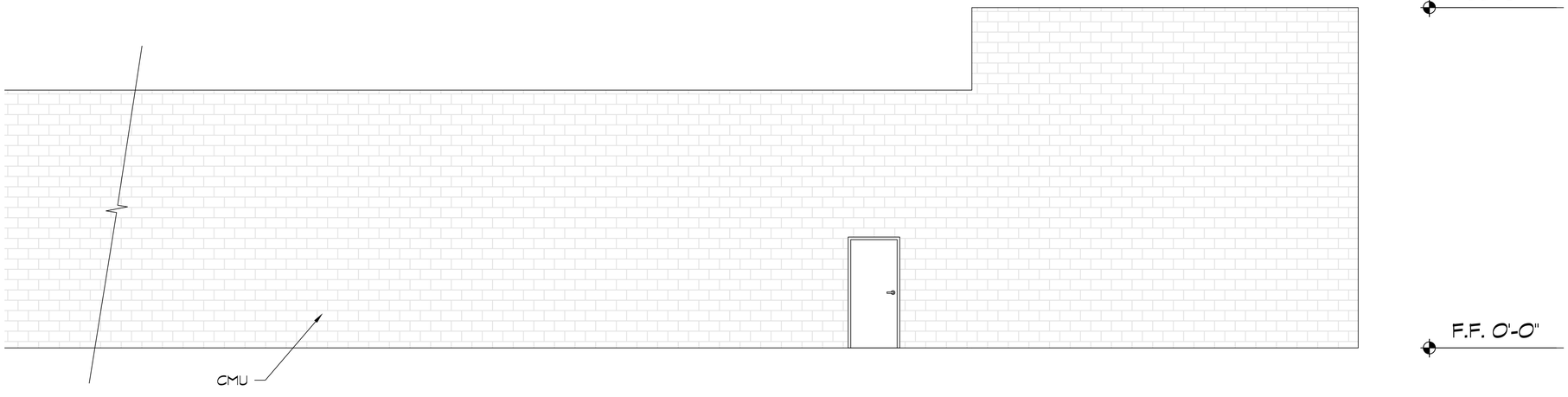
Attachment: SP-1988-52F_drawings_041521 (22936 : Sp-1988-52F)



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

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IN ANY FORM WHAT SO EVER AFTER THE
APPROPRIATE APPROVAL HAS BEEN AFIXED
HERE ON.

TOWNE VOLKSWAGEN
7420 TRANSIT RD. BUFFALO, NY 14221

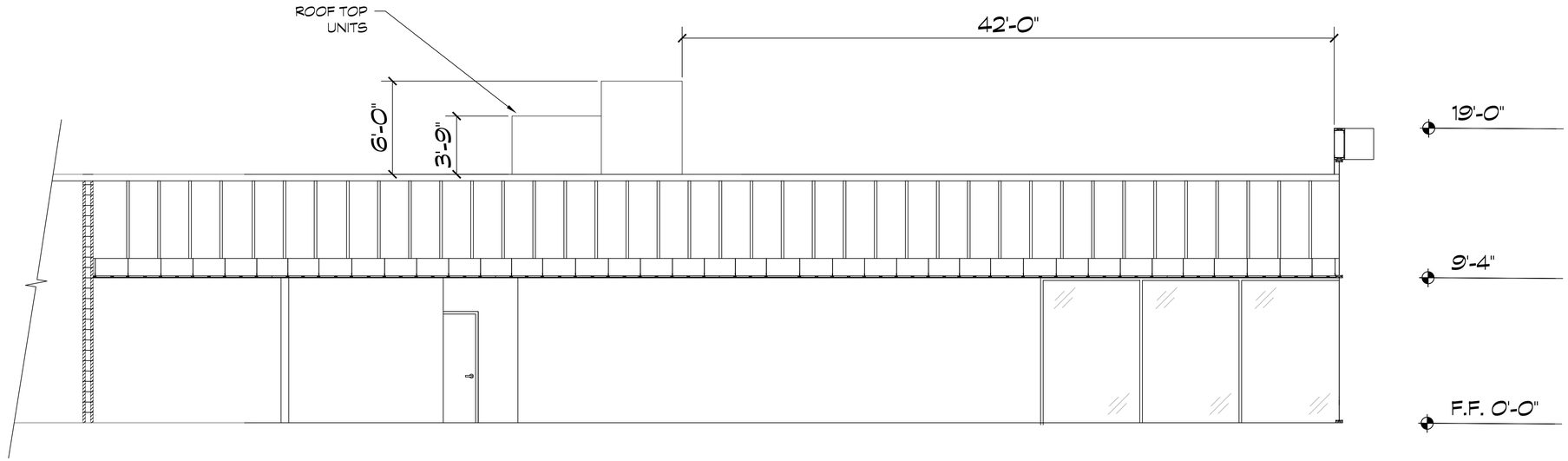
scale: AS NOTED	drawn by: S. SHANK
date: 2-19-2021	

stamp:

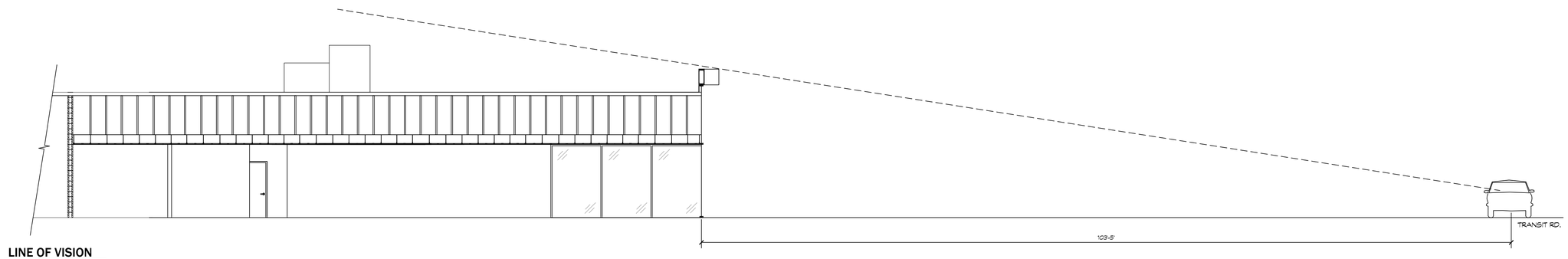
sheet # & title
A-3 PROPOSED ELEVATIONS

D.R. CHAMBERLAIN CORPORATION
INDUSTRIAL-COMMERCIAL CONSTRUCTION
50 SIMONDS ST., LOCKPORT, NY 14094
ph. 716-434-7301 fax 716-434-3553

Attachment: SP-1988-52F drawings_041521 (22936 : Sp-1988-52F)



SECTION 1
1/4" = 1'-0"



LINE OF VISION
NTS

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TOWNE VOLKSWAGEN
7420 TRANSIT RD. BUFFALO, NY 14221

scale: AS NOTED	drawn by: S. SHANK
date: 2-19-2021	

stamp:

sheet # & title
A-4 SECTIONS

D.R. CHAMBERLAIN CORPORATION
INDUSTRIAL-COMMERCIAL CONSTRUCTION
50 SIMONDS ST., LOCKPORT, NY 14094
ph. 716-434-7301 fax 716-434-3553

Attachment: SP-1988-52F_drawings_041521 (22936 : Sp-1988-52F)

DRAFT

(04/15/21)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst Planning Board

Project: SP-1988-52F

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date:

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted action

Description of Action: The proposed project consists of two building expansions for an automotive dealership and associated vehicle use area revisions. Additions will be added to the southern and western portions of the existing building and will increase the overall building footprint by 3,505 ± square feet. A total of 101 parking spaces will be provided, 74 spaces will be used for vehicle inventory. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 7420 Transit Road, Amherst, Erie County

Petitioner: D.R. Chamberlain Corporation

Attachment: SP-1988-52_F_Draft SEQR Neg Declaration_041521 (22936 : Sp-1988-52F)

Reasons Supporting This Determination

Based on information submitted by the applicant including a Short Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on April 6, 2021 reviewed the Grading, Drainage and Utility Plans submitted on March 29, 2021, Erosion Control Plan submitted on March 29, 2021 and Geotechnical Report prepared by d.r. chamberlain corporation.

   The Stormwater Pollution Prevention Plan (SWPPP) submitted on February 22, 2021 was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on March 29, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department in their review of April 7, 2021 and the Planning Department in their review of March 8, 2021 has reviewed the application documents, along with the Geotechnical Report submitted on February 22, 2021, and determined that the subject project has or will have met all International Building Code – 2015 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. However, the site has been previously disturbed, therefore, the project will not impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the General Business (GB) zoning district; neighboring uses are commercial and residential and zoned General Business (GB) and Multi-Family Residential (MFR-5) respectively; therefore, the project is consistent with surrounding land use.

Attachment: SP-1988-52_F_Draft SEQR Neg Declaration_041521 (22936 : Sp-1988-52F)

6. The proposed subject development will include building additions to an automotive dealership, which will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Fire Chief's Association on March 10, 2021, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The addition of 3,505 square feet of building, will be consistent with the scale of surrounding land uses.

9. The function of the proposed building additions to the automotive dealership will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated March 8, 2021, and NYSDOT dated_____ **indicates** that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on March 4, 2021, Assessor on March 3, 2021, Plumbing Division on _____, and Right-of-Way Agent on March 15, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: ; Seconded by: Ayes; Noes Absent

_____ _____
signature & title of preparer Date

_____ _____
Robert J. Gilmour, Planning Board Chair Date

Attachment: SP-1988-52_F_Draft SEQR Neg Declaration_041521 (22936 : Sp-1988-52F)

TV/ac
X:\Current_Planning\Files\Site Plans\1988\SP-1988-52_F_(7420_Transit_Rd)_2021\SP-1988-52_F_Blurb_041521.doc
cc: Amherst Town Clerk
Building Department
Engineering
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
William Winscott, DR Chamberlain Corp., 50 Simonds St., Lockport, NY 14094
Robyn Cierniak, Greenman Pedersen Inc., 4950 Genesee St., Suite 100, Buffalo, NY 14225

Attachment: SP-1988-52_F_Draft SEQR Neg Declaration_041521 (22936 : Sp-1988-52F)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1988-52F

PETITIONER

D.R. Chamberlain Corporation
William Winscott
50 Simonds St.
Lockport, NY 14094

PROPERTY LOCATION

7420 Transit Road

WHEREAS, the Town of Amherst Planning Board on Thursday, April 15, 2021, held a remote public hearing on a Site Plan for building expansions to an automotive dealership, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

Attachment: SP-1988-52_F_Draft Resolution_041521 (22936 : Sp-1988-52F)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1988-52F

PETITIONER	PROPERTY LOCATION
D.R. Chamberlain Corporation	7420 Transit Road

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance **approves/denies** said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town..

1. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

2. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

3. That sidewalks are provided from existing man door (northwest corner of building) to paved area.

4. That roof drains are provided for two new additions connected to the storm sewer. If connected into existing storm inside building – verify proper pipe sizing.

5. That all easements, legal descriptions and exhibits be provided to the Planning Department.

6. That the petitioner addresses the comments provided by the Planning Department in a letter dated March 4, 2021, to the satisfactory of the respective departments.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

Attachment: SP-1988-52_F_Draft Resolution_041521 (22936 : Sp-1988-52F)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1988-52F

PETITIONER	PROPERTY LOCATION
D.R. Chamberlain Corporation	7420 Transit Road

EK/ac
X:\Current_Planning\Files\Site Plans\1988\SP-1988-52_F_(7420_Transit_Rd)_2021\SP-1988-52_F_Blurb_041521.doc_

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
William Winscott, DR Chamberlain Corp., 50 Simonds St., Lockport, NY 14094
Robyn Cierniak, Greenman Pedersen Inc., 4950 Genesee St., Suite 100, Buffalo, NY 14225

Approved Plan: _____
Received: _____

Attachment: SP-1988-52_F_Draft Resolution_041521 (22936 : Sp-1988-52F)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor

Daniel C. Howard, A
Planning Directo

Ellen M. Kost, AICP
Assistant Planning Dir

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-1988-52F
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	April 15, 2021

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted action

Description of Action: The proposed project consists of two building expansions for an automotive dealership and associated vehicle use area revisions. Additions will be added to the southern and western portions of the existing building and will increase the overall building footprint by 3,505 ± square feet. A total of 101 parking spaces will be provided, 74 spaces will be used for vehicle inventory. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 7420 Transit Road, Amherst, Erie County

Petitioner: D.R. Chamberlain Corporation

APR23'21 AM 9:29 RCVD

Attachment: SP-1988-52F_SEQR_Neg_Declaration_signed_041521 (22936 : Sp-1988-52F)

Reasons Supporting This Determination

Based on information submitted by the applicant including a Short Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on April 6, 2021 reviewed the Grading, Drainage and Utility Plans submitted on March 29, 2021, Erosion Control Plan submitted on March 29, 2021 and Geotechnical Report prepared by d.r. chamberlain corporation.

   The Stormwater Pollution Prevention Plan (SWPPP) submitted on February 22, 2021 was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on March 29, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department in their review of April 7, 2021 and the Planning Department in their review of April 12, 2021 has reviewed the application documents, along with the Geotechnical Report submitted on February 22, 2021, and determined that the subject project has or will have met all International Building Code – 2015 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. However, the site has been previously disturbed, therefore, the project will not impair the character or quality of important historical resources.

Attachment: SP-1988-52F_SEQR_Neg_Declaration_signed_041521 (22936 : Sp-1988-52F)

APR23'21 AM 9:29 RCVD

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the General Business (GB) zoning district; neighboring uses are commercial and residential and zoned General Business (GB) and Multi-Family Residential (MFR-5) respectively; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include building additions to an automotive dealership, which will not cause a major change in the use of either the quantity or type of energy.

7. The project will not create any hazard to human health. The Fire Chief's Association on April 7, 2021, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The addition of 3,505 square feet of building, will be consistent with the scale of surrounding land uses.

9. The function of the proposed building additions to the automotive dealership will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated April 8, 2021, indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on March 4, 2021, Assessor on March 3, 2021, Plumbing Division on April 13, 2021, and Right-of-Way Agent on April 12, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

APR23'21 AM 9:29 RCVD

Attachment: SP-1988-52F_SEQR_Neg_Declaration_signed_041521 (22936 : Sp-1988-52F)

Planning Board Approval
Moved by: Chmiel; Seconded by: Giuliani; Ayes 5; Noes 0 Absent: Gelber, Gill

signature & title of preparer — Date 4/22/21

Robert J. Gilmour, Planning Board Chair — Date 4-22-21

TV/ac
X:\Current_Planning\Files\Site Plans\1988\SP-1988-52_F_(7420_Transit_Rd)_2021\SP-1988-52_F_SEQR Neg Declaration_041521.docx
cc: Amherst Town Clerk
Building Department
Engineering
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
William Winscott, DR Chamberlain Corp., 50 Simonds St., Lockport, NY 14094
Robyn Cierniak, Greenman Pedersen Inc., 4950 Genesee St., Suite 100, Buffalo, NY 14225

APR23'21 AM 9:30 RCVD

Attachment: SP-1988-52F_SEQR_Neg_Declaration_signed_041521 (22936 : Sp-1988-52F)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1988-52F

PETITIONER

D.R. Chamberlain Corporation
William Winscott
50 Simonds St.
Lockport, NY 14094

PROPERTY LOCATION

7420 Transit Road

WHEREAS, the Town of Amherst Planning Board on Thursday, April 15, 2021, held a remote public hearing on a Site Plan for building expansions to an automotive dealership, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

APR23'21 AM 9:30 RCVD

Attachment: SP-1988-52F_Resolution_signed_041521 (22936 : Sp-1988-52F)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1988-52F

PETITIONER	PROPERTY LOCATION
D.R. Chamberlain Corporation	7420 Transit Road

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance **approves** said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

2. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

3. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

4. That the petitioner address the comments in the Planning Department letter dated April 7, 2021.

5. That vehicle delivery and offload shall not take place in the Transit Road right-of-way.

6. That the petitioner address the comments in the Traffic Safety Board letter dated April 8, 2021.

7. That the petitioner address the comments in the Fire Chief's Association letter dated April 7, 2021.

8. That the petitioner make significant progress on completing the proposed improvements to the buffer area along the west property line, prior to building construction.

9. That the petitioner and/or contractor obtain any required highway work permits from the New York State Department of Transportation for any work within the Transit Road right-of-way.

APR23'21 AM 9:30 RCVD

Attachment: SP-1988-52F_Resolution_signed_041521 (22936 : Sp-1988-52F)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-1988-52F

PETITIONER	PROPERTY LOCATION
D.R. Chamberlain Corporation	7420 Transit Road

The foregoing resolution was adopted by the Town of Amherst Planning Board, April 15, 2021; moved by - Chmiel; seconded by - Giuliani; ayes 5, noes 0; absent – Gelber, Gill.

Robert J. Gilmour, Chair — Date 4-22-21

EK/ac
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cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
William Winscott, DR Chamberlain Corp., 50 Simonds St., Lockport, NY 14094
Robyn Cierniak, Greenman Pedersen Inc., 4950 Genesee St., Suite 100, Buffalo, NY 14225

Approved Plan: Sheets #00, #01, #02, #03, #04, #05, #06
Received: March 29, 2021

APR29'21 AM 9:30 RCVD

Attachment: SP-1988-52F_Resolution_signed_041521 (22936 : Sp-1988-52F)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 04/15/21 06:30 PM
Department: Planning
Category: Site Plan and Relief from Conditions of Site Plan
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 22939

PLANNING BOARD ITEM (ID # 22939)

Proposed Commercial Building and Parcel Creation, SP-2021-06

Property located at 9290-9300 Transit Road
Bevilacqua Development LP, Petitioner

Proposed two commercial buildings, one 12,000 square feet and the other 4,500 square feet. One curb cut exists on Casey Road for access to the new buildings. A new parcel will be created, and this site is proposed to be a unified development with the existing Aldi and CVS parcel to the east. The total amount of parking spaces provided will total 217, including 57 new spaces to service the new commercial development.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. In response to the Board's questions, Mr. Hopkins said he could not currently name the possible tenants and that the size of the stormwater area is adequate for water runoff.

Mary Jo Wolf, 155 Bellingham Drive, expressed interest in the vegetation being native to the area. S. Hopkins responded that they are following the Town's intensive landscaping requirements and that native plans would be utilized as part of the project.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Chmiel moved to approve the Negative Declaration. The motion was seconded by Ms. Penberthy and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

Following the approval of the Negative Declaration, Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. Chmiel and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

ATTACHMENTS:

- SP-2021-06_application_041521 (PDF)
- SP-2021-06_drawings_041521(PDF)
- SP-2021-06_Draft SEQR Neg Declaration_041521 (PDF)
- SP-2021-06_Draft_Resolution_041521 (PDF)
- SP-2021-06_SEQR_Neg_Declaration_signed_041521 (PDF)
- SP-2021-06_Resolution_signed_041521(PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Michael Chmiel, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Stephanie S. Gelber, Harbinder Gill

Unified Dev. w/ SP-2005-33B

Applic for Site Plan Amendment & Unifi
Development - 9290-9300 Transit Road
Applicant: Bevilacqua Development LP
c/o Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy PLLC
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: SP-2021-06 **Acreage** 5.65 **Fee $** 1,215.00

Address Verified by Assessor's Office _____ VERIFIED BY _____ DATE

Site Plan Review		**Fill In Applicable Fees**
1 acre or less	$1,250.00	_____
Each Additional acre or fraction thereof	$ 650.00/acre	_____
Amendments to Site Plans	$1,200.00	$1,200.00
Request for Relief of / or Change to Conditions of Site Plan Approval	$1,200.00	_____
Request for Extension of Site Plan Approval	$ 450.00	_____
Stormwater Pollution Prevention Plan		
1-4.99 Acres	$ 500.00	_____
5-10 Acres	$ 750.00	_____
>10 Acres	$1,000.00	_____
Affidavit Fee for Public Hearing	$ 15.00	$15.00
	TOTAL FEE:	$1,215.00

Materials Received by Planning Department _____ RECEIVED BY _____ DATE

Materials Accepted by Town Clerk & Fee Paid _____ ACCEPTED BY _____ DATE

RECEIVED
FEB 22 2021
TOWN OF AMHERST
PLANNING DEPT.

To Be Completed By Applicant

Petitioner: Name: Bevilacqua Development LP c/o Sean W. Hopkins, Esq.

Address: 5500 Main Street, Suite 343

Williamsville, New York 14221

city state zip code

Phone: 510-4338 Fax: _____ E Mail: shopkins@hsr-legal.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Christopher Wood, P.E.

Address: Carmina Wood Morris DPC

483 Main Street, Suite 600

Buffalo (city) New York (state) 14203 (zip code)

Phone: 842-3165 [Ext. 103] Fax: 842-0263

E Mail: cwood@cwm-ae.com

Project Location (must be verified by Town Assessor's Office):

Address: 9290-9300 Transit Road

SBL No(s): 42.02-3-14.111

Project Name: Proposed Commercial Project (2 proposed commercial buildings)

Project Description:

See attached Exhibit "2" for Project Description. The layout of the proposed commercial project to located on the General Business District ("GB") zoned property consisting of a portion of 9290-9300 Transit Road is depicted on the Site Plan [Drawing C-100] prepared by Carmina Wood Morris DPC. A reduced size copy of the Site Plan is provided at Exhibit "3". The Applicant is also seeking Unified Development Approval in connection with the proposed commercial project.

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

The amendments to the approved Site Plan include the two proposed commercial buildings consisting of 16,500 sq. ft. and all related site improvements including access aisles, parking spaces, landscaping, lighting, an outdoor patio, required utility connections and infrastructure and all other improvements as depicted on the fully engineered plans prepared by Carmina Wood Morris DPC. No new curbs onto Casey Road or Transit Road are being proposed.

Gross Floor Area (non-residential):	28,791 existing	16,500 sq. ft. proposed	45,291 sq. ft. total
Number of Residential Units:	0 existing	0 proposed	0 total
Number of Parking Spaces:	160 existing	57 proposed	217 total

Acreage of Parcel: 1.72 Acres [The existing parcel consists of 5.65 acres]

Frontage on Public Roads: The proposed parcel will have approximately 133 ft. on Casey Road

Existing Zoning District(s) General Business District ("GB")

[Note: A completed Short Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act is attached as Exhibit "1" of this Application.]

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Exhibit 1 – Short Environmental Assessment Form Prepared Pursuant to the State Environmental Quality Review Act with Attached Page 5[a]

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Short Environmental Assessment Form
Part 1 - Project Information

Prepared By: Sean Hopki
Hopkins Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

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:
Proposed Commercial Project

Project Location (describe, and attach a location map):
Portion of 9290-9300 Transit Road - Town of Amherst - County of Erie

Brief Description of Proposed Action:
The proposed project consist of two single-story commercial building totaling 16,500 sq. ft. as depicted on the Site Plan prepared by Carmina Wood Morris DPC [Drawing C-100] along with all related project improvements depicted on the fully engineered plans including parking spaces, access aisles, storm water improvements, lighting, landscaping, and utility connections and improvements. The proposed project is defined to include all required approvals and permits from the Town of Amherst municipal boards and governmental agencies including Site Plan Amendment and Unified Development Approval from the Planning Board. The proposed commercial project is an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") since none of the impacts cross any of the thresholds for a Type I action contained in 6 NYCRR Part 617.4. The issuance of a negative declaration pursuant to SEQRA is justified since the proposed project will not result in any potentially significant adverse environmental impacts.

Name of Applicant or Sponsor:	Telephone: 716.510-4338
Bevilacqua Development LP c/o Sean W. Hopkins, Esq.	E-Mail: shopkins@hsr-legal.com

Address:
5500 Main Street, Suite 343, Williamsville, NY 14221

City/PO:	State:	Zip Code:
Williamsville	NY	14221

	NO	YES
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.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Bd. - Site Plan Approval and Unified Development; ECWA - Water; Building Dept. - Building Permits	☐	☑

3. a. Total acreage of the site of the proposed action? 1.72 acres
   b. Total acreage to be physically disturbed? .90 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.72 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____ _____	☐	☑
12. a. 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?	NO	YES
	☑	☐
b. 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?	☐	☑
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
	☑	☐
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: _____ _____ _____		

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: On-site storm water management system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: The runoff from impervious surfaces on the Project Site will be conveyed into the existing stormwater detention basin on the southwest corner of the Aldi's Parcel depicted as Parcel A on the Site Plan [Drawing C-100].		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Bevilacqua Development LP Date: February 22, 2021

Signature: _____ Title: Attorney for Applicant

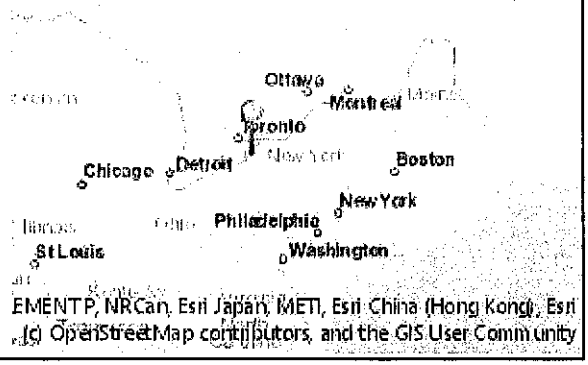
PRINT FORM

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

EAF Mapper Summary Report



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

Application for Site Plan Amendment & Unified Development – 9290-9300 Transit Road

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Cheektowaga Find Sandy Loam [Ch]	Severe: wetness, too clayey	Severe: Wetness	Severe: wetness	Severe: wetness,	Severe: wetness
Claverak Loamy Fine Sand [Crb]	Severe: wetness	Moderate: frost action	Moderate: frost action	Moderate: frost action	Moderate: too sandy

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   X Geotechnical report attached ___ Not applicable

   [Note: 3 copies of the Geotechnical Engineering Report prepared TTL Associates, Inc. dated May 7, 2008 have been submitted with the Site Plan Amendment and Unified Development Application.

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ✓ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ✓ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ✓ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:

   Not Applicable.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ✓ No

   Describe: **Not Applicable.**

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project: **Approximately 30 35 trips during the weekday peak travel hour.**

8. Will blasting occur during construction? ☐ Yes ✓ No

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ✓ Yes □ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

2,350 gpd average flow **9,400 gpd** peak flow.

(Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Exhibit 2 – Project Description

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

EXHIBIT 2 OF APPLICATION FOR SITE PLAN AMENDMENT AND UNIFIED DEVELOPMENT APPROVAL

PROJECT DESCRIPTION – PROPOSED COMMERCIAL PROJECT ON A PORTION OF 9290-9300 TRANSIT ROAD

The proposed project involves the development of approximately 1.72 acres consisting of a portion of the parcel at 9290-9300 Transit Road ("Project Site") as two single-story commercial buildings totaling 16,500 sq. ft. and all related site improvements as depicted on the fully engineered plans prepared by Carmina Wood Morris DPC.

The Project Site is properly zoned General Business District ("GB"). The project layout is depicted on the Site Plan prepared by Carmina Wood Morris DPC [Drawing C-100]. A reduced size copy of the Site Plan is attached as Exhibit "3". A reduced size copy of the Landscape Plan is provided at Exhibit "4" and a reduced size copy of the survey is provided at Exhibit "5". The existing extensive landscaping on the western portion of the Project Site will remain. A color rendering depicting the architectural style and appearance of the two proposed single-story commercial buildings is provided at Exhibit "8".

In addition to seeking a Site Plan Amendment, the Project Sponsor is also seeking Unified Development Approval since the proposed commercial project will be located on a new parcel to be created consisting of 1.72 acres. A reduced size copy of the original Site Plan approved for the development of the Project Site is attached as Exhibit "6".

The project is an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") and a completed Short Environmental Assessment Form with attached Page 5[a] is provided at Exhibit "1". The proposed project will not result in any potentially significant adverse environmental impacts and as such the issuance of a negative declaration pursuant to SEQRA is both appropriate and justified.

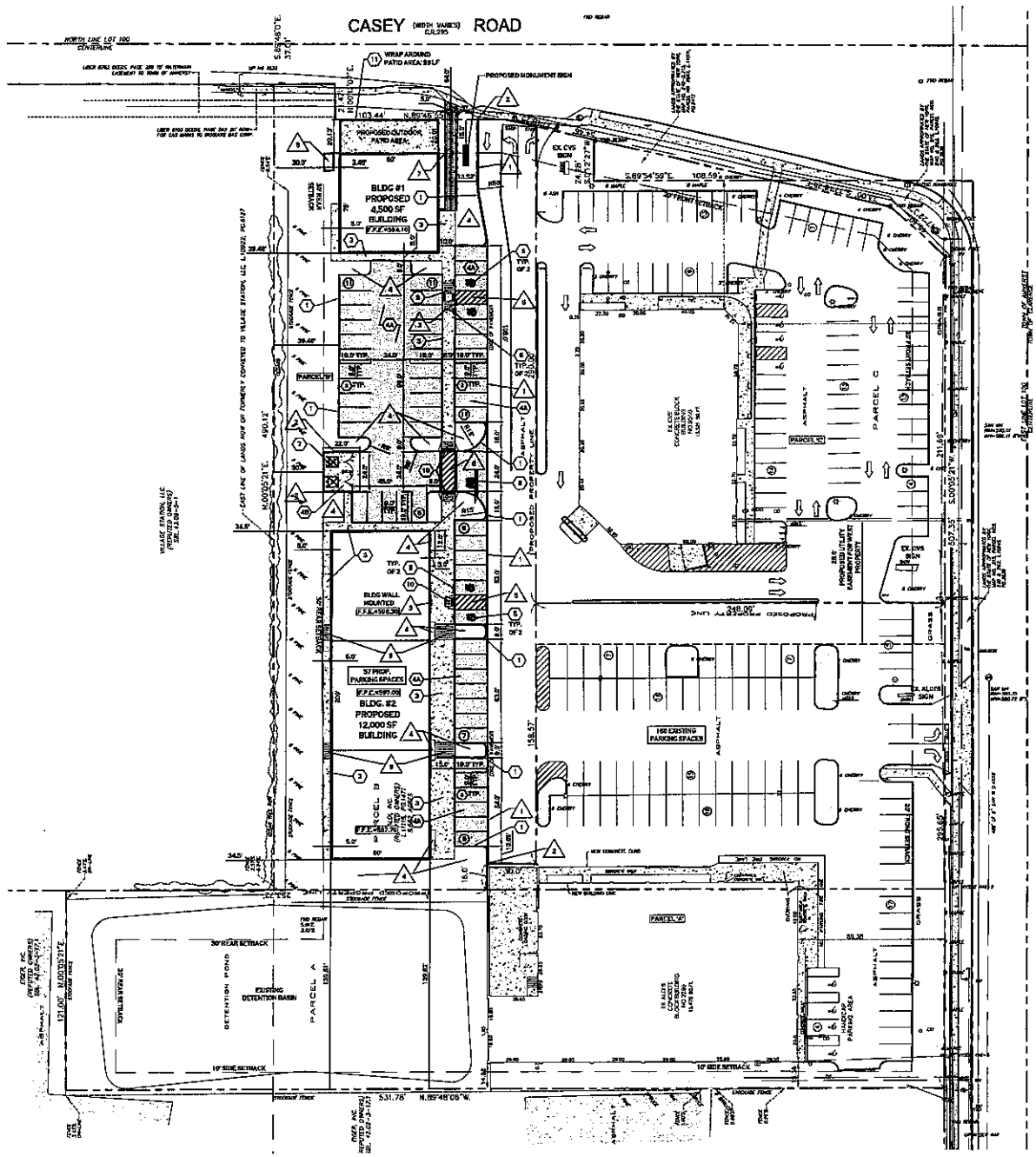
Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

The Zoning Board of Appeals granted an area variance by a unanimous vote during its meeting on January 26, 2021 to allow the front yard setback of the open porch [patio] for the northern commercial building to have a zero foot setback from the Casey Road Right-of-Way and a copy of the resolution adopted by the Zoning Board of Appeals is provided at Exhibit "7".

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Exhibit 3 – Reduced Size Copy of Site Plan [Drawing C-100] as Prepared by Carmina Wood Morris DPC

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)



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GENERAL NOTES:

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

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL UNPAVED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED. FOR DISTURBED AREAS WITHIN NYSDOT R.O.W. DISTURBED AREAS SHALL BE RESTORED USING ITEM 610.1 402 - TOPSOIL ROADSIDE AND ITEM 610.1002 - TURF ESTABLISHMENT.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAP RAMPS AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.
7. KNOX KEY BOX TO BE INSTALLED TO ALLOW FIRE DEPARTMENT ACCESS TO BUILDING KEYS. LOCATION TO BE COORDINATED WITH OWNER AND TOWN.
8. ALL EDGES OF PAVEMENT SHALL BE CURVED.
9. ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.

PARKING CALCULATION

EX. ALDI STORE:	18,480 GSF	x 0.80 = 12,923 NSF
EX. CVS STORE:	13,321 GSF	x 0.80 = 11,989 NSF
PRO. BLDG. #1:	4,500 GSF	x 0.80 = 3,823 NSF
PRO. BLDG. #2:	12,000 GSF	x 0.85 = 10,200 NSF
	48,291 GSF	39,937 NSF

SHOPPING CENTER:
REQ'D: 3 per 1,000 SF of NET FLOOR AREA, PLUS 1 per 3 SEATS IN SIT-DOWN RESTAURANTS AND TAKEOUTS
REQ'D = 39,937 / 1000 x 5 + 50 SEATS / 3 = 269.69 = 270 SPACES REQ'D

PARKING SPACES PROVIDED: 217 SPACES PROVIDED

SITE DATA

SITE AREA = 5.65 AC OVERALL, 1.72 AC PARCEL B AREA, 0.90 AC TO BE DISTURBED
ZONED: GB (GENERAL BUSINESS)
USE: PROPOSED MIXED USE MULTI-TENANT COMMERCIAL BUILDINGS

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	30 FT	> 30 FT
SIDE - ABUTTING NONRES. (< 30 FT / > 30 FT)	0 OR 10 FT / 30 FT	N/A
SIDE - ABUTTING RES. (< 30 FT / > 30 FT)	30 FT / SEE BELOW *	N/A
REAR - ABUTTING NONRES. (< 30 FT / > 30 FT)	15 FT / 30 FT	N/A
REAR - ABUTTING RES. (< 30 FT / > 30 FT)	30 FT / SEE BELOW *	30 FT
SETBACKS - PARKING		
FRONT	10 FT	> 10 FT
SIDE ABUTTING RES / NON-RES	15 FT / 5 FT	N/A
REAR ABUTTING RES / NON-RES	10 FT / 5 FT	> 10 FT
GREENSPACE		
INTERIOR GREENSPACE:	10% (6.17 AC)	10.2% (6.17 AC)
MAX. BUILDING HEIGHT	65 FT	< 35 FT

* IN NO CASE SHALL THE SIDE OR REAR SETBACK BE LESS THAN THE GREATER OF 30 FEET OR THAT REQUIRED FOR A PARCEL ABUTTING A NONRESIDENTIAL DISTRICT. BUILDINGS GREATER THAN 35 FEET IN HEIGHT SHALL HAVE MINIMUM SIDE AND REAR SETBACKS OF THREE FEET FOR EACH FOOT OF BUILDING HEIGHT. THE MAXIMUM PERMITTED HEIGHT AT THE SIDE AND REAR SETBACK LINES AS MEASURED FROM THE NEAREST RESIDENTIAL DISTRICT BOUNDARY SHALL BE 35 FEET OR TWO STORIES FOR A STRUCTURE WITH A PITCHED ROOF OF 6:12 OR GREATER, AND 30 FEET OR TWO STORIES FOR A BUILDING WITH A FLAT ROOF OR PITCHED ROOF OF LESS THAN 6:12. ANY STRUCTURE THAT FACES A PUBLIC RIGHT-OF-WAY SHALL HAVE ITS FACADE SET BACK 20 FEET FOR THE FIRST 30 FEET OF BUILDING HEIGHT AND 30 FEET FOR BUILDING HEIGHT ABOVE 30 FEET. NO BUILDING SHALL ENCROACH INTO THE VEHICLE USE SETBACK

NOTE LEGEND

1. PAVEMENT SAWCUT LINE: MATCH EXISTING EDGE OF PAVEMENT
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1 C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN. IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. INFILL WITH 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & 45° TO PARKING LINES
6. 1" WIDE WHITE PAVEMENT STRIPES @ 1' SPACING BETWEEN 4" WIDE WHITE CROSSWALK LINES
7. RAMP SIDEWALK @ 1:12 MAX. W/HANDRAILS
8. INSULATED ENCLOSURE FOR WATER METER/BACKFLOW DEVICES
9. RAMP SIDEWALK @ 1:12 MAX.

DETAIL LEGEND (GEOMETRICAL REF.)

1. TYPE "A" CONCRETE CURB
2. 90° PARKING STALL
3. CONCRETE SIDEWALK
4. STANDARD DUTY ASPHALT
5. EXTERIOR CONCRETE SLAB ON GRADE
6. HANDICAPPED PAVEMENT MARKING
7. HANDICAPPED PARKING SIGN
8. DUMPSTER ENCLOSURE
9. STOP BAR & SIGN
10. HANDICAP PAVEMENT RAMP
11. SIDEWALK CURB RAMP
12. DECORATIVE 4' ALUMINUM FENCE

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER (27)

N SITE PLAN
SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 0 30 60FT.

Carmina Wood Morris
457 Main Street, Suite 600
Buffalo, New York 14203
P 716.852.3166
F 716.842.0283

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction for:
Proposed Mixed Use Buildings
9290 Transit Road
Amherst, New York

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

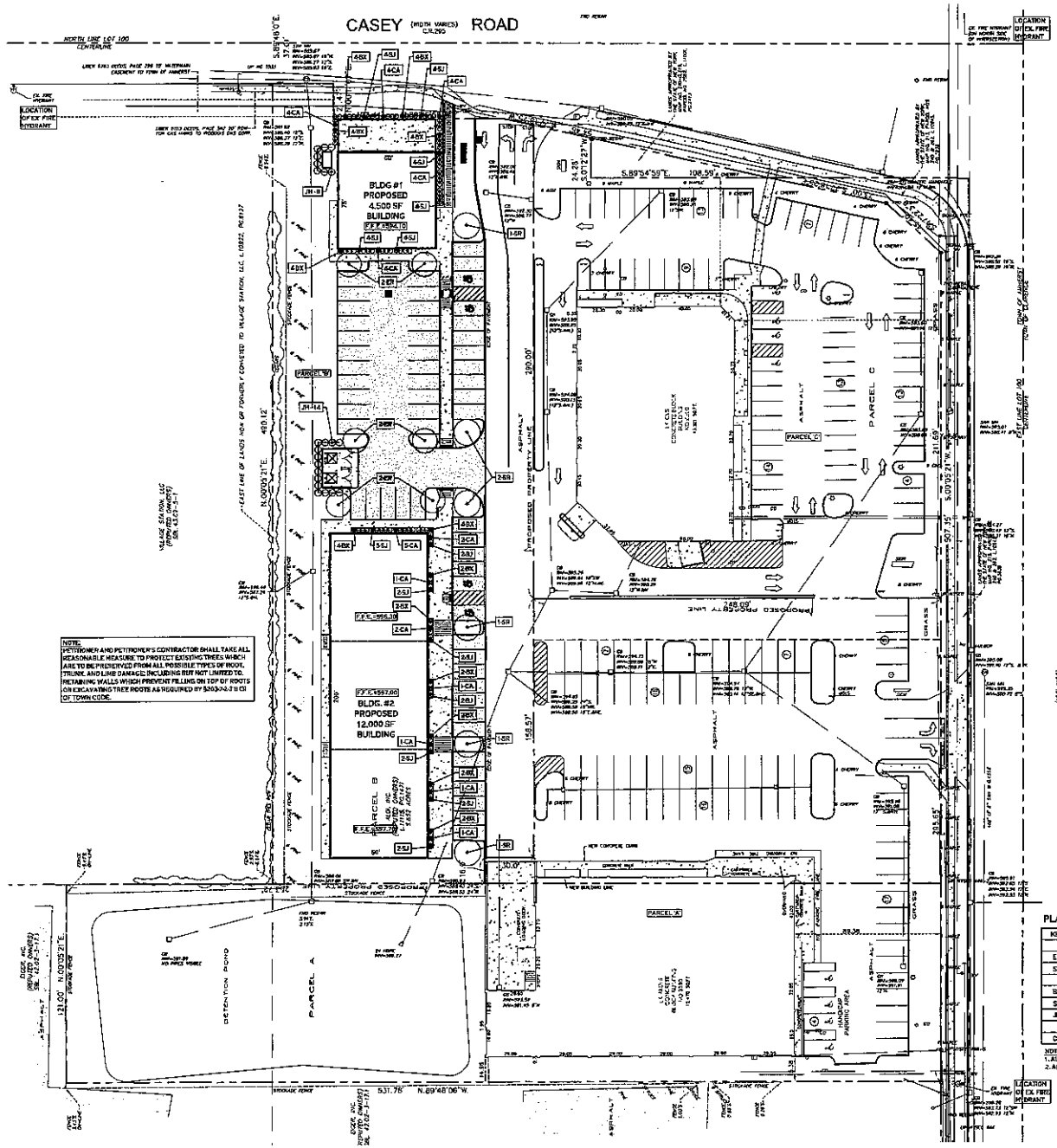
DRAWING NAME:
Site Plan

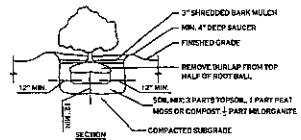
DRAWING NO.
C-100
Project no.: 20.223

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

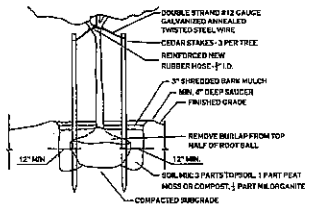
Exhibit 4 – Reduced Size Copy of Landscape Plan [Drawing L-100] as Prepared by Carmina Wood Morris DPC

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)





SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANTING NOTES

1. ALL SHRUB OR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND CONCRETE MUNCH.
2. ALL TREES, SHRUBS, PERENNIAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PRE-EMERGENT" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS, SEASONAL FLOWER BEDS SHALL RECEIVE "PRE-EMERGENT" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE OF TREE STAKES AS PER TREE PLANTING DETAIL.
5. ALL PREVIOUSLY REQUIRED TREES & SHRUBS FROM THE PREVIOUSLY APPROVED MASTER PLAN MUST BE ALIVE & IN A VIGOROUS CONDITION AS PER ZONING ORDINANCE §7-7. ALL DEAD OR MISSING PLANTS SHALL BE REPLACED OR REPLANTED IN THE SPECIFICATIONS SHOWN ON THIS PLAN.

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		SMALL/ORNAMENTAL TREES			
ER	6	CERCIS CANADENSIS	EASTERN REDBUD	1-3/4" - 2" CAL.	B&B
SR	8	SYRINGA RETICULATA "IVORY SILK"	IVORY SILK JAPANESE TREE LILAC	1-3/4" - 2" CAL.	B&B
		SHRUBS			
BX	40	BUXUS "GREEN VELVET"	GREEN VELVET BOXWOOD	24" HT. MIN.	B&B
SJ	43	SPIRAEA JAPONICA "SHIMSUFF"	DOUBLE PLAY PINK SPIREA	24" HT. MIN.	B&B
JH	22	JUNIPERUS CHINENSIS "HETZ STAKED"	HETZ STAKED JUNIPER	4" HT. MIN.	B&B/FULL TO GROUND
		ORNAMENTAL GRASS			
CA	34	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	KARL FOERSTER FEATHER REED GRASS	NO. 2 CONT.	

NOTES:
1. ALL PLANTING BEDS & TREE PITS SHALL RECEIVE A MIN. 3" DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE CALLED OUT ON PLANS
2. ALL SHRUBS SHALL BE A MIN. 24" IN HEIGHT AT TIME OF PLANTING.

N SITE PLAN
SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 0 30 60FT.

Carmina Wood Morris
457 Main Street, Suite 600
Buffalo, New York 14203
P: 716.842.3191
F: 716.842.2329

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction for:
Prop. Commercial Buildings
9290 Transit Road
Amherst, New York 14051

Date: 03/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Landscape Plan

DRAWING NO.
L-100

Project no.: 2

© Carmina Wood Morris DPC

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Exhibit 5 – Reduced Size Copy of Topographic & Boundary Survey Prepared by Wm. Schutt & Associates PC

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

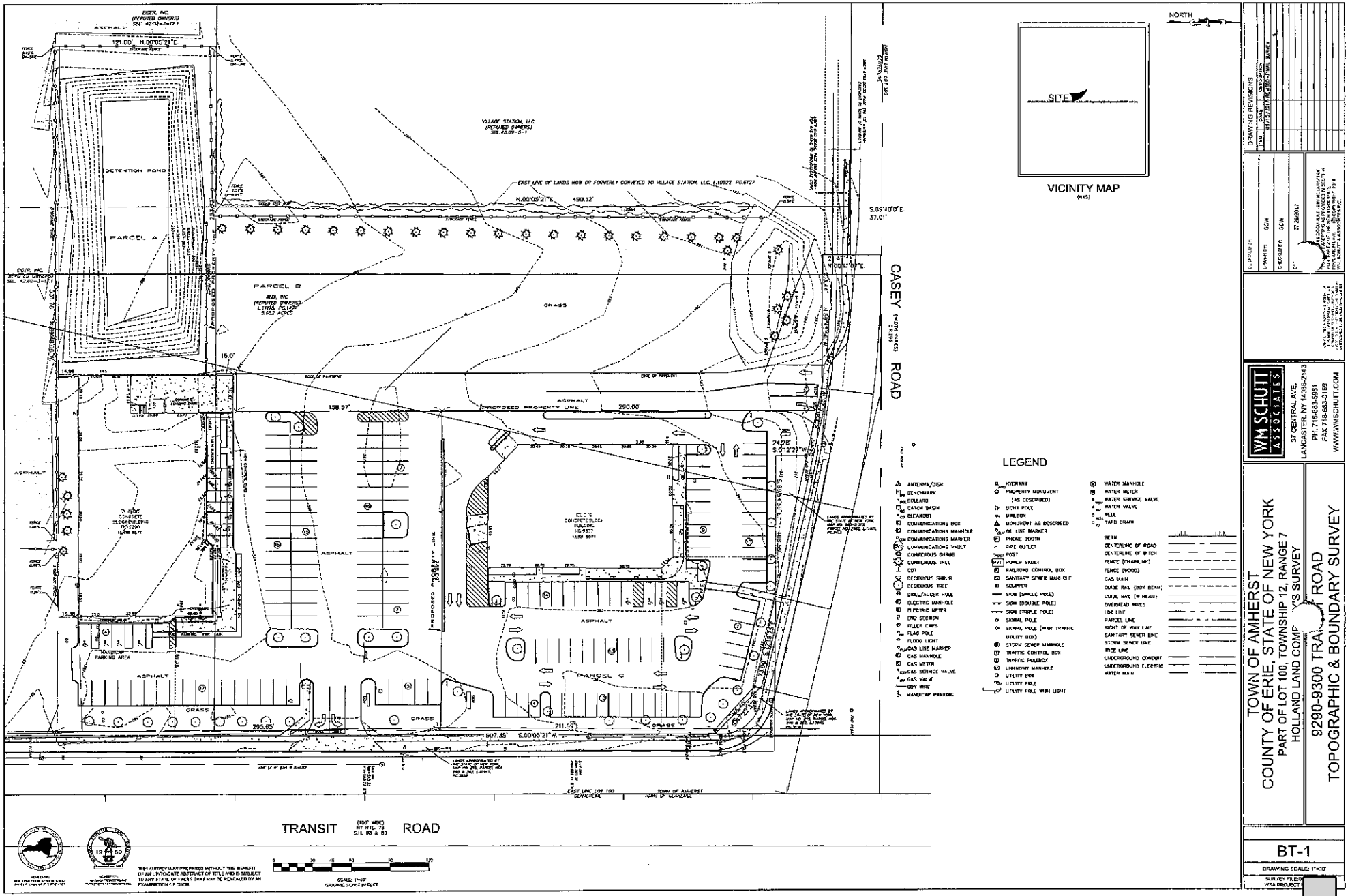
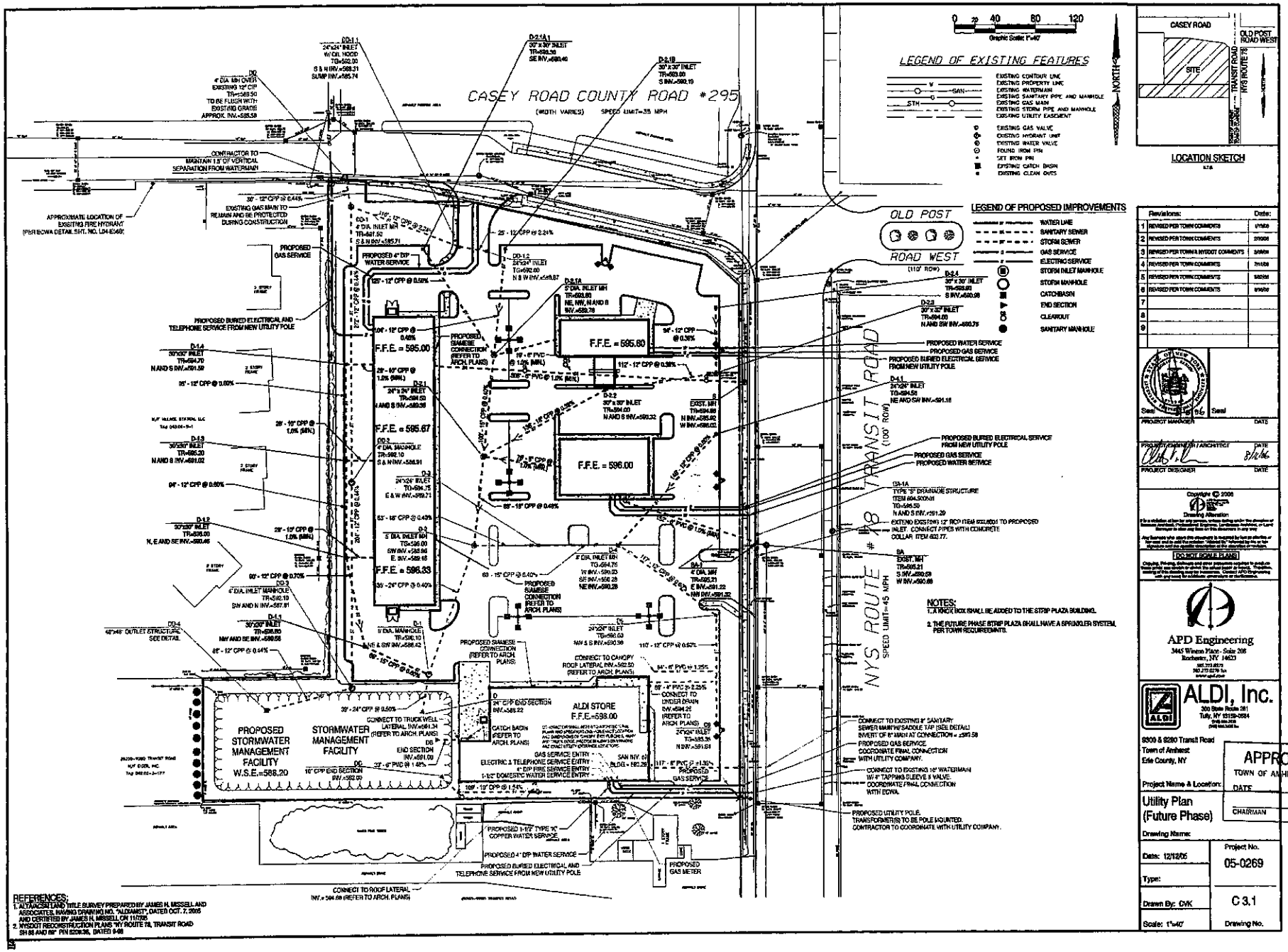

NORTH
SITE
VICINITY MAP
(NTS)
DETENTION POND
PARCEL A
PARCEL B
PARCEL C
GRASS
ASPHALT
CASEY ROAD
(HIGH USE)
TRANSIT ROAD
(100' WIDE)
NY RTE. 78
S.H. 95 & 89
PROPOSED PROPERTY LINE
EAST LINE OF LANDS NOW OR FORMERLY CONVEYED TO VILLAGE STATION, LLC, L.10922, PG.6127
VILLAGE STATION, LLC.
(REPUTED OWNERS)
SBL 43.09-2-1
DSDR, INC.
(REPUTED OWNERS)
SBL 42.02-3-17.1
ALDI, INC.
(REPUTED OWNERS)
L.11175, PG.1429
5.652 ACRES
HANDICAP PARKING AREA
ELLC'S CONCRETE BLOCK BUILDING NO.9377
13,931 SQFT
N.00°05'21"E. 490.12'
S.89°48'0"E. 37.01'
N.00°10'0"E.
S.01°12'22"W. 24.28'
158.57'
290.00'
507.35'
S.00°05'21"W.
211.69'
295.65'
15.0'
LEGEND
ANTENNA/DISH
BENCHMARK
BOLLARD
CATCH BASIN
CLEANOUT
COMMUNICATIONS BOX
COMMUNICATIONS MANHOLE
COMMUNICATIONS MARKER
COMMUNICATIONS VAULT
CONIFEROUS SHRUB
CONIFEROUS TREE
CUT
DECIDUOUS SHRUB
DECIDUOUS TREE
DRILL/AUGER HOLE
ELECTRIC MANHOLE
ELECTRIC METER
END SECTION
FILLER CAPS
FLAG POLE
FLOOD LIGHT
GAS LINE MARKER
GAS MANHOLE
GAS METER
GAS SERVICE VALVE
GAS VALVE
GUY WIRE
HANDICAP PARKING
HYDRANT
PROPERTY MONUMENT
(AS DESCRIBED)
LIGHT POLE
MAILBOX
MONUMENT AS DESCRIBED
OIL LINE MARKER
PHONE BOOTH
PIPE OUTLET
POST
POWER VAULT
RAILROAD CONTROL BOX
SANITARY SEWER MANHOLE
SCUPPER
SIGN (SINGLE POLE)
SIGN (DOUBLE POLE)
SIGN (TRIPLE POLE)
SIGNAL POLE
SIGNAL POLE (WITH TRAFFIC
UTILITY BOX)
STORM SEWER MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC PULLBOX
UNKNOWN MANHOLE
UTILITY BOX
UTILITY POLE
UTILITY POLE WITH LIGHT
WATER MANHOLE
WATER METER
WATER SERVICE VALVE
WATER VALVE
WELL
YARD DRAIN
BERM
CENTERLINE OF ROAD
CENTERLINE OF DITCH
FENCE (CHAINLINK)
FENCE (WOOD)
GAS MAIN
GUIDE RAIL (BOX BEAM)
GUIDE RAIL (W BEAM)
OVERHEAD WIRES
LOT LINE
PARCEL LINE
RIGHT OF WAY LINE
SANITARY SEWER LINE
STORM SEWER LINE
TREE LINE
UNDERGROUND CONDUIT
UNDERGROUND ELECTRIC
WATER MAIN
SCALE: 1"=30'
GRAPHIC SCALE IN FEET
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
DRAWING REVISIONS
ISSUE DESCRIPTION DATE
PRELIMINARY TOPOGRAPHICAL SURVEY 07/29/2021
DRAWN BY: GDW
CHECKED BY: GDW
DATE: 07/29/2021
SCALE: 1"=30'
WM SCHUTT ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0139
WWW.WMSCHUTT.COM
TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 100, TOWNSHIP 12, RANGE 7
HOLLAND LAND COMP'S SURVEY
9290-9300 TRA[illegible] ROAD
TOPOGRAPHIC & BOUNDARY SURVEY
BT-1
DRAWING SCALE: 1"=30'
SURVEY FILE/JOB #
WSA PROJECT #

Exhibit 6 – Reduced Size Copy of Approved Site Plan for Project Site

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)



Revisions:		Date:
1	REVISED PER TOWN COMMENTS	1/13/06
2	REVISED PER TOWN COMMENTS	2/10/06
3	REVISED PER TOWN & NYSDOT COMMENTS	5/8/06
4	REVISED PER TOWN COMMENTS	7/11/06
5	REVISED PER TOWN COMMENTS	8/8/06
6	REVISED PER TOWN COMMENTS	8/16/06
7		
8		
9		

Seal — PROJECT MANAGER — DATE

PROJECT ENGINEER / ARCHITECT — DATE: 8/16/06

PROJECT DESIGNER — DATE

Copyright © 2006
Drawing Alteration

DO NOT SCALE PLANS

APD Engineering
3445 Winton Place - Suite 206
Rochester, NY 14623

ALDI, Inc.
200 State Route 291
Tully, NY 13159-0564

9300 & 9280 Transit Road
Town of Amherst
Erie County, NY

Project Name & Location:

Utility Plan (Future Phase)

Drawing Name:

Date: 12/12/05	Project No. 05-0269
Type:	
Drawn By: CVK	C3.1
Scale: 1"=40'	Drawing No.

SP-93-05
APPROVED PLAN
TOWN OF AMHERST PLANNING BOARD
DATE Aug 18, 2006
CHAIRMAN

REVISED
RECEIVED
AUG 16 2006
TOWN OF AMHERST PLANNING

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Exhibit 7 – Resolution Adopted by the Zoning Board of Appeals on January 26, 2021

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Zoning Board of Appeals
5583 Main Street
Amherst, NY 14221
www.amherst.ny.us

Jacqualine Berger
Councilmember

Meeting: 01/26/21 06:00 PM
Department: Zoning Board of Appeals
DOC ID: 22688

ZBA ITEM 2021-92

ADOPTED

9290-9300 Transit Road - Area Variance - Front Yard Building Setback

WHEREAS, **Bevilacqua Development LP** has made application for an Area Variance, under

SECTION: 2-5-2(1)(c)(iv)

of the Zoning Ordinance of the Town Amherst for the property owned by him/her at :

9290-9300 Transit Rd. within a GB Zoning District

The petitioner's proposed **open porch** will be **0** feet from the **north** property line whereas, the zoning ordinance requires a minimum of **12** feet, AND

WHEREAS, a remote public hearing was held on **January 26, 2021** after proper notice, AND

WHEREAS, this Board must consider the testimony and evidence submitted by the applicant and the following factors detailed in §267-b(3)(b) of the NY Town Law:

- **whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance,**
- **whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance**
- **whether the requested area variance is substantial,**
- **whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district**
- **whether the alleged difficulty was self-created; AND**

WHEREAS, this Board after reviewing the application and supporting materials, conducting a public hearing and after due deliberation and vote of the Board finds that the variance(s) is not substantial, that it will not have an adverse impact on the physical or environmental conditions of the neighborhood and that it will not create any undesirable change in the character of the neighborhood; AND

WHEREAS, this Board finds that the benefit to the applicant if the variance is granted outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant based upon a balancing of the factors contained in §267-b(3)(b) of the Town Law; and

WHEREAS, this Board believes that the variance requested is the minimum variance that this Board deems necessary and adequate and at the same time preserves and protects the character of the neighborhood and the health, safety and welfare of the community; and

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

WHEREAS, a record having been made by electronic means and preserved in digital format is available in the Town Clerk's Office;

NOW, THEREFORE, BE IT RESOLVED that this Board does hereby GRANT an area variance from the above-mentioned sections of the Zoning Ordinance of the Town of Amherst.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Ronald Shubert, Member
SECONDER:	Nina Potycz, Member
AYES:	Radens, Kahn, Nichols, Potycz, Shubert

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Exhibit 8 – Conceptual Color Rendering for Proposed Commercial Buildings

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Carmina · Wood · Morris DPC

487 Main Street Suite 600 Buffalo, New York 14203 P: 716.842.3165 F: 716.842.0263 W: cwm-ae.com

Architecture Engineering Interior Design

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

ENGINEER'S REPORT
for

Proposed Commercial Buildings
9290 Transit Road
Town of Amherst, Erie County, New York

Prepared for

Bevilacqua Development L.P.

9332 Transit Road
Amherst, NY 14051

Prepared by

Carmina Wood Morris, D.P.C.

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February 2021



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Section 1 - Location & Description

This project is a development of an existing site located at the intersection of Casey & Transit Road in the Town of Amherst. Proposed is the construction of two single story mixed-use multitenant commercial buildings. The northern proposed building is 4,500 gsf & the southern proposed building is 12,000 gsf. The site will include the construction of parking areas throughout the site & sidewalks around the proposed buildings. A total of 57 proposed parking spaces will be added to the 160 existing parking spaces. Proposed site work to include on-site utility and landscaping improvements. The existing site to be developed is currently an open lawn/grass area. The overall site is comprised of 3 parcels that make up a total combined area of 5.65 acres. Parcel A is current occupied by Aldi's, Parcel C is currently occupied by CVS, and Parcel B is the proposed site development area. Parcel B has a total area of 1.52 acres; approximately 0.90 acres shall be disturbed. The existing infrastructure on site, including the storm water management area, was designed to accommodate the proposed project.

Section 2 - Water Service

A new 4" D.I. combined service will be tapped off the existing 8" PVC ECWA water main along the south side of Casey Road and then run south into the property where the combined 4" service will split into a separate 2" Type-"k" copper domestic & a 4" D.I. fire service. Both 4" fire & 2" domestic services with then continue south into the site where they will enter into a Hot-Box enclosure. Within the Hot-Box enclosure 2" Watts LF009 M2-QT RPZ & 2" meter (by ECWA) will be installed on the domestic and a 4" 757 OS&Y DCVA will be installed on the fire. Both 4" Fire and 2" domestic services will exit the Hot-Box enclosure and then transition into PVC for both. Both services will run south from the Hot-Box to serve the proposed buildings within Parcel B. Heat & light for testing will be provided in the area of the meter & RPZ to prevent freezing. Drainage due to testing or failure will be to the exterior through a drain. The owner will be responsible for keeping the drainage ports clear of snow and debris. The drain will exit 12" above grade & drainage will be via gravity away from the Hot-Box enclosure. There are no existing water services to this parcel on site, and therefor none to be killed/abandoned per ECWA requirements.

Domestic Summary:

Peak Operating Demand:	4.85 gpm
Water Main:	10" on Transit Road
Static Pressure:	90 psi (per ECWA, 80 psi residual)
Friction Loss:	0.1 psi
Loss through meter/RPZ:	13.0 psi
Elevation Loss:	1.73 psi
Pressure after RPZ & Meter:	75.26 psi

Repairs to all devices will be made during off hours, dual backflow preventers are not required. The site is not located in a 100-year flood plain. Disinfection of the

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water service following installation will be continuous feed, according to AWWA C-651, latest revision.

Section 3 - Sanitary Sewer Service

The proposed sanitary sewer service will connect to the existing Town of Amherst sanitary sewer manhole located along the west side of Transit Road. The proposed service will consist of two building laterals, approximately 165 LF & 28 LF (north & south bldgs.) of 6" SDR-35 PVC sanitary sewer laterals at a minimum slope of 1.0%. These two laterals will run into pump station, located within greenspace just north of the south building. Two building grease laterals, approximately 139 LF & 24 LF (north & south bldgs.) of 6" SDR-35 PVC at a minimum slope of 1.0% will run into a 2,000-gallon grease trap. From the grease trap approximately 6 LF 6" SDR-35 PVC sanitary sewer with a minimum slope of 1.0%, will wye connect into the proposed 6" SDR-35 PVC sanitary sewer lateral, which ultimately runs into the proposed pump station. Waste will be pumped from the station to the existing manhole via a 492 LF 2" SDR-21 PVC force main.

Design Parameters

Proposed Mixed Use Commercial Building:
Commercial/Retail: 13,000 SF x 0.1 gpd = 1,300 gpd
Proposed Restaurant: 30 seats x 35 god = 1,050 gpd
Total = 2,350 gpd

The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC.

Section 4 - Storm Sewer Service

The existing site currently sheet flows stormwater from parcel B to parcel A & C where it is then collected via a series of catch basins & storm piping. The stormwater is then routed into an existing pond, located in the southwest corner of the overall site. The existing storm water exits the pond through an outlet structure, that then runs north to connect into the existing storm sewer within Casey Road.

The proposed onsite storm sewer system consists of HDPE pipes connected by a multiple catch basin structures. The proposed catch basins will connect into the existing stormwater system to ensure that all stormwater will continue to be collected onsite. The existing stormwater infrastructure on site was designed to accommodate the proposed project.

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Appendix A

Sanitary Sewer and Water Demand Calculations

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FAX (716) 842-0263

Project No.: 20.233 Date: 2/15/2021
Project Name: Proposed Mix Used Commerical Buildings
Project Address: 9290 Transit Road, Amherst NY
Subject: Sanitary & Water Demand Calcs
Sheet: 1 of 1

5.a

Sanitary Sewage Demand Calculations:

Proposed Mixed Use Commercial Building:

13,000 SF Commerical/Retail

Assume 0.1 GPD/SF per NYSDEC Design Standards for WWTW 2014

Q = 13,000 SF x 0.1 GPD = 1,300 GPD

Restaurant:
* Use 25 gallons per seat, per day

30 Seats x 35 GPD = 1,050 GPD

Total = 2,350 GPD

Restaurant:
*use 35 gallons per seat per day
Above taken from "NYS Design Standards for Intermediate Sized Wastewater Treatment Systems"; March 5, 2014

Grease Trap Sizing Calculations:

D	= 30	=	Number of seats in dining area
GL	= 3	=	Gallons of wastewater per meal
ST	= 1.8	=	Storage capacity factor (min. = 1.7, onsite disposal = 2.5)
HR	= 16	=	Number of hours open
LF	= 1.2	=	Loading factor (interstate = 1.25, fwy & rec. areas = 1.0, main hwy = 0.8, other hwy = 0.5)

Size of Grease Trap in Gallons = D x GL x ST x HR/2 x LF = 1,555 gallons

Water Demand Calculations:

Proposed Mixed Use Commercial Building:

2,350 gpd x 1.1 = 2,585 gpd *use 110% of sewage demand

*use 1.8 peaking factor and assume a 16 hour day

2,585 gpd x 1day/16hr x 1hr/60min = 2.69 gpm

2.69 gpm x 1.8 = 4.85 gpm Q_{peak}

Headlosses:

Q_{peak} = 4.85 gpm
Pipe = 2 inch Type "k" copper C = 140
Length = 40 LF (approx. distance from tap to RPZ)

$$H_L = \frac{10.44\, L\, Q^{1.85}}{C^{1.85}\, D^{4.866}} = \frac{10.44(40)(4.85)^{1.85}}{(140)^{1.85}\,(2)^{4.866}} = 0.03 \text{ ft} = 0.01 \text{ psi}$$

Δ elev = 4 ft = 1.73 psi *RPZ is located in HOTBOX
Loss through meter = 1 psi
Loss through RPZ = 12 psi
Total Losses = 14.74 psi
Static Pressure = 90 psi *provided by ECWA
Residual Pressure Following RPZ = 90 - 14.74 = 75.26 psi (available after rpz & meter)

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GEOTECHNICAL SUBSURFACE INVESTIGATION
PROPOSED CVS/PHARMACY STORE NO. 5496
SOUTHWEST CORNER OF TRANSIT ROAD AND CASEY ROAD
AMHERST, NEW YORK

FOR

ZAREMBA GROUP, LLC
14600 DETROIT AVENUE, SUITE 1500
LAKEWOOD, OHIO 44107

AND

CVS CAREMARK CORPORATION, ITS AFFILIATES AND SUBSIDIARIES, AND THEIR SUCCESSORS, ASSIGNS, AND GRANTEES

SUBMITTED

MAY 7, 2008
TTL PROJECT NO. 3903.02

TTL ASSOCIATES, INC.
1915 NORTH 12TH STREET
TOLEDO, OHIO 43604
(419) 324-2222
(419) 321-6257 FAX

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Executive Summary

This geotechnical subsurface investigation report has been prepared for the proposed CVS/pharmacy Store No. 5496 to be constructed at the southwest corner of Transit Road and Casey Road in Amherst, New York. The proposed construction consists of an approximately 13,000 square foot CVS/pharmacy store. This investigation included drilling thirteen test borings, laboratory testing, and engineering evaluations for foundation and pavement design and construction. A summary of the conclusions and recommendations of this study are as follows:

1. The site is bounded by Casey Road to the north, Transit Road to the east, a parking lot for Aldi to the south, and an entrance/exit drive from Casey Road to Aldi to the west. At the time of this investigation, the site was a grass field. The surface materials encountered in the borings consisted of topsoil. Cohesive existing **fill** materials were encountered underlying the surface materials in Borings B-1, B-4, B-6, and B-9 to depths ranging from approximately 1.7 to 2.2 feet below existing grade. Granular existing **fill** materials were encountered underlying the surface materials in Borings B-2, B-5, B-7, and B-8, as well as underlying the cohesive fill materials in Borings B-1, B-4, B-6, and B-9. The granular fills extended to depths ranging from approximately 2.3 to 4.0 feet.

2. The subsoils encountered underlying the surface materials and existing fill materials consisted of interbedded sands and clays which can be generally characterized as five strata exhibiting varying strength or compactness characteristics. **Stratum I** consisted of predominantly **very loose** to **loose** granular soils encountered underlying the surface materials in Borings B-3, B-10, B-11, and B-12, as well as underlying the fill materials in Borings B-4, B-5, B-7, and B-9. The Stratum I soils extended to depths ranging from 3½ to 6½ feet. **Stratum II** consisted of medium stiff to stiff cohesive soils encountered underlying the surface materials in Boring B-13, the fill materials in Borings B-1, B-2, and B-8, and the Stratum I soils in Borings B-4 and B-12. The Stratum II soils extended to depths ranging from 3½ to 6 feet. **Stratum III** consisted of predominantly stiff to very stiff cohesive soils encountered underlying the existing fill materials in Boring B-6, Stratum I in Borings B-3, B-5, B-7, B-9, B-10, and B-11, and Stratum II in the remaining borings. The Stratum III soils extended to depths ranging from 13½ to 14 feet in Borings B-1 through B-5, and to boring termination at a depth of 10 feet in the remaining borings. **Stratum IV** consisted of **loose** granular soils and **soft** to medium stiff cohesive soils encountered underlying Stratum III to a depth of 18½ feet. **Stratum V** consisted of very stiff to hard cohesive soils encountered underlying Stratum IV to boring termination at a depth of 20 feet.

3. The proposed building can be supported on a conventional shallow foundation system consisting of strip and/or column footings. Due to the variable bearing materials, as well as the presence of existing **fill** materials, **organic-containing soils**, and **potentially moisture sensitive fat clays**, a detailed footing inspection should be completed. Where existing fill materials, granular soils that can not be modified in-place, soils containing more than trace organics, or other unsuitable foundation soils are encountered at the foundation bearing elevation, these materials should be removed full-depth and replaced with new engineered fill. Foundations may be designed using a net allowable bearing pressure of 2,000 psf for wall and column footings bearing at a recommended minimum depth of 3½ feet below final grade for frost protection. The bearing materials should be field-verified as being native

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poorly graded sands (SP or SP/SM), lean clays (CL), or fat clays (CH) meeting the compaction/bearing criteria presented in Section 5.1 of this report, or properly placed and compacted new engineered fill.

4. Subgrade preparation at the site should consist of stripping the surface materials and proof rolling the exposed soils to confirm satisfactory stability of the subgrade to support slab-on-grade and pavement construction. Based on the conditions encountered in the borings, the subgrade soils are expected to consist of cohesive and granular existing fill materials, as well as native granular and cohesive soils. Some modification of the subgrade should be anticipated due to the presence of the organic-containing subgrade soils and the existing fill materials.

5. Groundwater was initially encountered during drilling operations in 7 of the 13 borings at depths ranging from 3½ to 5 feet below existing grade. Upon completion of drilling operations, groundwater was observed in only Boring B-3 at a depth of 10 feet below existing grade. Groundwater seepage, perched water, or surface water run-off into shallow excavations should be controllable by means of sumps and pumping.

This executive summary highlights our evaluations and recommendations and should only be utilized in conjunction with the accompanying report, including the detailed findings, conclusions, and qualifications presented therein.

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- Legend Key
- Tabulation of Test Data
- Grain Size Distribution

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1.0 INTRODUCTION

This geotechnical subsurface investigation report has been prepared for the proposed CVS/pharmacy Store No. 5496 to be located at the southwest corner of Transit Road and Casey Road in Amherst, New York. This report summarizes our understanding of the proposed construction, describes the investigative and testing procedures, presents the findings, discusses our evaluations and conclusions, and provides our design and construction recommendations for foundations and pavements.

This report has been prepared for Zaremba Group, LLC (Zaremba) and CVS Caremark Corporation, its affiliates and subsidiaries, and their successors, assigns, and grantees. This study was performed in accordance with TTL Proposal No. 3903.01/.02, dated March 17, 2008, and authorized by Ms. Carrie Offtermatt of Zaremba on April 2, 2008.

The purpose of this investigation was to evaluate the subsurface conditions and laboratory data relative to the design and construction of foundations, building slabs, and pavements at the referenced site. To accomplish this, thirteen test borings, field and laboratory soil testing, and a geotechnical engineering evaluation of the test results were performed.

This report includes:

- A description of the subsurface soil and groundwater conditions encountered in the borings.
- Design recommendations for building foundations, floor slabs, and pavements related to the proposed development.
- Recommendations concerning soil- and groundwater-related construction procedures such as site preparation, earthwork, foundation and pavement construction, and related field testing.

A Phase I Environmental Site Assessment was performed by TTL and submitted under separate cover.

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2.0 INVESTIGATIVE PROCEDURES

This subsurface investigation included thirteen test borings drilled by TTL on April 23 and 24, 2008. Borings designated as B-1 through B-5 were drilled in the general area of the proposed building. The remaining borings were drilled in the general area of the proposed pavements, with Borings B-6 and B-10 located at site entrances/exits. The test borings were located in the field by TTL in accordance with a proposed site plan provided by Zaremba Group, LLC. The limits of the site and approximate locations of the borings, existing structures, and proposed structures are shown on the Test Boring Location Plan (Plate 1.0).

The test borings performed during this investigation were drilled with an ATV-mounted drilling rig utilizing 3¼-inch inside diameter hollow-stem augers. Borings B-3, B-4, and B-5 were extended to the planned termination depth of 20 feet below existing grade. Borings B-1 and B-2 were terminated at depths of approximately 19.0 and 19.5 feet, respectively, after split-spoon refusal (SSR, 50 or more blows for 6 inches or less penetration) was encountered over the final planned sample interval. Borings B-6 through B-13 were extended to the planned termination depth of 10 feet. The test borings were performed in general accordance with geotechnical investigative procedures outlined in American Society for Testing and Materials (ASTM) Standard D 5434.

During auger advancement, soil samples were generally collected at 2½-foot intervals to a depth of 10 feet and at 5-foot intervals thereafter. Split-spoon (SS) samples were obtained by the Standard Penetration Test (SPT) Method (ASTM D 1586), which consists of driving a 2-inch outside diameter split-barrel sampler into the soil with a 140-pound weight falling freely through a distance of 30 inches. The sampler is driven in three successive 6-inch increments with the number of blows per increment being recorded. The sum of the number of blows required to advance the sampler the second and third 6-inch increments is termed the Standard Penetration Resistance (N-value) and is presented on the Logs of Test Borings attached to this report. The samples were sealed in jars and transported to our laboratory for further classification and testing.

Shelby tube samples, designated ST on the Logs of Test Borings, were obtained from Borings B-1 (16.0 to 16.7 feet) and B-3 (16.0 to 18.0 feet). The Shelby tube samples were obtained by hydraulically advancing a 3-inch diameter, thin-walled sampler beyond the hollow-stem auger into relatively undisturbed soil in accordance with ASTM D 1587. The Shelby tubes were then extracted from the subsoils, and the ends were capped and sealed. The samples were transported to our laboratory where they were extruded, classified, and tested.

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Soil and rock conditions encountered in the test borings are presented in the Logs of Test Borings, along with information related to sample data, SPT results, water conditions observed in the borings, and laboratory test data. It should be noted that these logs have been prepared on the basis of laboratory classification and testing as well as field logs of the encountered soils and rock.

All samples of the subsoils were tested in our laboratory for moisture content (ASTM D 2216) and were visually or manually classified in accordance with the Unified Soil Classification System (USCS) (ASTM D 2487 and D 2488). Selected intact cohesive samples were tested for dry density (ASTM D 2166). Unconfined compressive strength estimates were obtained for the intact cohesive samples using a calibrated hand penetrometer. Three samples were selected for pH analysis (EPA SW9045). Organic content determinations by the loss-on-ignition (LOI) method (ASTM D 2974) were performed for selected samples. An Atterberg limits test (ASTM D 4318) and a particle size analysis (ASTM D 422) were performed on a sample from Boring B-2 (SS-2) to determine soil classification and index properties. These test results are presented on the Logs of Test Borings, Tabulation of Test Data sheets, and Grain Size Distribution sheet attached to this report.

Experience indicates that the actual subsoil conditions at a site could vary from those generalized on the basis of test borings made at specific locations. Therefore, it is essential that a geotechnical engineer be retained to provide soil engineering services during the site preparation, excavation, and foundation phases of the proposed project. This is to observe compliance with the design concepts, specifications, and recommendations, and to allow design changes in the event subsurface conditions differ from those anticipated prior to the start of construction.

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3.0 PROPOSED CONSTRUCTION

The proposed construction consists of an approximately 13,000 square foot CVS/pharmacy building that is planned as a single-story, slab-on-grade structure supported on a conventional shallow foundation system consisting of wall (strip) and/or column (square) footings. The loads associated with this type of structure are assumed to be light to moderate in magnitude with load bearing masonry/exterior wall loads not exceeding 3,000 pounds per lineal foot (plf). Interior and exterior column loads are assumed not to exceed 120 kips and 100 kips, respectively. We have assumed that the final grades at the site will approximate existing grades at the time of our investigation.

Additionally, the traffic volumes associated with this facility are assumed to be moderate and composed mainly of passenger and delivery vehicles. For pavement design evaluations, 60,000 ESALs (18-kip equivalent single axle loads) were assumed for a 20-year design period.

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4.0 GENERAL SITE AND SUBSURFACE CONDITIONS

4.1 General Site Conditions

The site is bounded by Casey Road to the north, Transit Road to the east, a parking lot for Aldi to the south, and an entrance/exit drive from Casey Road to Aldi to the west. At the time of this investigation, the site was a grass field. The surface materials encountered in the borings consisted of topsoil varying in thickness from approximately 1 to 6 inches. Approximately 6 inches of crushed stone mixed with topsoil was encountered underlying the 3 inches of surficial topsoil in Boring B-5.

Cohesive existing **fill** materials were encountered underlying the surface materials in Borings B-1, B-4, B-6, and B-9 to depths ranging from approximately 1.7 to 2.2 feet below existing grade. The fill materials consisted of lean clay with sand and varying amounts of gravel. Organics were observed in recovered cohesive fill samples from Borings B-1 and B-9. Loss-on-ignition (LOI) tests for these samples resulted in organic contents on the order of 8 to 9 percent. Soils with 5 percent or less organics are considered as containing trace or less organics. Soils with greater than 5 percent organics include the descriptor "with organics". SPT blow counts in the cohesive fills indicated generally **soft** consistency. Moisture contents varied from approximately 17 to 31 percent.

Granular existing **fill** materials were encountered underlying the surface materials in Borings B-2, B-5, B-7, and B-8, as well as underlying the cohesive fill materials in Borings B-1, B-4, B-6, and B-9. The granular fills extended to depths ranging from approximately 2.3 to 4.0 feet. The fill materials consisted of clayey sand or silty sand. Organics were observed in the recovered granular fill samples from Borings B-1, B-2, B-5, B-7, B-8, and B-9. LOI tests for these samples resulted in organic contents ranging from 2 to 17 percent. SPT N-values in the granular fills ranged from 4 to 6 blows per foot (bpf), indicating **very loose** to **loose** compactness. Moisture contents varied from approximately 16 to 59 percent, with the moisture contents at the upper portion of this range affected by organics in the samples.

4.2 General Soil Conditions

Based on the results of our field and laboratory tests, the subsoils encountered underlying the surface materials and existing fill materials consisted of interbedded sands and clays which can be generally characterized as five strata exhibiting varying strength or compactness characteristics.

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Stratum I consisted of predominantly **very loose** to **loose** granular soils encountered underlying the surface materials in Borings B-3, B-10, B-11, and B-12, as well as underlying the fill materials in Borings B-4, B-5, B-7, and B-9. The Stratum I soils extended to depths ranging from 3½ to 6½ feet. These soils consisted of silty sand (SM). Organics were observed in the Stratum I samples obtained from 6 to 6½ feet in Boring B-5 and from 1 to 2½ feet in Boring B-12. LOI tests for these samples resulted in organic contents of 5 and 2 percent, respectively. SPT N-values in the Stratum I soils ranged from 4 to 12 bpf, and moisture contents ranged from approximately 21 to 29 percent.

Stratum II consisted of medium stiff to stiff cohesive soils encountered underlying the surface materials in Boring B-13, the fill materials in Borings B-1, B-2, and B-8, and the Stratum I soils in Borings B-4 and B-12. The Stratum II soils extended to depths ranging from 3½ to 6 feet. The Stratum II soils consisted of lean clay (CL) with sand or fat clay (CH) with trace sand. Organics were observed in recovered Stratum II samples from Borings B-1, B-2, B-8, and B-13. LOI tests for these samples resulted in organic contents ranging from 5 to 8 percent. SPT N-values in the Stratum II soils ranged from 5 to 8 bpf. Unconfined compressive strengths generally ranged from 2,500 to 5,000 pounds per square foot (psf). Moisture contents varied from approximately 25 to 36 percent. A liquid limit of 51 percent and a plasticity index of 26 percent were determined for a sample from Boring B-2 (SS-2). These values are indicative of fat clay (CH) as classified in accordance with the Unified Soil Classification System (USCS).

It should be noted that the tested sample from Stratum II was borderline lean clay (CL) and fat clay (CL) since the break for this distinction is indicated by a liquid limit of 50 percent. Since the soils are borderline, some other samples which are visually identified as lean clays may be fat clays. Additional testing would be required for verification. However, the additional testing is not considered warranted since the foundation and pavement recommendations are generally the same for both soil types, with the exception of care and diligence required for maintaining in-situ moisture contents of fat clays since they tend to be moisture sensitive.

Stratum III consisted of predominantly stiff to very stiff cohesive soils encountered underlying the existing fill materials in Boring B-6, Stratum I in Borings B-3, B-5, B-7, B-9, B-10, and B-11, and Stratum II in the remaining borings. The Stratum III soils extended to depths ranging from 13½ to 14 feet in Borings B-1 through B-5, and to boring termination at a depth of 10 feet in the remaining borings. The Stratum III soils consisted of lean clay (CL) with sand and varying amounts of gravel. SPT N-values in the Stratum III soils generally ranged from 9 to 22 bpf. Unconfined compressive strengths ranged from 4,000 psf to greater than 9,000 psf (maximum reading obtainable with the hand penetrometer). Moisture contents generally ranged from approximately 23 to 30 percent.

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Stratum IV consisted of **loose** granular soils and **soft** to medium stiff cohesive soils encountered underlying Stratum III to a depth of 18½ feet. The Stratum IV soils consisted of lean clay (CL) with varying amounts of sand and gravel, clayey sand (SC), or silty sand (SM). SPT N-values in the Stratum IV soils ranged from 4 to 8 bpf. Unconfined compressive strengths for the cohesive samples were on the order of 500 to 965 psf. Moisture contents ranged from approximately 7 to 17 percent for the granular soils and varied from approximately 11 to 30 percent for the cohesive soils.

Stratum V consisted of very stiff to hard cohesive soils encountered underlying Stratum IV to boring termination at a depth of 20 feet. The Stratum V soils consisted of lean clay (CL) with sand and varying amounts of gravel or fractured shale. SPT N-values in the Stratum V soils ranged from 27 bpf to split-spoon refusal (SSR, 50 or more blows for 6 inches or less penetration). Unconfined compressive strengths were greater than 9,000 psf. Moisture contents generally ranged from approximately 5 to 8 percent.

Additional descriptions of the stratigraphy encountered in the borings are presented on the Logs of Test Borings.

4.3 Groundwater Conditions

Groundwater was initially encountered during drilling operations in 7 of the 13 borings at depths ranging from 3½ to 5 feet below existing grade. Upon completion of drilling operations, groundwater was observed in only Boring B-3 at a depth of 10 feet below existing grade.

The groundwater conditions encountered in the borings are presented in the following table.

Boring Number	Depth of Groundwater Encountered During Drilling (feet)	Depth of Groundwater Observed Upon Completion of Drilling (feet)
B-1	N.E.	N.E.
B-2	N.E.	N.E.
B-3	3.5	10.0
B-4	3.5	N.E.
B-5	5.0	N.E.
B-6	N.E.	N.E.
B-7	N.E.	N.E.
B-8	N.E.	N.E.
B-9	3.5	N.E.
B-10	3.5	N.E.
B-11	3.5	N.E.
B-12	3.5	N.E.
B-13	N.E.	N.E.

N.E. – Not Encountered.

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It should be noted that each boring was drilled and backfilled within the same day. As such, stabilized water levels may not have occurred over this limited time period. Instrumentation was not installed to observe long-term groundwater levels.

Based on the limited data available, such as the soil coloration and characteristics, and the groundwater conditions encountered in the borings, it is our opinion that the "normal" groundwater level may be generally encountered at a depth of approximately 18 feet or greater below existing grade. However, this investigation did not include research of possible hydrological influences at the project site. It should be noted that groundwater elevations can fluctuate with seasonal and climatic influences. In particular, "perched" water may be encountered in existing fill materials or granular soils that are underlain by relatively impermeable native clays. The groundwater encountered during this investigation appears to be the result of seasonally perched conditions in the granular soils that are underlain by the relatively impermeable Stratum III stiff to very stiff cohesive soils. Therefore, the groundwater conditions may vary at different times of the year from those encountered during this investigation.

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5.0 DESIGN RECOMMENDATIONS

The following conclusions and recommendations are based on our understanding of the proposed construction and on the data obtained during the field investigation. If the project information or location as outlined is incorrect or should change significantly, a review of these recommendations should be made by TTL. These recommendations are subject to the satisfactory completion of the recommended site and subgrade preparation and fill placement operations described in Section 6.0, "Construction Recommendations".

5.1 Shallow Building Foundations

Based on the results of the field and laboratory testing for the borings performed in the proposed building footprint, the soils encountered at the anticipated foundation bearing depth (3½ feet for protection from frost penetration) are expected to consist of Stratum I **very loose** to **loose** native granular soils, Stratum II medium stiff to stiff native cohesive soils, and existing **fill** materials. **Each of these soil strata contained varying amounts of organics. Foundation bearing materials must contain trace or less (5 percent or less) organics.** Loss-on-ignition testing should be performed on samples of the subgrade soils to verify that soils with more than 5 percent organics are removed. Testing will also help prevent unnecessary removal of visually suspect soils.

The Stratum I granular soils are considered suitable as foundation bearing materials provided they are recompacted in-place to achieve compactness as described below. The Stratum II cohesive soils are considered generally suitable as foundation bearing materials, although the sample from Boring B-2 contained 8 percent organic material indicating some undercut and replacement with new engineered fill will likely be required in the area of this boring. Due to their uncertain placement history, where existing fill materials are encountered at the bearing depth, they must be removed and replaced with new engineered fill as described below. Due to the variable bearing soils, as well as the presence of existing fill materials, an inspection of the footing excavations should be completed prior to placement of reinforcing steel or foundation concrete.

We recommend **prior to excavation for any footings** that the entire building footprint (including 10 feet beyond the proposed building lines) be proof-rolled/compacted with a heavy vibratory drum roller as described in Section 6.1. This general site compaction may provide sufficient in-place densification of the loose Stratum I soils such that subgrades exposed upon excavation to footing bearing elevation will be suitably firm for the allowable bearing pressure

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recommended below. If the excavated subgrade reveals loose soils at footing bearing elevation, additional in-place modification must be performed using a backhoe-mounted vibratory compactor (hoe-pac) or similar equipment to achieve a consistent bearing stratum. **However, if seasonally high groundwater levels are present during excavation, vibratory compaction may be detrimental to the footing subgrade, and compaction by "static" methods or removal and replacement with new engineered fill would be required. Lowering the existing water level through sump and pump will also help in modifying the granular soils in place.**

Suitable compaction/bearing of granular foundation soils can be verified as:

- Exhibiting a compacted (in-situ) dry density of at least 100 percent of the maximum dry density determined by Standard Proctor (ASTM D 698) laboratory compaction,
- A dynamic cone penetrometer (DCP) reading of at least 6 blows per increment (average over three increments), or
- Other methods to demonstrate an equivalent SPT N-value of 10 bpf or greater.

Suitable bearing of cohesive foundation soils can be verified as:

- Exhibiting a compacted (in-situ) dry density of at least 100 percent of the maximum dry density determined by Standard Proctor (ASTM D 698) laboratory compaction, or
- A hand penetrometer reading of at least 2,000 pounds per square foot (psf).

Where existing fill materials, granular soils that can not be modified in-place, soils containing more than trace organics, or other unsuitable foundation soils are encountered, over-excavation should extend through these materials to suitable bearing soils. Additionally, the base of the over-excavation should be widened one foot for every foot of depth below the proposed bearing elevation, with the excavation centered along the footing. The over-excavated areas should be backfilled with dense-graded aggregate, placed in controlled lifts, and compacted to not less than 100 percent of the maximum dry density as determined by ASTM D 698 (Standard Proctor). Alternatively, the over-excavated areas could be backfilled with lean concrete or other flowable controlled-density fill having a minimum compressive strength of 300 pounds per square inch (psi).

Following the satisfactory completion of the site preparation and footing excavation inspections outlined in Section 6.0 of this report, the proposed structure may be supported on a conventional shallow spread foundation system consisting of wall (strip) and/or column (square) footings.

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Shallow foundations may be designed utilizing a net allowable bearing pressure of 2,000 pounds per square foot (psf) for strip and square footings. In using a net allowable soil pressure, the weight of the footings, backfill over the footings or floor slabs need not be included in the structural loads for dimensioning footings. The bearing materials should be field-verified as being native poorly graded sands (SP or SP/SM), lean clays (CL), or fat clays (CH) meeting the compaction/bearing criteria presented above, or properly placed and compacted new engineered fill.

It should be noted that fat clays are moisture sensitive. Therefore, care and diligence will be required to maintain in-situ moisture contents where foundations are going to bear on fat clays.

Due to the variable bearing materials, as well as the presence of existing fill materials and organic-containing soils, we strongly recommend that the bearing surface at the bottom of all footing excavations be inspected during construction by a TTL geotechnical engineer or qualified representative. Inspection should be performed to verify that the exposed soil conditions at the bearing elevations are consistent with the subsurface conditions encountered in the test borings, that the native granular soils have been suitably modified in-place, and that engineered fill has been properly placed and compacted. Additionally, the presence of our engineer will help facilitate the timely remediation of unsuitable soil conditions. If the results of DCP, hand penetrometer, or other strength tests indicate the exposed soil conditions are not suitable for the design bearing pressure, it may be necessary to increase the footing size to accommodate the lower bearing strengths or to over-excavate and backfill with engineered fill or flowable fill.

All exterior footings and footings in unheated areas should be constructed at a minimum frost penetration depth of 3½ feet below finished exterior grades. Interior footings may bear at a convenient depth below the floor slab, provided they are supported on suitable native cohesive soils as described above, compacted native soils as described above, or properly placed and compacted new engineered fill. Wall (strip) footings should be at least 18 inches wide and column (square) footings should be at least 30 inches square, regardless of sizing based on design loads and the allowable bearing pressure. It should be noted that use of trench footings (i.e., without forming) is not expected to be feasible due to the granular nature of the Stratum I bearing soils, along with the potential need for in-place densification. Forming of footings and backfilling around CMU or poured foundation walls should be anticipated.

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Utilizing the above bearing pressure and proper foundation inspection techniques, the total settlement associated with the structure should not exceed 1 inch and differential settlement should not exceed ¾ inch.

5.2 Seismic Considerations

We have reviewed seismic design parameters in accordance with the International Building Code (IBC) criteria. It should be noted that the IBC seismic site characterization is based on the upper 100 feet of the geologic profile and the borings performed for this investigation extended only to a maximum depth of 20 feet below existing grade. We have assumed that the conditions below the extent of our borings are similar to or better than, those encountered during our investigation. Additionally, IBC criteria requires site characterization using unconfined compressive strengths determined by ASTM D 2166 or D 2850. However, the unconfined compressive strengths determined for the cohesive samples obtained during this investigation were estimated using a hand penetrometer. Based on the unconfined compressive strengths determined for the encountered cohesive soils at the site, the average undrained shear strength was calculated to be greater than 1,000 pounds per square foot (psf) but less than 2,000 psf. This strength is indicative of a Site Class D, "stiff soil", designation in accordance with IBC Table 1615.1.1 criteria. Additionally, the average SPT N-value was calculated to be less than 15 blows per foot for the encountered granular soils. This strength is indicative of a Site Class E, "soft soil", designation in accordance with IBC Table 1615.1.1 criteria. We recommend that the site be characterized using the more conservative Site Class E designation. If the seismic site class is restrictive to structural design such that it has significant economic impact, the seismic site class could be re-evaluated with respect to the better strength cohesive soils.

5.3 Subgrades

5.3.1 Existing Subgrade

The subgrades that would result upon the satisfactory completion of the site preparation as described in Section 6.0 of this report are considered moderately acceptable for support of the proposed pavements and floor slabs. Based on field and laboratory data developed during this investigation, the subgrade soils consist of cohesive and granular existing fill materials, as well as native granular and cohesive soils.

Laboratory analyses for Boring B-2 (SS-2), as well as visual descriptions of the upper profile indicate that the cohesive subgrade soils may be generally classified as Group A-7-6 in

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accordance with the American Association of State Highway and Transportation Officials (AASHTO) system of soil classification. The tested sample is classified as fat clay (CH) in accordance with USCS criteria. **It should be noted that fat clays are moisture sensitive. Therefore, care and diligence will be required to maintain in-situ moisture contents where fat clay subgrade soils are exposed.**

Visual descriptions of the upper profile indicate that the granular subgrade soils may be generally classified in the Group A-1 or A-2 series, or as Group A-3 in accordance with the AASHTO system of soil classification.

The granular soils are considered good to fair as subgrade materials. The cohesive soils are considered fair to poor as subgrade materials because they have relatively low permeabilities and a high percentage of silt and clay particles, which makes them susceptible to moisture, frost penetration, and frost heave. Therefore, the cohesive soils will dictate pavement and floor slab design.

At the time of this investigation, the moisture contents in the upper 5 feet of the cohesive subgrade soils varied from approximately 17 to 36 percent. Moisture contents in the upper 5 feet of the granular subgrade soils generally varied from approximately 16 to 37 percent. Higher moisture contents were determined for samples which contained a significant amount of organics. These moisture contents are estimated to vary from near to significantly above the expected optimum moisture content for these soils. Therefore, remedial action should be expected to be required to adjust the moisture contents of the existing materials and achieve proper compaction of the subgrade. Additionally, remedial action should be expected to be required due to the encountered organic-containing subgrade soils and the existing fill materials.

5.3.2 Modified Subgrade

Where subgrade soils containing more than 5 percent organic material are encountered, they must be undercut a minimum of 12 inches below the design bottom of aggregate base elevation and replaced with additional dense-graded aggregate. Loss-on-ignition testing should be performed on samples of the subgrade soils to verify that soils with more than 5 percent organics are removed to the specified depth. Testing will also help prevent unnecessary removal of visually suspect soils.

Although not anticipated to be prevalent, where soils are dry of optimum, water should be uniformly mixed into the subgrade. During construction it is more likely that soils which are wet

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of optimum will be encountered, and lowering the moisture content by scarification and aeration (discing and exposure to sun and wind) may be required. However, this may not be feasible if construction occurs during wet seasonal conditions. Very moist to wet soils will "pump" under the operation of heavy equipment, resulting in deep rutting and perhaps rendering the operation of grading and paving equipment difficult or impossible.

Therefore, other methods of subgrade modification may be required in areas of high moisture content. Modification may be achieved by undercutting and replacement with granular subbase (possibly in combination with a geotextile separation layer or geogrid reinforcement), mixing stone into the subgrade, or treating the subgrade with lime or cement. The method of subgrade modification should be determined at the time of construction (See Section 6.1, "Construction Recommendations - Site and Subgrade Preparation").

5.4 Floor Slabs

It is recommended that all floor slabs be "floating", that is, fully ground supported and not structurally connected to walls or foundations. This is to reduce the possibility of cracking and displacement of the floor slabs because of differential movements between the slab and the foundation. Such movements could be detrimental to slabs that are rigidly connected to the foundations. There may be certain areas where it will be difficult or impractical to make the slab floating. In such areas, it may be necessary to increase the slab thickness and reinforcement to prevent the foundation from cracking the slab and settling independently.

For properly prepared subgrade soils, a modulus of subgrade reaction (k) of 100 pounds per cubic inch (pci) may be used for floor slab design. It is recommended that the floor slab be supported on a minimum 6-inch layer of relatively clean granular material such as sand and gravel or crushed stone. This is to help distribute concentrated loads and provide more uniform subgrade support beneath the slab.

Provided the existing fill materials are properly prepared as described in Section 6.1 of this report, they may be utilized to support the proposed floor slabs. **It should be noted that the existing fill materials encountered in the borings performed in the proposed building footprint contained varying amounts of organics. Where subgrade soils containing more than 5 percent organic material are encountered, they must be undercut a minimum of 12 inches below the design bottom of aggregate base elevation and replaced with additional dense-graded aggregate.** Additionally, the cohesive fill materials exhibited generally **soft** consistency. Therefore, overexcavation of the cohesive fills may be required to achieve a stable subgrade condition.

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As mentioned previously, it is our opinion that the "normal" groundwater level may be generally encountered at a depth of approximately 18 feet or greater below existing grade. The groundwater encountered during this investigation appears to be the result of seasonally perched conditions in the granular soils that are underlain by the relatively impermeable Stratum III stiff to very stiff cohesive soils. The sand and gravel or crushed stone base underlying the floor slab should provide a capillary break to avoid excessive moisture contact with the floor slab. If there is additional concern with moisture contact with the floor slab, a vapor retarder could be utilized. If utilized, we recommend the vapor retarder be installed between the subgrade soils and the floor slab granular base.

5.5 Flexible (Asphalt) Pavement

Based on the results of the laboratory testing and visual classifications, we recommend a California Bearing Ratio (CBR) value of 3 percent for flexible pavement design for the existing subgrade soils. This CBR value is based on a subgrade compacted to not less than 100 percent of the maximum dry density as determined by ASTM D 698 (Standard Proctor) or verified as stable through proof rolling.

The following design criteria were used to determine pavement thickness:

1	Pavement Reliability	90%
2	Overall Standard Deviation	0.49
3	Resilient Modulus (M_r = CBR x 1,200)	3,600
4	PSI Loss	1.9
5	Layer Coefficient, Asphalt Surface and Binder	0.42
6	Layer Coefficient, Aggregate Base	0.12

We have evaluated the pavement design based on the provided design criteria of 60,000 ESALs for a 20-year design life. A Structural Number (SN) value of 2.91 for the pavement was determined using the criteria listed above and AASHTO design methods for traffic loads.

The existing subgrades, modified where necessary as outlined above, are considered suitable for the support of the following pavement design:

Flexible (Asphalt) Pavement 60,000 ESAL, 20-year Design, CBR = 3	
Asphalt Surface	2.0"
Asphalt Binder	2.5"
Aggregate Base	9.0"
Geotextile Separation Layer or Geogrid Reinforcement	As required by subgrade conditions.

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All paving operations should conform to the State of New York Department of Transportation specifications. The pavement and subgrade preparation procedures outlined in this report should result in a reasonably workable and satisfactory pavement. However, it should be recognized that all flexible pavements need repairs or overlays from time to time as a result of progressive yielding under repeated traffic loads for a prolonged period of time, as well as exposure to freeze-thaw conditions.

5.6 Rigid (Concrete) Pavement

For properly prepared subgrade soils, a modulus of subgrade reaction (k) of 100 pounds per cubic inch (pci) may be used for rigid pavement design. A concrete pavement section is recommended in the loading-unloading areas, areas of repetitive turning, site exit and entrance aprons, and trash enclosure areas (including where the truck parks while servicing the container). This section should consist of a minimum of 6 inches of reinforced, air-entrained concrete with a minimum compressive strength of 3,500 psi underlain by a minimum of 6 inches of a dense-graded granular base. The pavement section should be supported on a subgrade compacted to not less than 100 percent of the maximum dry density as determined by ASTM D 698 (Standard Proctor) or verified as stable through proof rolling. All paving operations should conform to the State of New York Department of Transportation specifications.

5.7 Pavement Drainage

Based on the poorly-drained nature of the cohesive subgrade soils, it is anticipated that surface water infiltration may collect in the aggregate base course. Without adequate drainage, water will remain in the base for extended periods of time, creating localized wet, soft pockets. The presence of these pockets will increase the likelihood that pavement distress (cracking, potholes, etc.) will develop. Drainage features may include grading the subgrade surface to slope downward to the outside edge of pavements and/or providing longitudinal edge drains connected to storm sewers or other outlets.

5.8 Corrosion Considerations

Soil samples from Borings B-3, B-6, and B-8 were tested for pH. The pH results, per EPA Method SW9045, are summarized as follows:

Boring No. (Sample No.)	Soil Type	pH
B-3 (SS-1)	Silty Sand (SM)	7.8
B-6 (SS-1a)	Lean Clay (FILL)	7.7
B-8 (SS-2)	Lean Clay (CL)	7.5

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This range of pH is characterized as mildly alkaline soil reaction by the USDA Soil Conservation Service. Typically, soils with a pH between 5 and 9 are not considered to represent a significant corrosion risk to buried structural concrete or underground utilities. Therefore, we do not expect that these soils will represent a significant corrosion risk to underground construction, although this assessment is based on limited data.

5.9 Groundwater Control and Drainage

As stated previously, groundwater was initially encountered during drilling operations in 7 of the 13 borings at depths ranging from 3½ to 5 feet below existing grade. Upon completion of drilling operations, groundwater was observed in only Boring B-3 at a depth of 10 feet below existing grade. Based on the soil characteristics and the moisture conditions encountered during this investigation, it is our opinion that the "normal" groundwater level may be generally encountered at a depth of approximately 18 feet or greater below existing grade. It should be noted that perched groundwater may be encountered in existing fill materials or granular soils that are underlain by relatively impermeable native clays. The groundwater encountered during this investigation appears to be the result of seasonally perched conditions in the granular soils that are underlain by the relatively impermeable Stratum III stiff to very stiff cohesive soils. It is our experience that adequate control of groundwater seepage, perched water, or surface water run-off into shallow excavations should be achievable by minor dewatering systems, such as pumping from prepared sumps. In the event excessive seepage is encountered during construction, TTL may be notified to evaluate whether other dewatering methods are required.

5.10 Excavations and Slopes

The sides of temporary excavations for building foundations, utility installations, and other construction should be adequately sloped to provide stable sides and safe working conditions. Otherwise, the excavation must be properly braced against lateral movements. In any case, applicable Occupational Safety and Health Administration (OSHA) safety standards must be followed.

The soils encountered in the test borings are classified as the following OSHA Type soils:

- OSHA Type A soils (cohesive soils with unconfined compressive strengths of 3,000 pounds per square foot (psf) or greater),
- OSHA Type B soils (cohesive soils with unconfined compressive strengths greater than 1,000 psf but less then 3,000 psf), and
- OSHA Type C soils (fill materials and granular soils).

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For temporary excavations in Type A, B, and C soils, side slopes must be no steeper than ¾ horizontal to 1 vertical (¾H:1V), 1H:1V, and 1½H:1V, respectively. For situations where a higher strength soil is underlain by a lower strength soil and the excavation extends into the lower strength soil, the slope of the entire excavation is governed by that required for the lower strength soil. In all cases, flatter slopes may be required if lower strength soils or adverse seepage conditions are encountered during construction.

For permanent excavations and slopes, we recommend that grades be no steeper than 3H:1V without a more extensive geotechnical evaluation of the proposed construction plans and site conditions.

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6.0 CONSTRUCTION RECOMMENDATIONS

6.1 Site and Subgrade Preparation

Prior to proceeding with construction operations, all topsoil, root systems, vegetation, and other deleterious non-soil materials should be removed from the proposed construction areas. Suitable topsoil may be stockpiled for later use in landscaped areas. The actual amount of required stripping should be determined in the field by a geotechnical engineer or qualified representative.

Upon completion of stripping and clearing, the areas intended to support floor slabs, new fill, and pavements should be carefully inspected by a geotechnical engineer. **Subgrade soils containing more than 5 percent organic material must be undercut a minimum of 12 inches below the design bottom of aggregate base elevation and replaced with additional dense-graded aggregate.** As previously discussed, loss-on-ignition testing should be performed on samples of the subgrade to determine the organic content. During inspection, the engineer may require proof-rolling of the clayey subgrades utilizing a 20- to 30-ton loaded truck or other pneumatic-tired vehicle of similar size and weight. Proof rolling/compaction of the granular subgrades should be performed utilizing a vibratory smooth drum roller. The truck or roller should make a minimum of two passes in each of two perpendicular directions covering the proposed development area, with additional passes as necessary to achieve required compaction and/or subgrade stabilization.

The purpose of proof rolling the cohesive subgrades is to locate any weak, soft, or excessively wet soils that may be present at the time of construction. The purpose of vibratory compaction for the granular soils is to densify zones of loose materials that are encountered in the upper portion of the soil profile, thereby providing more uniform subgrade support. We recommend a roller with a minimum dead weight on the drums of 8 tons, vibrating at 30 Hz or greater, and traveling at speeds not exceeding approximately 4 feet per second (about 3 miles per hour). These operational criteria should provide sufficient dynamic compaction energy to alleviate loose soil conditions within the zone of influence for subgrade support. **If seasonal high groundwater levels are present at the time of construction, vibratory compaction may be detrimental to the prepared subgrade. Therefore, compaction by additional passes of the roller under "static" operation would be required.** Installation of site stormwater utilities early in the site grading activities will also help to alleviate any "perched" water conditions and achieve a more stable subgrade.

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Any unsuitable materials observed during the inspection and proof-rolling operations should be undercut and replaced with compacted fill or stabilized in place utilizing conventional remedial measures such as discing, aeration, and recompaction. Due to the organic-containing existing fill materials encountered at the site, modification of the subgrade should be anticipated. Once the site has been proof rolled, inspected, and stabilized, the proof-rolled or inspected subgrades should not be exposed to wet conditions. It should be recognized that during periods of wet weather, the clayey soils that will be exposed at design subgrades will tend to pond water for short periods of time, with the potential to deteriorate the prepared subgrade.

The results of the inspection and proof-rolling operations will be partially dependent on construction operations, the moisture content of the soil, and the weather conditions prevalent at the time. If pumping or rutting is encountered and difficulty is experienced in the operation of construction equipment, TTL should be notified in order to determine which method of subgrade modification may be best suited for the conditions encountered. Should such conditions be experienced, we may recommend that a small test area be used to determine the necessary depth of undercutting and stone replacement or other remedial action necessary to achieve a stable subgrade condition.

6.2 Fill

Material for engineered fill or backfill required to achieve design grades may consist of any non-organic soils having a maximum dry density as determined by the Standard Proctor (ASTM D 698) of 90 pounds per cubic foot (pcf) or greater. **Additionally, due to their potential for swelling, soils with a liquid limit greater than 40, or a plasticity index grater than 12 should not be used for engineered fill adjacent to proposed structures.** On-site soils that are free of organic matter, debris, excessive moisture, and rock or stone fragments larger than 3 inches in diameter may be used as engineered fill materials. Depending on seasonal conditions, the on-site soils may be wet of optimum and may require scarification and aeration to achieve satisfactory compaction. If the construction schedule does not allow for scarification and aeration activities, it may be more practical or economical to utilize imported granular fill.

Fill should be placed in uniform layers no more than 8 inches thick (loose measure) and adequately keyed into stripped and scarified soils. All fill within the building areas and pavement subgrades should be compacted to not less than 100 percent of the maximum dry density as determined by ASTM D 698 (Standard Proctor).

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The upper soil profile at the site consists of granular and cohesive existing fill materials, as well as native granular and cohesive soils. The contractor should be prepared to use a sheepsfoot roller to provide effective compaction of the cohesive soils. Where granular subgrade soils are present, or if granular soils are utilized as engineered fill materials, a smooth-drum, vibratory roller will provide the most effective soil compaction for these materials. In narrow utility or footing excavations, the on-site cohesive soils may be difficult to compact; therefore, a clean granular material may be required in these areas.

Scarified subgrade soils and all fill material should be within 3 percent of the optimum moisture content to facilitate compaction. Furthermore, fill material should not be frozen or placed on a frozen base. It is recommended that all earthwork and site preparation activities be conducted under adequate specifications and properly monitored in the field by a qualified geotechnical testing firm.

6.3 Foundation Excavations

As mentioned in Section 5.1, foundation excavations should have a detailed footing inspection performed for each foundation. A geotechnical engineer or qualified representative should perform these inspections to verify that the exposed materials are similar to those encountered in the borings, that native granular soils have been properly recompacted in-place, and that engineered fill has been properly placed and compacted such that it is capable of supporting the design bearing pressure.

We recommend **prior to excavation for any footings** that the entire building footprint (including 10 feet beyond the proposed building lines) be proof-rolled/compacted with a heavy vibratory drum roller as described in Section 6.1. This general site compaction may provide sufficient in-place densification of the loose Stratum I soils such that subgrades exposed upon excavation to footing bearing elevation will be suitably firm for the allowable bearing pressure recommended below. If the excavated subgrade reveals loose soils at footing bearing elevation, additional in-place modification must be performed using a backhoe-mounted vibratory compactor (hoe-pac) or similar equipment to achieve a consistent bearing stratum. **However, if seasonally high groundwater levels are present during excavation, vibratory compaction may be detrimental to the footing subgrade, and compaction by "static" methods or removal and replacement with new engineered fill would be required. Lowering the existing water level through sump and pump will also help in modifying the granular soils in place.**

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Suitable compaction/bearing of granular foundation soils can be verified as:

- Exhibiting a compacted (in-situ) dry density of at least 100 percent of the maximum dry density determined by Standard Proctor (ASTM D 698) laboratory compaction,
- A dynamic cone penetrometer (DCP) reading of at least 6 blows per increment (average over three increments), or
- Other methods to demonstrate an equivalent SPT N-value of 10 bpf or greater.

Suitable bearing of cohesive foundation soils can be verified as:

- Exhibiting a compacted (in-situ) dry density of at least 100 percent of the maximum dry density determined by Standard Proctor (ASTM D 698) laboratory compaction, or
- A hand penetrometer reading of at least 2,000 pounds per square foot (psf).

Foundation bearing materials must contain trace or less (5 percent or less) organics. Loss-on-ignition testing should be performed on samples of the subgrade soils to verify that soils with more than 5 percent organics are removed. Testing will also help prevent unnecessary removal of visually suspect soils.

It should be noted that fat clays are moisture sensitive. Therefore, care and diligence will be required to maintain in-situ moisture contents where foundations are bearing on fat clays.

Where existing fill materials, granular soils that can not be modified in-place, or other unsuitable foundation soils are encountered, over-excavation should extend through these materials to suitable bearing soils. Additionally, the base of the over-excavation should be widened one foot for every foot of depth below the proposed bearing elevation, with the excavation centered along the footing. The over-excavated areas should be backfilled with dense-graded aggregate, placed in controlled lifts, and compacted to not less than 100 percent of the maximum dry density as determined by ASTM D 698 (Standard Proctor). Alternatively, the over-excavated areas could be backfilled with lean concrete or other flowable controlled-density fill having a minimum compressive strength of 300 pounds per square inch (psi).

Due to the variable bearing materials, as well as the presence of existing fill materials, we strongly recommend that the bearing surface at the bottom of all footing excavations be inspected during construction by a TTL geotechnical engineer or qualified representative. Inspection should be performed to verify that the exposed soil conditions at the bearing

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elevations are consistent with the subsurface conditions encountered in the test borings, that the native granular soils have been suitably modified in-place, and that engineered fill has been properly placed and compacted. Additionally, the presence of our engineer will help facilitate the timely remediation of unsuitable soil conditions. If the results of DCP, hand penetrometer, or other strength tests indicate the exposed soil conditions are not suitable for the design bearing pressure, it may be necessary to increase the footing size to accommodate the lower bearing strengths or to over-excavate and backfill with engineered fill or flowable fill.

All exterior footings and footings in unheated areas should be constructed at a minimum frost penetration depth of 3½ feet below finished exterior grades. Interior footings may bear at a convenient depth below the floor slab, provided they are supported on suitable native cohesive soils as described above, compacted native soils as described above, or properly placed and compacted new engineered fill. Wall (strip) footings should be at least 18 inches wide and column (square) footings should be at least 30 inches square, regardless of sizing based on design loads and the allowable bearing pressure. It should be noted that use of trench footings (i.e., without forming) is not expected to be feasible due to the granular nature of the Stratum I bearing soils, along with the potential need for in-place densification. Forming of footings and backfilling around CMU or poured foundation walls should be anticipated.

We recommend that the foundation excavations be concreted as soon as practical after they are excavated and that water not be allowed to pond in any excavation. If it is necessary to leave the bearing surface open for any extended period of time, we recommend that a thin mat of lean concrete be placed over the bottom of the excavation to reduce damage to the surface from weather or construction. Foundation concrete should not be placed on frozen or saturated subgrade.

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7.0 QUALIFICATION OF RECOMMENDATIONS

Our evaluation of foundation and pavement design and construction conditions has been based on our understanding of the site and project information and the data obtained during our field investigation. The general subsurface conditions used were based on interpretation of the subsurface data obtained at specific boring locations. Regardless of the thoroughness of a subsurface investigation, there is the possibility that conditions between borings will differ from those at the boring locations, that conditions are not as anticipated by the designers, or that the construction process has altered the soil conditions. Therefore, experienced geotechnical engineers should observe earthwork and foundation construction to confirm that the conditions anticipated in design are noted. Otherwise, TTL assumes no responsibility for construction compliance with the design concepts, specifications, or recommendations.

The design recommendations in this report have been developed on the basis of the previously described project characteristics and subsurface conditions. If project criteria or locations change, a qualified geotechnical engineer should be permitted to determine whether the recommendations must be modified. The findings of such a review will be presented in a supplemental report.

The nature and extent of variations between the borings may not become evident until the course of construction. If such variations are encountered, it will be necessary to reevaluate the recommendations of this report after on-site observations of the conditions.

Our professional services have been performed, our findings derived, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties either expressed or implied. TTL is not responsible for the conclusions, opinions, or recommendations of others based on this data.

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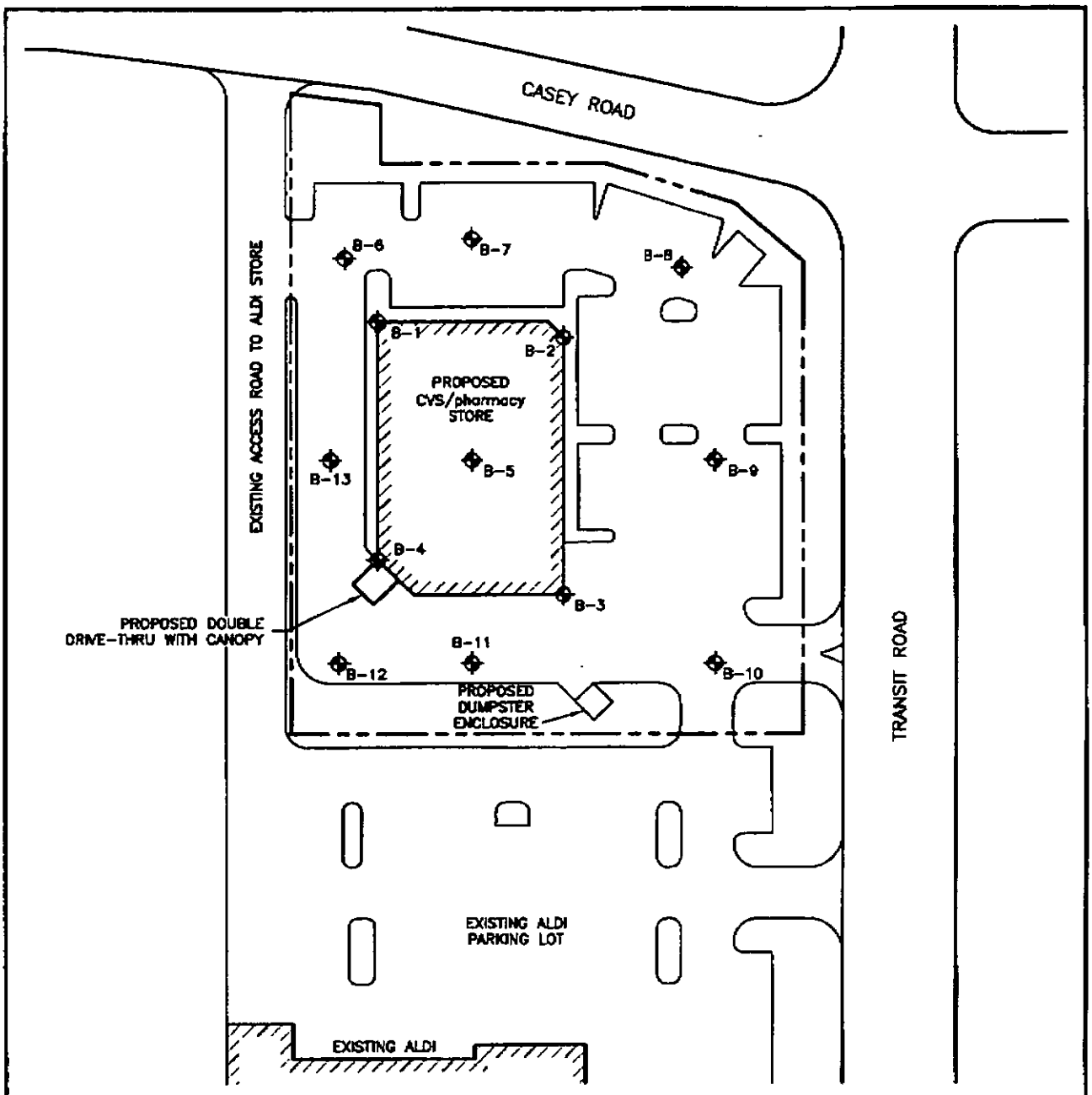

LEGEND

SITE BOUNDARY

B-1 TEST BORING LOCATION

N

APPROXIMATE SCALE - FEET

0 80 160

PLATE 1.0
TEST BORING LOCATION PLAN
PROPOSED CVS/pharmacy STORE NO. 5496
SOUTHWEST CORNER OF TRANSIT ROAD AND CASEY ROAD
AMHERST, NEW YORK

PREPARED FOR
ZAREMBA GROUP, LLC
LAKEWOOD, OHIO

DRAWN ALN/04-07-08	CHECKED CPI/04-29-08
REVISED	APPROVED
JOB NO. 3903.02	
DRAWING NUMBER 390302-01G	

associates inc

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TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-01

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/23/08
COMPLETED 4/23/08
AT TIME OF DRILLING None
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (ROD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / ▲ SPT N VALUE ▲ (20 40 60 80)
	0		TOPSOIL - 3 Inches						
			0.3' FILL - Moist Soft Dark Gray LEAN CLAY w/Sand and Organics	SS 1a	100	2-2	1.50		31
			2.2' FILL - Moist Very Loose Gray/Brown SILTY SAND w/Trace Organics	SS 1b	100	2	NP		37
			4.0' Moist Medium Stiff to Stiff Gray/Brown LEAN CLAY w/Sand and Trace Organics (CL)	SS 2	100	3-3-5 (8)	2.50	91	▲ 29
	5		6.0' Moist Stiff to Very Stiff Brown LEAN CLAY w/Sand and Trace Calcite Stain (CL)	SS 3	100	5-6-9 (15)	4.25	95	▲ 24
			-Very Stiff	SS 4	56	4-7-10 (17)	2.50	94	▲ 30
	10								
			14.0' Moist Loose Gray/Brown CLAYEY SAND w/Shale Fragments (SC).	SS 5	44	17-5-3 (8)	NP		7
	15			ST 1	100		NP		9
			18.5' Moist Very Hard Gray LEAN CLAY w/Sand and Fractured Shale (CL)	SS 6	100	50	NI		5
			19.0' Bottom of hole at 19.0 feet.						

TTL GEOTECH STANDARD 3903.02.GPJ GINT US LAB.GDT 5/5/08

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TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-02

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/24/08
COMPLETED 4/24/08
AT TIME OF DRILLING None
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / SPT N VALUE
	0		TOPSOIL - 3 Inches						
			0.3' FILL - Moist Loose Brown CLAYEY SAND w/Gravel and Trace Organics	SS 1	11	2-3-2 (5)	NP		16
			3.5' Moist Medium Stiff to Stiff Brown/Gray FAT CLAY w/Organics and Trace Sand (CH)	SS 2	67	1-2-4 (6)	2.50	92	31
	5		6.0' Moist Stiff to Very Stiff Red/Gray LEAN CLAY w/Sand (CL)	SS 3	100	3-5-7 (12)	3.75	96	26
			-Very Stiff Gray/Brown w/Trace Gravel and Calcite Stain	SS 4	100	5-7-10 (17)	3.00	94	29
	10		13.5' Moist Soft Brown SANDY LEAN CLAY w/Trace Gravel (CL)	SS 5	89	2-2-2 (4)	0.25		11
	15		18.5' Moist Very Hard Gray LEAN CLAY w/Sand and Fractured Shale (CL)	SS 6	100	24-50	NI		7
			19.5' Bottom of hole at 19.5 feet.						

TTL_GEOTECH_STANDARD 3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-03

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/23/08
COMPLETED 4/23/08
AT TIME OF DRILLING 3.5 ft
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING 10.0 ft
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / SPT N VALUE
	0		TOPSOIL - 4 Inches						
			0.3'						
			Moist Loose Brown SILTY SAND (SM)	SS 1	100	3-2-3 (5)	NP		21
			-Wet Very Loose (Free Water in Jar Noted)	SS 2	100	2-2-2 (4)	NP		25
	5								
			6.0'						
			Moist Stiff to Very Stiff Brown/Gray LEAN CLAY w/Sand (CL)	SS 3	100	4-4-5 (9)	2.50	102	27
				SS 4	100	2-5-9 (14)	4.25	96	26
	10								
			13.5'						
			Moist Soft Red/Gray LEAN CLAY w/Trace Sand (CL)	SS 5	100	2-2-2 (4)	<0.25		30
	15								
				ST 1	92		0.48	108	20
			18.5'						
			Moist Very Hard Gray LEAN CLAY w/Sand and Fractured Shale (CL)	SS 6	100	7-24-39 (63)	>4.5		7
	20		20.0'						
			Bottom of hole at 20.0 feet.						

TTL_GEOTECH_STANDARD 3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-04

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/23/08
COMPLETED 4/23/08
AT TIME OF DRILLING 3.5 ft
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / SPT N VALUE
	0		TOPSOIL - 2 Inches 0.2'						
			FILL - Moist Stiff Brown/Gray LEAN CLAY w/Sand and Trace Gravel 2.0'	SS 1a	100	3-6	2.50		17
			FILL - Moist Loose Brown/Dark Gray CLAYEY SAND w/Organics (Organic Odor Noted) 3.5'	SS 1b	100	3	NP		24
			Wet Loose Brown/Gray SILTY SAND (SM) (Free Water in Jar Noted) 4.7'	SS 2a	100	5-4	NP		25
	5		Moist Medium Stiff Gray/Brown LEAN CLAY w/Sand (CL) 6.0'	SS 2b	100	2	1.50	88	36
			Moist Stiff to Very Stiff Brown/Gray LEAN CLAY w/Sand (CL)	SS 3	100	5-4-7 (11)	2.75	101	28
			-Very Stiff Red/Gray	SS 4	100	4-6-10 (16)	3.75	102	24
	10		13.5'						
			Moist Medium Stiff Red/Gray LEAN CLAY w/Sand (CL)	SS 5	44	3-3-3 (6)	<0.25		23
	15		18.5'						
			Moist Very Stiff Red/Gray LEAN CLAY w/Sand (CL) 20.0'	SS 6	11	5-7-20 (27)	NI		20
	20		Bottom of hole at 20.0 feet.						

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TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-05

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/23/08 COMPLETED 4/23/08
AT TIME OF DRILLING 5.0 ft
LOGGED BY KKC CHECKED BY CPI
AT END OF DRILLING None
NOTES
Chrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL 20 40 60 80 ▲ SPT N VALUE ▲ 20 40 60 80
	0		TOPSOIL - 3 Inches						
			0.3'						
			CRUSHED STONE w/Topsoil - 6 Inches						
			0.8'						
			FILL - Moist Very Loose Dark Gray CLAYEY SAND w/Organics	SS 1	67	2-2-2 (4)	NP		▲ 59
			-Loose Gray	SS 2a	100	4	NP	90	32
			4.0'						
			Moist Loose Brown/Gray SILTY SAND (SM)	SS 2b	100	4-5	NP	106	21
	5								
			-Wet Gray/Brown w/Trace Organics (Free Water in Jar Noted)	SS 3a	100	3	NP		29
			6.5'	SS 3b	100	4-4	3.00	101	25
			Moist Stiff Brown/Gray LEAN CLAY w/Sand (CL)						
			-Very Stiff Red/Gray w/Trace Calcite Stain	SS 4	100	5-7-12 (19)	>4.5	100	23
	10								
			13.5'						
			Moist Loose Gray SILTY SAND (SM)	SS 5	33	5-3-3 (6)	NP		▲ 17
	15								
			18.5'						
			Moist Very Stiff to Hard Gray LEAN CLAY w/Sand and Trace Gravel (CL)	SS 6	100	5-10-18 (28)	>4.5		8 ▲
	20		20.0'						
			Bottom of hole at 20.0 feet.						

TTL_GEOTECH_STANDARD 3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-06

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 In. HSA
GROUND WATER LEVELS:
DATE STARTED 4/23/08 COMPLETED 4/23/08
AT TIME OF DRILLING None
LOGGED BY KKC CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / ▲ SPT N VALUE ▲
	0		TOPSOIL - 3 Inches						
			0.3' FILL - Moist Soft Gray LEAN CLAY w/Sand	SS 1a	100	2	2.00	84	27
			1.7' FILL - Moist Loose Dark Gray CLAYEY SAND w/Organics	SS 1b	100	2-4	NP		31
			3.5' Moist Very Stiff Brown/Gray LEAN CLAY w/Sand and Trace Calcite Stain (CL)	SS 2	100	3-6-10 (16)	4.00	93	27
	5		-Gray/Red/Brown	SS 3	100	7-9-13 (22)	>4.5		23
	10		-Stiff to Very Stiff Red/Gray 10.0'	SS 4	100	5-6-6 (12)	3.75		28
			Bottom of hole at 10.0 feet.						

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Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-07

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/23/08
COMPLETED 4/23/08
AT TIME OF DRILLING None
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / ▲ SPT N VALUE ▲
	0		TOPSOIL - 4 Inches 0.3'						
			FILL - Moist Loose Dark Gray CLAYEY SAND w/Organics 2.1'	SS 1a	100	2-3	NP	81	33
			Moist Loose Gray/Brown SILTY SAND (SM) 3.5'	SS 1b	100	3	NP		22
	5		Moist Stiff to Very Stiff Brown LEAN CLAY w/Sand and Trace Calcite Stain (CL)	SS 2	78	4-6-8 (14)	4.00	92	28
			-Very Stiff Red/Brown/Gray	SS 3	100	6-8-11 (19)	>4.5		26
	10		-Stiff to Very Stiff Red/Gray 10.0'	SS 4	100	5-6-7 (13)	2.00		26
			Bottom of hole at 10.0 feet.						

TTL GEOTECH STANDARD 3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-08

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/23/08
COMPLETED 4/23/08
AT TIME OF DRILLING None
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / ▲ SPT N VALUE ▲
	0		TOPSOIL - 4 Inches						
			0.3' FILL - Moist Very Loose Dark Gray CLAYEY SAND w/Organics	SS 1a	78	1-2	NP	66	51
			2.3' Moist Medium Stiff Gray/Brown LEAN CLAY w/Sand and Organics (CL)	SS 1b	78	1	1.50	87	32
			3.5' Moist Stiff to Very Stiff Red/Brown/Gray LEAN CLAY w/Sand (CL)	SS 2	100	3-6-8 (14)	4.00	96	23
	5		-Very Stiff	SS 3	100	5-8-10 (18)	4.00		29
			8.5' Moist Medium Stiff Red/Brown/Gray LEAN CLAY w/Trace Sand (CL)	SS 4	100	4-3-4 (7)	0.75		37
	10		10.0' Bottom of hole at 10.0 feet.						

PL 20 MC 40 60 LL 80
▲ SPT N VALUE ▲ 20 40 60 80

TTL_GEOTECH_STANDARD_3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-09

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/23/08
COMPLETED 4/23/08
▽ AT TIME OF DRILLING 3.5 ft
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / ▲ SPT N VALUE ▲
	0		TOPSOIL - 6 Inches 0.5'						
			FILL - Moist Soft Brown/Dark Gray LEAN CLAY w/Sand, Organics, and Trace Gravel 2.2'	SS 1a	100	3-2	3.00	91	24
			FILL - Moist Loose Brown/Dark Gray SILTY SAND w/Trace Organics and Brick 3.5'	SS 1b	100	4	NP	89	28
			Moist Loose Gray/Brown SILTY SAND (SM) 4.8'	SS 2a	92	3-2	NP	99	23
	5		Moist Stiff to Very Stiff Brown LEAN CLAY w/Sand (CL)	SS 2b	83	5	3.50	87	24
			-Brown/Gray	SS 3	100	4-5-8 (13)	3.50		▲ 28
			-Very Stiff Gray 10.0'	SS 4	100	5-9-11 (20)	>4.5		▲ 25
	10		Bottom of hole at 10.0 feet.						

TTL_GEOTECH_STANDARD 3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-10

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/23/08
COMPLETED 4/23/08
▽ AT TIME OF DRILLING 3.5 ft
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / ▲ SPT N VALUE ▲
	0		TOPSOIL - 1 Inch (0.1')						
			Moist Loose Brown SILTY SAND (SM)	SS 1	100	4-3-4 (7)	NP	96	21
			▽ -Wet (Free Water in Jar Noted)	SS 2	100	3-3-6 (9)	NP		26
	5		(6.0')						
			Moist Stiff to Very Stiff Brown/Gray LEAN CLAY w/Trace Sand (CL)	SS 3	100	4-4-6 (10)	3.25		26
			-Very Stiff Red/Gray w/Sand (10.0')	SS 4	100	7-8-13 (21)	>4.5		25
	10		Bottom of hole at 10.0 feet.						

TTL GEOTECH STANDARD 3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-11

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/23/08
COMPLETED 4/23/08
▽ AT TIME OF DRILLING 3.5 ft
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / SPT N VALUE
	0		TOPSOIL - 2 Inches						
			0.2' Moist Loose Brown SILTY SAND (SM)	SS 1	100	3-4-5 (9)	NP	96	22
			3.5' ▽ Wet Medium Dense Brown SILTY SAND (SM) (Free Water In Jar Noted)	SS 2	100	3-5-7 (12)	NP		22
	5		6.0' Moist Stiff to Very Stiff Brown/Gray LEAN CLAY w/Sand and Trace Calcite Stain (CL)	SS 3	100	4-4-9 (13)	3.50		25
			-Very Stiff Red/Gray	SS 4	100	4-9-11 (20)	>4.5		24
	10		10.0' Bottom of hole at 10.0 feet.						

PL 20 MC 40 60 LL 80
▲ SPT N VALUE ▲
20 40 60 80

TTL_GEOTECH_STANDARD 3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-12

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/24/08
COMPLETED 4/24/08
AT TIME OF DRILLING 3.5 ft
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL 20 40 60 80 ▲ SPT N VALUE ▲ 20 40 60 80
	0		TOPSOIL - 4 Inches 0.3'						
			Moist Loose Dark Gray/Brown SILTY SAND w/Trace Organics (SM) (Organic Odor Noted)	SS 1	78	5-5-5 (10)	NP	92	22
			-Brown w/Trace Gravel 4.6'	SS 2a	100	4-6	NP	99	21
	5		Moist Medium Stiff to Stiff Brown LEAN CLAY w/Sand (CL) 6.0'	SS 2b	100	4	2.50	99	25
			Moist Stiff to Very Stiff Gray LEAN CLAY w/Trace Sand and Calcite Stain (CL)	SS 3	100	3-5-7 (12)	3.50		25
	10		-Very Stiff Red/Gray 10.0'	SS 4	100	4-9-11 (20)	>4.5		23
			Bottom of hole at 10.0 feet.						

TTL_GEOTECH_STANDARD 3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

BORING NUMBER B-13

CLIENT Zaremba Group, LLC
PROJECT NAME Proposed CVS/pharmacy Store No. 5496
PROJECT NUMBER 3903.02
PROJECT LOCATION Amherst, NY
DRILLING CONTRACTOR TTL Associates TB GJ
RIG NO. 550
GROUND ELEVATION
DRILLING METHOD 3-1/4 in. HSA
GROUND WATER LEVELS:
DATE STARTED 4/24/08
COMPLETED 4/24/08
AT TIME OF DRILLING None
LOGGED BY KKC
CHECKED BY CPI
AT END OF DRILLING None
NOTES
0hrs AFTER DRILLING Backfilled w/Cuttings and Bentonite Chips

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	UNCONF. COMP. STR. (tsf)	DRY UNIT WT. (pcf)	PL MC LL / SPT N VALUE
	0		TOPSOIL - 4 Inches (0.3')						
			Moist Medium Stiff to Stiff Brown/Dark Gray SANDY LEAN CLAY w/Organics (CL) (Organic Odor Noted) (3.5')	SS 1	89	2-2-3 (5)	1.25	89	28
	5		Moist Medium Stiff to Stiff Gray/Brown LEAN CLAY w/Sand and Trace Calcite Stain (CL) (6.0')	SS 2	100	2-4-4 (8)	3.25	91	28
			Moist Very Stiff Brown/Gray LEAN CLAY w/Sand and Trace Calcite Stain (CL)	SS 3	100	4-8-9 (17)	4.00		25
	10		-Stiff to Very Stiff Red/Gray w/Trace Sand (10.0')	SS 4	100	4-5-6 (11)	3.75		28
			Bottom of hole at 10.0 feet.						

PL MC LL
20 40 60 80
▲ SPT N VALUE ▲
20 40 60 80

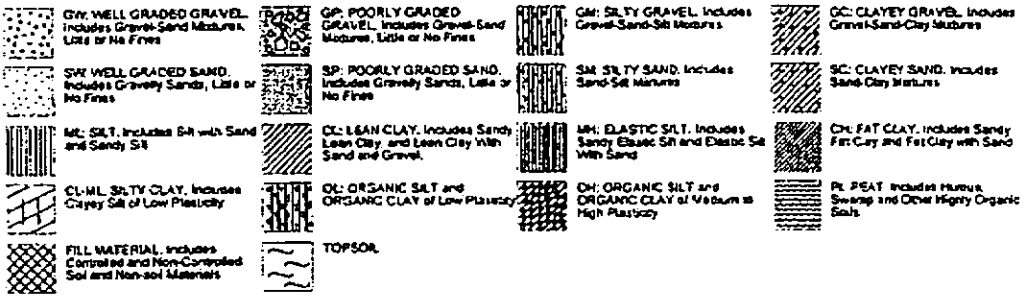
TTL_GEOTECH_STANDARD_3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

LEGEND KEY

Sample And Soil Symbol Legends

UNIFIED SOIL CLASSIFICATION SYSTEM



Sample Symbols



Notes:

1. Exploratory borings were drilled on April 23 and 24, 2008 using 3¼-inch inside diameter hollow-stem augers.
2. These logs are subject to the limitations, conclusions, and recommendations in the report and should not be interpreted separate from the report.
3. Boring locations were established in the field by TTL Associates, Inc. based on a site plan provided by Zaremba Group, LLC.

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

PROJECT: Proposed CVS/pharmacy Store No. 5496 – Amherst, NY	TTL Associates, Inc.	PROJECT NO: 3903.02

TABULATION OF TEST DATA

Boring Number	Sample Number	Sample Interval Depth (Feet)		Standard Penetration (Blows per Foot)	Natural Moisture Content (% of Dry Weight)	In-Place Dry Density (Pounds per Cubic Foot)	Unconfined Compressive Strength (Pounds per Square Foot)	Organic Content (percent)	Particle Size Distribution (%)						Atterberg Limits (%)			Unified Soil Classification
									Gravel	Coarse Sand	Medium Sand	Fine Sand	Silt	Clay	Liquid Limit	Plastic Limit	Plasticity Index	
B-1	SS-1a	1.0-2.2		4	31.5		*3,000	8.59										
	SS-1b	2.2-2.5			37.4			10.7										
	SS-2	3.5-5.0		8	28.8	91.3	*5,000	5.15										
	SS-3	6.0-7.5		15	24.0	95.5	*8,500											
	SS-4	8.5-10.0		17	30.4	94.1	*5,000											
	SS-5	13.5-15.0		8	6.9													
	ST-1	16.0-18.0			8.5													
	SS-6	18.5-19.0		SSR	5.0													
B-2	SS-1	1.0-2.5		5	16.2			2.46										
	SS-2	3.5-5.0		6	30.6	92.4	*5,000	7.85	0	0	1	7	28	64	51	25	26	CH
	SS-3	6.0-7.5		12	25.8	96.1	*7,500											
	SS-4	8.5-10.0		17	28.7	94.1	*6,000											
	SS-5	13.5-15.0		4	11.5		*500											
	SS-6	18.5-19.5		SSR	7.4													

SSR = Split-Spoon Refusal

*Unconfined compressive strength derived from a calibrated hand penetrometer

Packet Pg. 832

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

5.a

PROJECT: Proposed CVS/pharmacy Store No. 5496 – Amherst, NY	TTL Associates, Inc.	PROJECT NO: 3903.02

TABULATION OF TEST DATA

Boring Number	Sample Number	Sample Interval Depth (Feet)		Standard Penetration (Blows per Foot)	Natural Moisture Content (% of Dry Weight)	In-Place Dry Density (Pounds per Cubic Foot)	Unconfined Compressive Strength (Pounds per Square Foot)	Organic Content (percent)	Particle Size Distribution (%)						Atterberg Limits (%)			Unified Soil Classification
									Gravel	Coarse Sand	Medium Sand	Fine Sand	Silt	Clay	Liquid Limit	Plastic Limit	Plasticity Index	
B-3	SS-1	1.0-2.5		5	21.3				pH = 7.8									
	SS-2	3.5-5.0		4	25.2													
	SS-3	6.0-7.5		9	27.4	101.8	*5,000											
	SS-4	8.5-10.0		14	25.5	96.4	*8,500											
	SS-5	13.5-15.0		4	30.5		*<500											
	ST-1	16.0-18.0			20.4	108.3	965											
	SS-6	18.5-20.0		63	7.4		*9,000+											
B-4	SS-1a	1.0-2.0		9	16.5		*5,000											
	SS-1b	2.0-2.5			24.0			7.64										
	SS-2a	3.5-4.7		6	24.9													
	SS-2b	4.7-5.0			36.1	88.2	*3,000											
	SS-3	6.0-7.5		11	27.6	101.4	*5,500											
	SS-4	8.5-10.0		16	24.0	102.1	*7,500											
	SS-5	13.5-15.0		6	22.8		*<500											
	SS-6	18.5-20.0		27	20.2													

SSR = Split-Spoon Refusal

*Unconfined compressive strength derived from a calibrated hand penetrometer

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

PROJECT: Proposed CVS/pharmacy Store No. 5496 – Amherst, NY	TTL Associates, Inc.	PROJECT NO: 3903.02

TABULATION OF TEST DATA

Boring Number	Sample Number	Sample Interval Depth (Feet)		Standard Penetration (Blows per Foot)	Natural Moisture Content (% of Dry Weight)	In-Place Dry Density (Pounds per Cubic Foot)	Unconfined Compressive Strength (Pounds per Square Foot)	Organic Content (percent)	Particle Size Distribution (%)						Atterberg Limits (%)			Unified Soil Classification
									Gravel	Coarse Sand	Medium Sand	Fine Sand	Silt	Clay	Liquid Limit	Plastic Limit	Plasticity Index	
B-5	SS-1	1.0-2.5		4	59.4			16.8										
	SS-2a	3.5-4.0		9	32.5	90.1												
	SS-2b	4.0-5.0			21.1	105.7												
	SS-3a	6.0-6.5		8	28.6			5.04										
	SS-3b	6.5-7.5			25.3	101.3	*6,000											
	SS-4	8.5-10.0		19	23.4	100.4	*9,000+											
	SS-5	13.5-15.0		6	17.5													
	SS-6	18.5-20.0		28	8.0		*9,000+											
B-6	SS-1a	1.0-1.7		6	27.0	83.8	*4,000		pH = 7.7									
	SS-1b	1.7-2.5			31.3			13.1										
	SS-2	3.5-5.0		16	26.6	93.0	*8,000											
	SS-3	6.0-7.5		22	22.8		*9,000+											
	SS-4	8.5-10.0		12	28.3		*7,500											

SSR = Split-Spoon Refusal

*Unconfined compressive strength derived from a calibrated hand penetrometer

Packet Pg. 834

5.a

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

PROJECT: Proposed CVS/pharmacy Store No. 5496 – Amherst, NY	TTL Associates, Inc.	PROJECT NO: 3903.02

TABULATION OF TEST DATA

Boring Number	Sample Number	Sample Interval Depth (Feet)		Standard Penetration (Blows per Foot)	Natural Moisture Content (% of Dry Weight)	In-Place Dry Density (Pounds per Cubic Foot)	Unconfined Compressive Strength (Pounds per Square Foot)	Organic Content (percent)	Particle Size Distribution (%)						Atterberg Limits (%)			Unified Soil Classification
									Gravel	Coarse Sand	Medium Sand	Fine Sand	Silt	Clay	Liquid Limit	Plastic Limit	Plasticity Index	
B-7	SS-1a	1.0-2.1		6	33.2	81.0		11.6										
	SS-1b	2.1-2.5			22.3													
	SS-2	3.5-5.0		14	27.9	91.9	*8,000											
	SS-3	6.0-7.5		19	25.5		*9,000+											
	SS-4	8.5-10.0		13	26.0		*4,000											
B-8	SS-1a	1.0-2.3		3	50.5	66.0		10.3										
	SS-1b	2.3-2.5			31.9	86.9	*3,000	8.26										
	SS-2	3.5-5.0		14	23.3	96.4	*8,000		pH = 7.5									
	SS-3	6.0-7.5		18	28.6		*8,000											
	SS-4	8.5-10.0		7	37.3		*1,500											

SSR = Split-Spoon Refusal

*Unconfined compressive strength derived from a calibrated hand penetrometer

Packet Pg. 835

5.a

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

PROJECT: Proposed CVS/pharmacy Store No. 5496 – Amherst, NY	TTL Associates, Inc.	PROJECT NO: 3903.02

TABULATION OF TEST DATA

Boring Number	Sample Number	Sample Interval Depth (Feet)		Standard Penetration (Blows per Foot)	Natural Moisture Content (% of Dry Weight)	In-Place Dry Density (Pounds per Cubic Foot)	Unconfined Compressive Strength (Pounds per Square Foot)	Organic Content (percent)	Particle Size Distribution (%)						Atterberg Limits (%)			Unified Soil Classification
									Gravel	Coarse Sand	Medium Sand	Fine Sand	Silt	Clay	Liquid Limit	Plastic Limit	Plasticity Index	
B-9	SS-1a	1.0-2.2		6	23.9	91.4	*6,000	8.19										
	SS-1b	2.2-2.5			27.5	89.5		5.32										
	SS-2a	3.5-4.8		7	22.7	98.9												
	SS-2b	4.8-5.0			24.5	87.5	*7,000											
	SS-3	6.0-7.5		13	28.4		*7,000											
	SS-4	8.5-10.0		20	25.0		*9,000+											
B-10	SS-1	1.0-2.5		7	21.5	96.2												
	SS-2	3.5-5.0		9	26.5													
	SS-3	6.0-7.5		10	26.4		*6,500											
	SS-4	8.5-10.0		21	25.1		*9,000+											
B-11	SS-1	1.0-2.5		9	21.6	95.9												
	SS-2	3.5-5.0		12	22.4													
	SS-3	6.0-7.5		13	24.9		*7,000											
	SS-4	8.5-10.0		20	23.8		*9,000+											

SSR = Split-Spoon Refusal

*Unconfined compressive strength derived from a calibrated hand penetrometer

Packet Pg. 836

5.a

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

PROJECT: Proposed CVS/pharmacy Store No. 5496 – Amherst, NY	TTL Associates, Inc.	PROJECT NO: 3903.02

TABULATION OF TEST DATA

Boring Number	Sample Number	Sample Interval Depth (Feet)		Standard Penetration (Blows per Foot)	Natural Moisture Content (% of Dry Weight)	In-Place Dry Density (Pounds per Cubic Foot)	Unconfined Compressive Strength (Pounds per Square Foot)	Organic Content (percent)	Particle Size Distribution (%)						Atterberg Limits (%)			Unified Soil Classification
									Gravel	Coarse Sand	Medium Sand	Fine Sand	Silt	Clay	Liquid Limit	Plastic Limit	Plasticity Index	
B-12	SS-1	1.0-2.5		10	21.7	92.5		1.50										
	SS-2a	3.5-4.6		10	21.4	99.1												
	SS-2b	4.6-5.0			25.2	98.9	*5,000											
	SS-3	6.0-7.5		12	25.1		*7,000											
	SS-4	8.5-10.0		20	23.3		*9,000+											
B-13	SS-1	1.0-2.5		5	28.0	89.0	*2,500	6.86										
	SS-2	3.5-5.0		8	27.9	90.6	*6,500											
	SS-3	6.0-7.5		17	24.8		*8,000											
	SS-4	8.5-10.0		11	28.4		*7,500											

SSR = Split-Spoon Refusal

*Unconfined compressive strength derived from a calibrated hand penetrometer

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

TTL Associates, Inc.
1915 N 12th Street
Toledo, Ohio 43604
Telephone: 419-324-2222
Fax: 419-241-1808

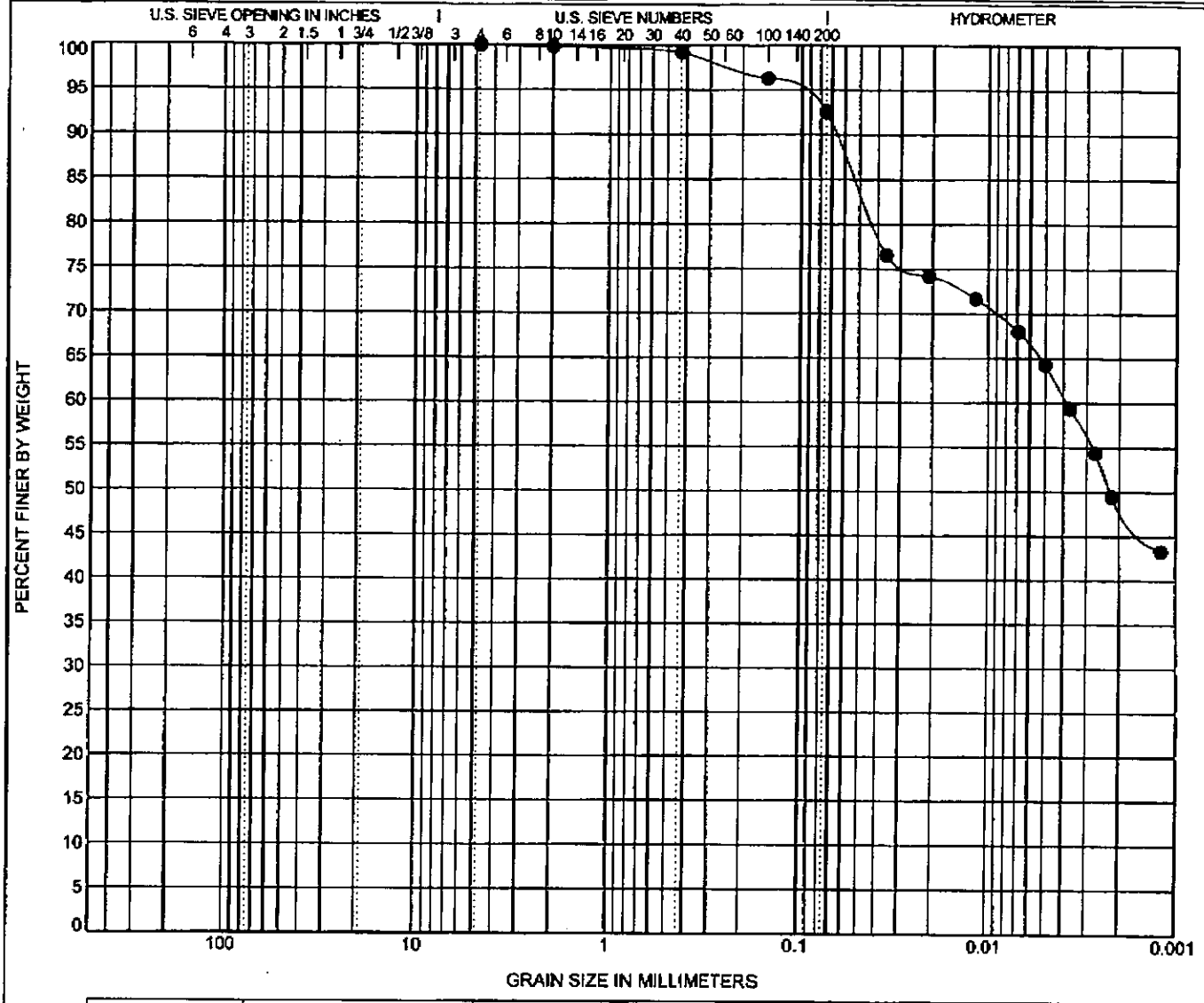
GRAIN SIZE DISTRIBUTION

CLIENT Zaremba Group, LLC

PROJECT NAME Proposed CVS/pharmacy Store No. 5496

PROJECT NUMBER 3903.02

PROJECT LOCATION Amherst, NY



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		USCS Classification	LL	PL	PI	Cc	Cu
●	B-02	3.5	FAT CLAY (CH)	51	25	26		

	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	B-02	3.5	4.75	0.004			0.0	7.4	28.3	64.3

GRAIN SIZE 3903.02.GPJ GINT US LAB.GDT 5/5/08

Attachment: SP-2021-06_application_041521 (22939 : Sp-2021-06)

Proposed Commercial Buildings

9290 Transit Road

Town of Amherst, New York 14051

SITE DEVELOPMENT DRAWINGS

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: JEFFREY BURROUGHS – TOWN ENGINEER
COMPANY/DEPT: TOWN OF AMHERST ENGINEERING DEPT.
ADDRESS: 1100 N FOREST ROAD
WILLIAMSVILLE, NY 14221
TELEPHONE 716–631–7154

TOWN BUILDING DEPARTMENT
NAME/TITLE: MARK S. BERKE – COMMISSIONER OF BLDG.
COMPANY/DEPT: TOWN OF AMHERST BUILDING DEPT.
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NY 14221
TELEPHONE 716–631–7080

TOWN PLANNER
NAME/TITLE: DANIEL HOWARD – PLANNING DIRECTOR
COMPANY/DEPT: TOWN OF AMHERST PLANNING DEPT.
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NY 14221
TELEPHONE 716–631–7050

NEW YORK STATE DEPT. OF TRANSPORTATION
NAME/TITLE: ED RUTKOWSKI
COMPANY/DEPT: NYSDOT PLANNING DEPT.
ADDRESS: 125 MAIN STREET
BUFFALO, NEW YORK 14203
TELEPHONE 716–847–3575

UTILITIES

NATURAL GAS
NAME/TITLE: DAVID KOZLOWSKI
COMPANY/DEPT:. NATIONAL FUEL GAS
ADDRESS: NEW TAYLOR ROAD
ORCHARD PARK, NEW YORK
TELEPHONE 716–667–5503

TELEPHONE COMPANY
NAME/TITLE: CAROLYN YUNKE
COMPANY/DEPT: VERIZON
ADDRESS: 65 FRANKLIN STREET, ROOM 601
BUFFALO, NEW YORK 14202
TELEPHONE 716–864–1342

WATER
NAME/TITLE: RUSSELL J. STOLL, P.E.
COMPANY/DEPT: ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION RD
CHEEKTOWAGA, NEW YORK 14227
TELEPHONE 716–864–1510

ELECTRIC
NAME/TITLE: SHARON ZULAWSKI
COMPANY/DEPT:. NYSEG
TELEPHONE 585–484–3926

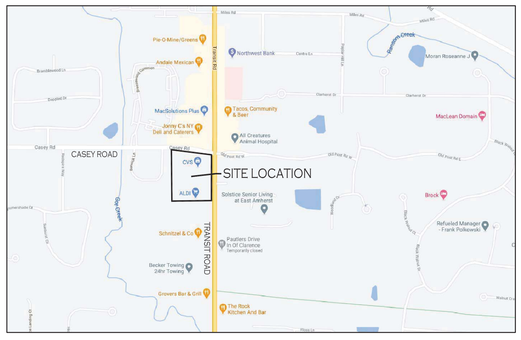
UNDERGROUND FACILITIES PROTECTION ORGANIZATION
TELEPHONE 1–800–962–7962

OWNER/DEVELOPER

NAME: BEVILACQUA DEVELOPMENT L.P.
ADDRESS 9332 TRANSIT ROAD
AMHERST, NY 14051
CONTACTS: JONATHAN BEVILACQUA, MANAGING MEMBER

TELEPHONE 716-691-7444

Carmina•Wood•Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263



LOCATION MAP
NOT TO SCALE

DWG NO.	DRAWING TITLE
–	COVER SHEET
–	TOPOGRAPHIC/BOUNDARY SURVEY
C–001	DEMOLITION & EROSION CONTROL PLAN
C–002	DEMOLITION & EROSION CONTROL DETAILS
C–100	SITE PLAN
C–101	SITE DETAILS
C–200	GRADING PLAN
C–300	UTILITY & STORM DRAINAGE PLAN
C–301	UTILITY & STORM DRAINAGE DETAILS – 1
C–302	UTILITY & STORM DRAINAGE DETAILS – 2
L–100	LANDSCAPE PLAN
T–100	TRUCK DELIVERY PLAN

02/2021

Proposed Commercial Buildings
9290 Transit Road
Town of Amherst, New York 14051
SITE DEVELOPMENT DRAWINGS

Attachment: SP-2021-06 drawings 041521 (22939 : Sp-2021-06)

EIGER, INC.
(REPUTED OWNERS)
SBL. 42.02-3-17.1

ASPHALT

121.00' N.00°05'21"E.
STOCKADE FENCE

FENCE 3.43'S. ON-LINE

FENCE 5.47'S. ON-LINE

VILLAGE STATION, LLC.
(REPUTED OWNERS)
SBL.43.09-5-1

LIBER 6763 DEEDS, PAGE 298 (C WATERMAN EASEMENT TO TOWN OF AMHERST)

NORTH LINE LOT 100
CENTERLINE

DETENTION POND

PARCEL A

EAST LINE OF LANDS NOW OR FORMERLY CONVEYED TO VILLAGE STATION, LLC, L.10922, PG.6127

N.00°05'21"E. 490.12'

FENCE 2.57'S. 6.94'E.

CEDAR TREE ROW

STOCKADE FENCE

CEDARS

FENCE 8.54'E.

S.89°48'0"E. 37.01'

21.47'
N.00°12'07"E.
703.44'

N.89°55'39"W.
507.35'

CASEY ROAD (WIDTH VARIES) C.R. 295

PROPOSED PROPERTY LINE

EIGER, INC.
(REPUTED OWNERS)
SBL. 42.02-3-17.1

S.00°05'21"E. 515.78'

PARCEL B

ALDI, INC.
(REPUTED OWNERS)
L.11115, PG.1421
5.652 ACRES

GRASS

16.0'

EDGE OF PAVEMENT

ASPHALT

PROPOSED PROPERTY LINE

158.57'

290.00'

24.28'
S.0°12'27"W.

CONCRETE LOADING DOCK

STEPS

NEW CONCRETE CURB

NEW LANDING

EX. ALDI'S CONCRETE BLOCK BUILDING NO.9290
15,470 SQ.FT.

EX. CVS CONCRETE BLOCK BUILDING NO.9300
13,321 SQ.FT.

FENCE 1.00'S.

FENCE 0.88'S.

FENCE 0.26'S.

OVERHANG

CONCRETE PAD

PARKING FIRE LANE

HANDICAP PARKING AREA

PARCEL C

LANDS APPROPRIATED BY THE STATE OF NEW YORK, MAP NO. 241--0.215, PARCEL NO. 2682, L.11001, PG.2413

LANDS APPROPRIATED BY THE STATE OF NEW YORK, MAP NO. 315, PARCEL NOS. 240 & 262, L.10945, PG.3838

S.00°22'25"E. 45.45'

S.00°05'21"W. 211.69'

S.00°05'21"W. 295.65'

488' LF 8" SAN @ 0.45%

SSMH NW=595.12 SE=595.12

SSMH NW=595.01 SW=595.41

EAST LINE LOT 100
CENTERLINE

TOWN OF AMHERST
TOWN OF CLARENCE

TRANSIT (100' WIDE) NY RTE. 78 S.H. 88 & 89 ROAD

NORTH

SITE
W:\2017\7194-SURV\Survey\Cadd\Survey\VICINITY MAP.jpg

VICINITY MAP
(NTS)

LEGEND

- ANTENNA/DISH
- BM BENCHMARK
- BOL BOLLARD
- CB CATCH BASIN
- CO CLEANOUT
- COMMUNICATIONS BOX
- COMMUNICATIONS MANHOLE
- CM COMMUNICATIONS MARKER
- CVT COMMUNICATIONS VAULT
- CONIFEROUS SHRUB
- CONIFEROUS TREE
- CUT
- DECIDUOUS SHRUB
- DECIDUOUS TREE
- DRILL/AUGER HOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- END SECTION
- FILLER CAPS
- FP FLAG POLE
- FLOOD LIGHT
- GM GAS LINE MARKER
- GAS MANHOLE
- GAS METER
- GSV GAS SERVICE VALVE
- GV GAS VALVE
- GUY WIRE
- HANDICAP PARKING
- HYD HYDRANT
- PROPERTY MONUMENT (AS DESCRIBED)
- LIGHT POLE
- MAILBOX
- MONUMENT AS DESCRIBED
- OM OIL LINE MARKER
- PHONE BOOTH
- PIPE OUTLET
- POST POST
- PVT POWER VAULT
- RAILROAD CONTROL BOX
- SANITARY SEWER MANHOLE
- SCUPPER
- SIGN (SINGLE POLE)
- SIGN (DOUBLE POLE)
- SIGN (TRIPLE POLE)
- SIGNAL POLE
- SIGNAL POLE (WITH TRAFFIC UTILITY BOX)
- STORM SEWER MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC PULLBOX
- UNKNOWN MANHOLE
- UTILITY BOX
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WATER MANHOLE
- WATER METER
- WSV WATER SERVICE VALVE
- WV WATER VALVE
- WELL WELL
- YD YARD DRAIN

- BERM
- CENTERLINE OF ROAD
- CENTERLINE OF DITCH
- FENCE (CHAINLINK)
- FENCE (WOOD)
- GAS MAIN
- GUIDE RAIL (BOX BEAM)
- GUIDE RAIL (W BEAM)
- OVERHEAD WIRES
- LOT LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TREE LINE
- UNDERGROUND CONDUIT
- UNDERGROUND ELECTRIC
- WATER MAIN

MEMBER OF:
NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

MEMBER OF:
NIAGARA FRONTIER LAND SURVEYORS ASSOCIATION INC.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

0 30 45 60 90 120
SCALE: 1"=30'
GRAPHIC SCALE IN FEET

DRAWING REVISIONS

ITEM	DATE	DESCRIPTION
1	09/15/2017	REVISED-FINAL SURVEY

DESIGNED BY:
DRAWN BY: GCW
CHECKED BY: GCW
DATE: 07/28/2017

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WM SCHUTT ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 100, TOWNSHIP 12, RANGE 7
HOLLAND LAND COMPANY'S SURVEY

9290-9300 TRANSIT ROAD
TOPOGRAPHIC & BOUNDARY SURVEY

BT-1

DRAWING SCALE: 1"=30'

SURVEY FILE:D\17194-01
WSA PROJECT NO. 17194

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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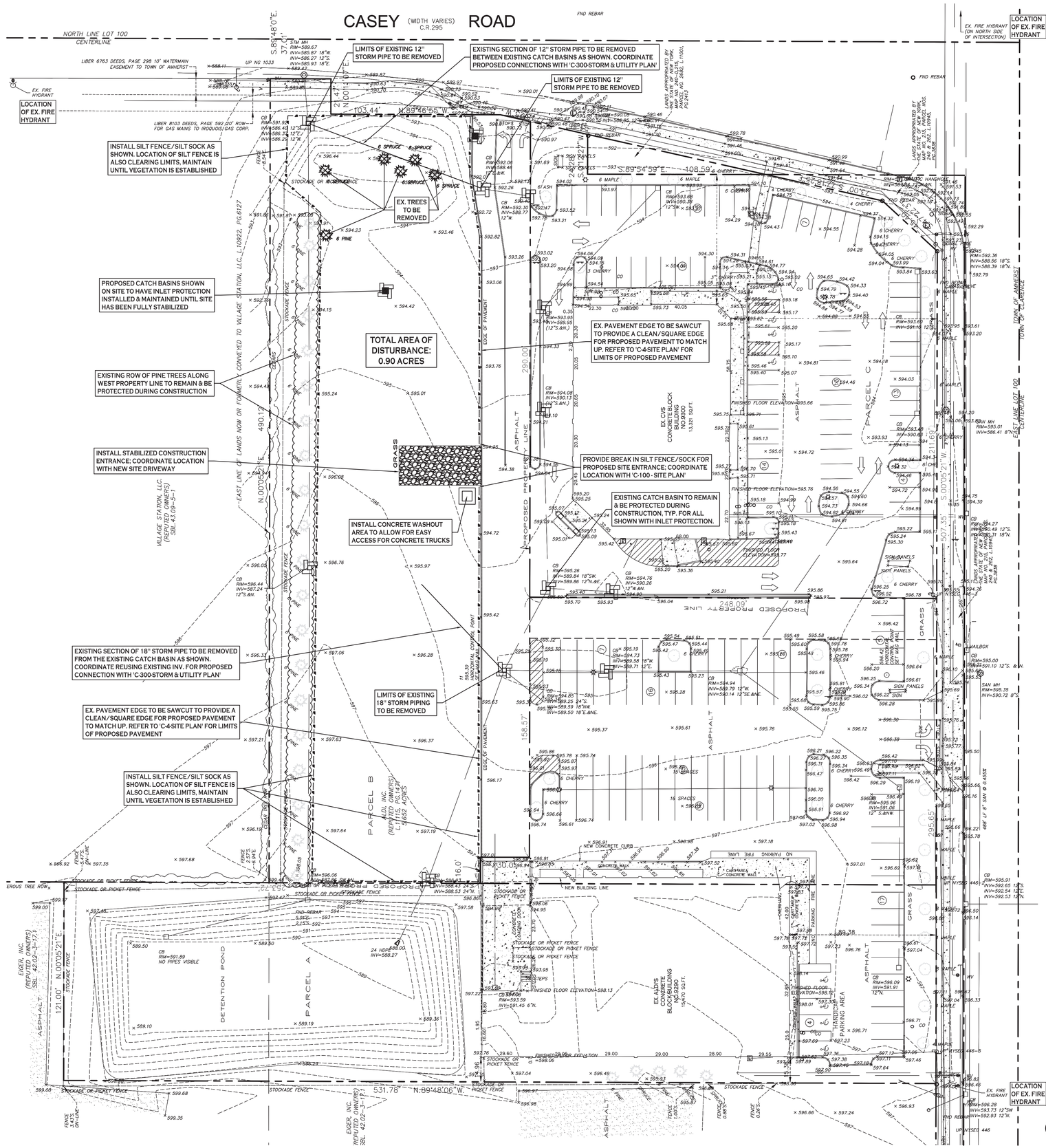
CASEY (WIDTH VARIES) ROAD
C.R.295
NORTH LINE LOT 100
CENTERLINE
LIBER 6763 DEEDS, PAGE 298 10' WATERMAIN EASEMENT TO TOWN OF AMHERST
LIBER 8103 DEEDS, PAGE 592 20' ROW FOR GAS MAINS TO IROQUOIS GAS CORP.
LOCATION OF EX. FIRE HYDRANT
LIMITS OF EXISTING 12" STORM PIPE TO BE REMOVED
EXISTING SECTION OF 12" STORM PIPE TO BE REMOVED BETWEEN EXISTING CATCH BASINS AS SHOWN. COORDINATE PROPOSED CONNECTIONS WITH 'C-300-STORM & UTILITY PLAN'
INSTALL SILT FENCE/SILT SOCK AS SHOWN. LOCATION OF SILT FENCE IS ALSO CLEARING LIMITS, MAINTAIN UNTIL VEGETATION IS ESTABLISHED
EX. TREES TO BE REMOVED
PROPOSED CATCH BASINS SHOWN ON SITE TO HAVE INLET PROTECTION INSTALLED & MAINTAINED UNTIL SITE HAS BEEN FULLY STABILIZED
TOTAL AREA OF DISTURBANCE: 0.90 ACRES
EXISTING ROW OF PINE TREES ALONG WEST PROPERTY LINE TO REMAIN & BE PROTECTED DURING CONSTRUCTION
EX. PAVEMENT EDGE TO BE SAWCUT TO PROVIDE A CLEAN/SQUARE EDGE FOR PROPOSED PAVEMENT TO MATCH UP. REFER TO 'C-4-SITE PLAN' FOR LIMITS OF PROPOSED PAVEMENT
INSTALL STABILIZED CONSTRUCTION ENTRANCE; COORDINATE LOCATION WITH NEW SITE DRIVEWAY
PROVIDE BREAK IN SILT FENCE/SOCK FOR PROPOSED SITE ENTRANCE; COORDINATE LOCATION WITH 'C-100 - SITE PLAN'
EXISTING CATCH BASIN TO REMAIN & BE PROTECTED DURING CONSTRUCTION, TYP. FOR ALL SHOWN WITH INLET PROTECTION.
INSTALL CONCRETE WASHOUT AREA TO ALLOW FOR EASY ACCESS FOR CONCRETE TRUCKS
EXISTING SECTION OF 18" STORM PIPE TO BE REMOVED FROM THE EXISTING CATCH BASIN AS SHOWN. COORDINATE REUSING EXISTING INV. FOR PROPOSED CONNECTION WITH 'C-300-STORM & UTILITY PLAN'
LIMITS OF EXISTING 18" STORM PIPING TO BE REMOVED
EX. PAVEMENT EDGE TO BE SAWCUT TO PROVIDE A CLEAN/SQUARE EDGE FOR PROPOSED PAVEMENT TO MATCH UP. REFER TO 'C-4-SITE PLAN' FOR LIMITS OF PROPOSED PAVEMENT
INSTALL SILT FENCE/SILT SOCK AS SHOWN. LOCATION OF SILT FENCE IS ALSO CLEARING LIMITS, MAINTAIN UNTIL VEGETATION IS ESTABLISHED
PROPOSED PROPERTY LINE
EAST LINE OF LANDS NOW OR FORMERLY CONVEYED TO VILLAGE STATION, LLC., L.10922, PG.6127
VILLAGE STATION, LLC. (REPUTED OWNERS) SBL.43.09-5-1
EIGER, INC. (REPUTED OWNERS) SBL. 42.02-1-1
PARCEL A
PARCEL B
PARCEL C
DETENTION POND
EX. CVS CONCRETE BLOCK BUILDING NO.9300 13,120 SQ.FT.
EX. ALDI'S CONCRETE BLOCK BUILDING NO.9290 15,470 SQ.FT.
PROPOSED BUILDING 13,650 SQ.FT. FINISHED FLOOR ELEVATION=595.77
PROPOSED BUILDING 13,650 SQ.FT. FINISHED FLOOR ELEVATION=595.76
PROPOSED BUILDING 13,650 SQ.FT. FINISHED FLOOR ELEVATION=598.13
PROPOSED BUILDING 13,650 SQ.FT. FINISHED FLOOR ELEVATION=598.06
PROPOSED 248.09' PROPERTY LINE
NEW BUILDING LINE
EDGE OF PAVEMENT
STORAGE EDGE
STOCKADE OR PICKET FENCE
TOWN OF AMHERST
EAST LINE LOT 100
CENTERLINE
TRANSIT ROAD (100' WIDE) N.Y. RTE. 78 S.H. 88 & 89
LANDS APPROPRIATED BY THE STATE OF NEW YORK, MAP NO. 2425, PARCEL NOS. PC.8838
LANDS APPROPRIATED BY THE STATE OF NEW YORK, MAP NO. 2425, PARCEL NOS. PC.2413
LANDS APPROPRIATED BY THE STATE OF NEW YORK, MAP NO. 2425, PARCEL NOS. PC.8838
FND REBAR
EX. FIRE HYDRANT (ON NORTH SIDE OF INTERSECTION)
LOCATION OF EX. FIRE HYDRANT
N.89°46'55"W. 103.44'
S.89°54'59"E. 108.59'
S.89°48'06"E. 531.78'
N.89°48'06"W. 531.78'
N.00°05'21"E. 490.19'
S.00°05'21"W. 507.35'
S.00°05'21"W. 121.00'
S.00°05'21"W. 290.00'
158.57'
295.65'
248.09'
2.40' (M)
2.00' (M)
2.21' (M)
2.08' (M)
2.00' (M)
2.00' (M)
2.00

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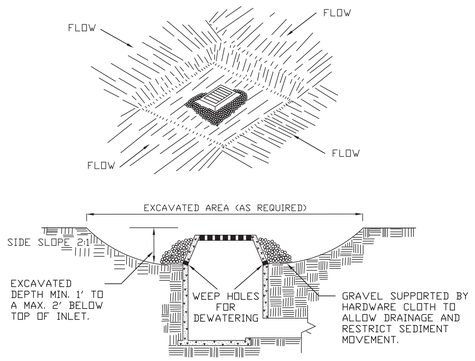


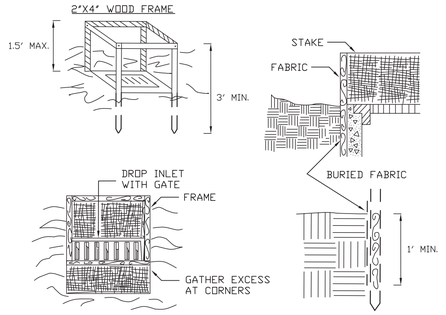
CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE



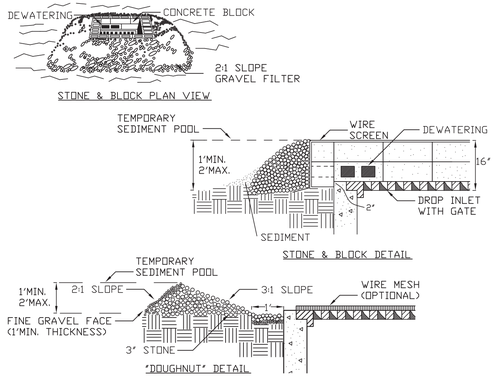
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2' x 4' WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2' x 4' WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

NOT TO SCALE



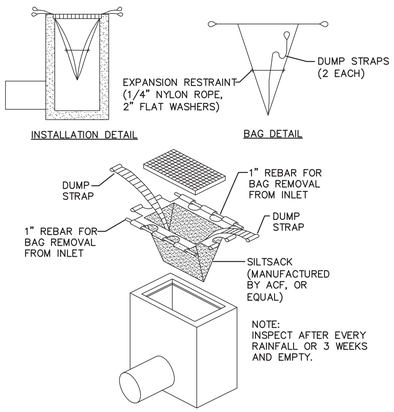
CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3

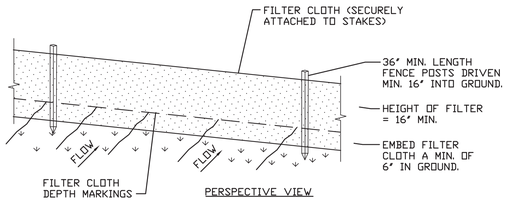
NOT TO SCALE

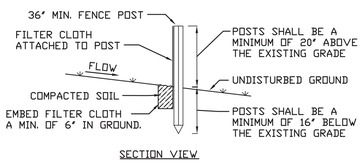


SILT SACK DETAIL

NOT TO SCALE

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN FOLLOWING INSTALLATION OF THE PROPOSED CB'S



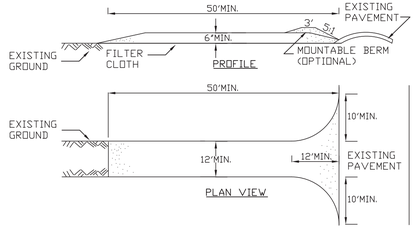


CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE

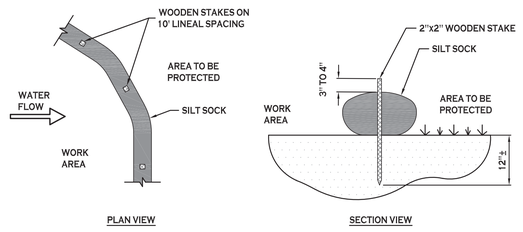


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



NOTES:

CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

SILT SOCK DETAIL

NOT TO SCALE

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

STATE OF NEW YORK CHRISTOPHER WOOD 076304 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Demo & Erosion Control Plan

DRAWING NO.

C-002

Project no.: 20-223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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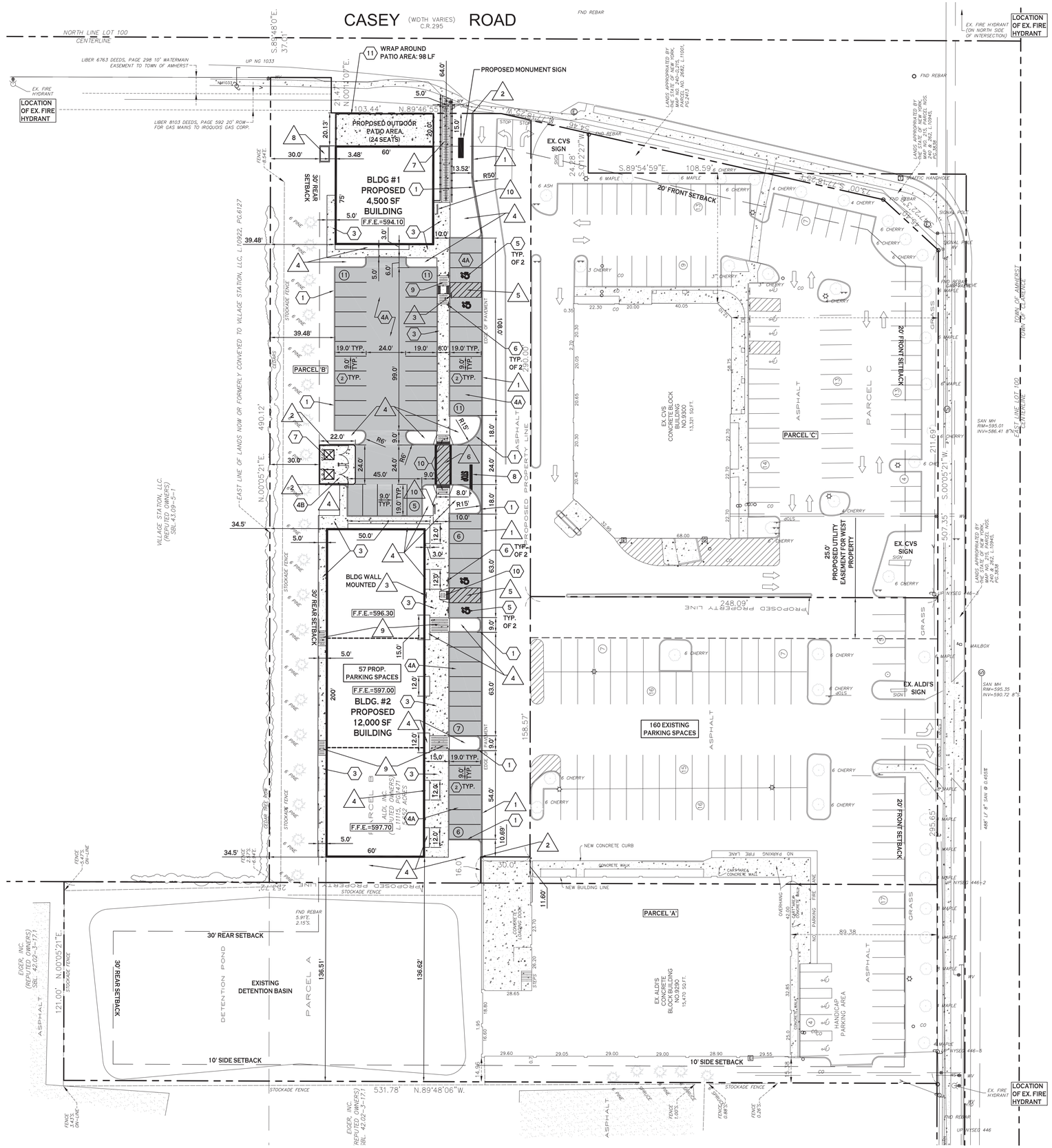

GENERAL NOTES:

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

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED. FOR DISTURBED AREAS WITHIN NYSDOT R.O.W. DISTURBED AREAS SHALL BE RESTORED USING ITEM 610.1402 - TOPSOIL ROADSIDE AND ITEM 610.1602 - TURF ESTABLISHMENT.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAP RAMPS AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.
7. KNOX KEY BOX TO BE INSTALLED TO ALLOW FIRE DEPARTMENT ACCESS TO BUILDING KEYS, LOCATION TO BE COORDINATED WITH OWNER AND TOWN.
8. ALL EDGES OF PAVEMENT SHALL BE CURVED.
9. ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.

PARKING CALCULATION

EX. ALDI STORE:	15,470 GSF	x 0.90 =	13,923 NSF
EX. CVS STORE:	13,321 GSF	x 0.90 =	11,989 NSF
PRO. BLDG. #1:	4,500 GSF	x 0.85 =	3,825 NSF
PRO. BLDG. #2:	12,000 GSF	x 0.85 =	10,200 NSF
	45,291 GSF		39,937 NSF

SHOPPING CENTER:
REQ'D: 5 PER 1,000 SF OF NET FLOOR AREA, PLUS 1 PER 5 SEATS IN SIT-DOWN RESTAURANTS AND THEATERS
REQ'D = (39,937 / 1000) x 5 + 30 SEATS / 5 = 205.69 = 206 SPACES REQ'D

PARKING SPACES PROVIDED: 217 SPACES PROVIDED

SITE DATA

SITE AREA = 5.65 AC OVERALL. 1.72 AC 'PARCEL B' AREA, 0.90 AC TO BE DISTURBED
ZONED: GB (GENERAL BUSINESS)
USE: PROPOSED MIXED USE MULTI-TENANT COMMERCIAL BUILDINGS

	REQUIRED	PROVIDED
SETBACKS - BUILDING		
FRONT	20 FT	> 20 FT
SIDE - ABUTTING NON-RES. (<= 30 FT / > 30 FT)	0 OR 10 FT / 25 FT	N/A
SIDE - ABUTTING RES. (<= 30 FT / > 30 FT)	30 FT / SEE BELOW *	N/A
REAR - ABUTTING NON-RES. (<= 30 FT / > 30 FT)	15 FT / 25 FT	N/A
REAR - ABUTTING RES. (<= 30 FT / > 30 FT)	30 FT / SEE BELOW *	30 FT
SETBACKS - PARKING		
FRONT	15 FT	> 15 FT
SIDE (ABUTTING RES / NON-RES)	15 FT / 5 FT	N/A
REAR (ABUTTING RES / NON-RES)	15 FT / 5 FT	> 15 FT
GREENSPACE		
INTERIOR GREENSPACE:	10% (0.17 AC)	10.0% (0.17 AC)
MAX. BUILDING HEIGHT	65 FT	< 35 FT

* IN NO CASE SHALL THE SIDE OR REAR SETBACK BE LESS THAN THE GREATER OF 30 FEET OR THAT REQUIRED FOR A PARCEL ABUTTING A NONRESIDENTIAL DISTRICT. BUILDINGS GREATER THAN 35 FEET IN HEIGHT SHALL HAVE MINIMUM SIDE AND REAR SETBACKS OF THREE FEET FOR EACH FOOT OF BUILDING HEIGHT. THE MAXIMUM PERMITTED HEIGHT AT THE SIDE AND REAR SETBACK LINES AS MEASURED FROM THE NEAREST RESIDENTIAL DISTRICT BOUNDARY SHALL BE 35 FEET OR TWO STORIES FOR A STRUCTURE WITH A PITCHED ROOF OF 6:12 OR GREATER, AND 30 FEET OR TWO STORIES FOR A BUILDING WITH A FLAT ROOF OR PITCHED ROOF OF LESS THAN 6:12. ANY STRUCTURE THAT FACES A PUBLIC RIGHT-OF-WAY SHALL HAVE ITS FACADE SET BACK 20 FEET FOR THE FIRST 30 FEET OF BUILDING HEIGHT AND 30 FEET FOR BUILDING HEIGHT ABOVE 30 FEET. NO BUILDING SHALL ENCROACH INTO THE VEHICLE USE SETBACK

NOTE LEGEND

1. PAVEMENT SAWCUT LINE; MATCH EXISTING EDGE OF PAVEMENT
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. INFILL WITH 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & 45° TO PARKING LINES
6. 1' WIDE WHITE PAVEMENT STRIPES @ 1' SPACING BETWEEN 4" WIDE WHITE CROSSWALK LINES
7. RAMP SIDEWALK @ 1:12 MAX. W/HANDRAILS
8. INSULATED ENCLOSURE FOR WATER METER/BACKFLOW DEVICES
9. RAMP SIDEWALK @ 1:12 MAX.
10. BIKE RACK

DETAIL LEGEND SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. 90° PARKING STALL
3. CONCRETE SIDEWALK
4A. STANDARD DUTY ASPHALT
4B. EXTERIOR CONCRETE SLAB-ON-GRADE
5. HANDICAPPED PAVEMENT MARKINGS
6. HANDICAPPED PARKING SIGN
7. DUMPSTER ENCLOSURE
8. STOP BAR & SIGN
9. HANDICAP PAVEMENT RAMP
10. SIDEWALK CURB RAMP
11. DECORATIVE 4' ALUMINUM FENCE

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER (27)

N

SITE PLAN

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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STATE OF NEW YORK · CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 20-223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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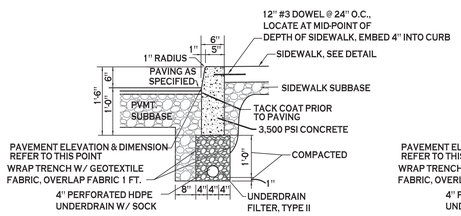
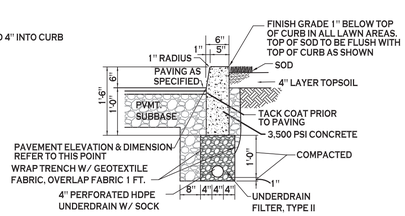


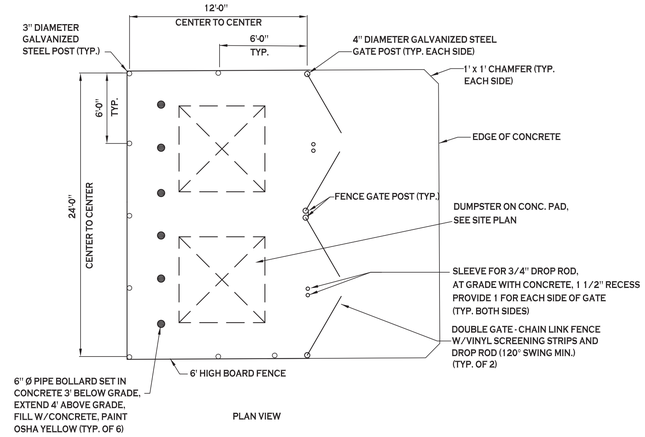
ABUTTING SIDEWALK

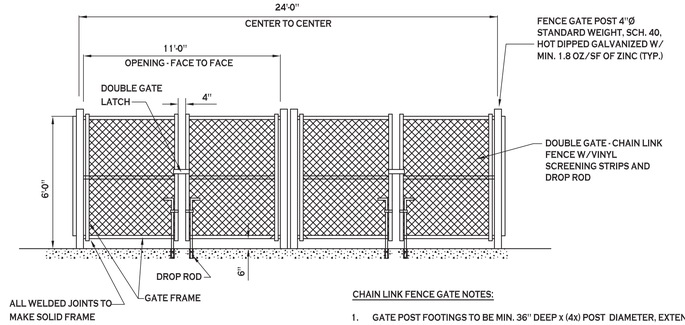


ABUTTING LANDSCAPE/GRASS

NOTES:
1. CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.
3. TIE UNDERDRAINS INTO CLOSEST DRAINAGE SYSTEM OR OUTLET TO DAYLIGHT UNLESS OTHERWISE INDICATED, SLOPE OF UNDERDRAIN TO FOLLOW BOTTOM OF CURB SLOPE.

TYPE "A" CONCRETE CURB - 1

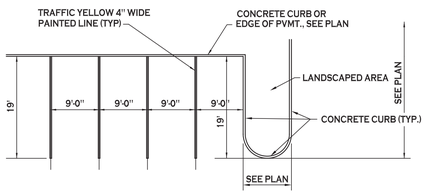




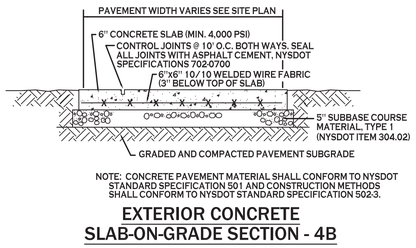
DUMPSTER ENCLOSURE - 7

CHAIN LINK FENCE GATE NOTES:

1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
2. GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
3. CHAIN LINK FENCE FABRIC SHALL BE 2" MESH, 9 GAUGE, ZINC COATED STEEL CORE WIRE. INSTALL MESH WITH HOOK BOLTS AND TENSION BARS ON ALL 4 SIDES, ATTACH AT 15" MAX.
4. DOUBLE GATE LATCH TO BE FORKED TYPE CAPABLE OF RETAINING GATE IN CLOSED POSITION AND HAVE PROVISION FOR PAD LOCK. LATCH SHALL BE OPERABLE FROM EITHER SIDE OF GATE.
5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.

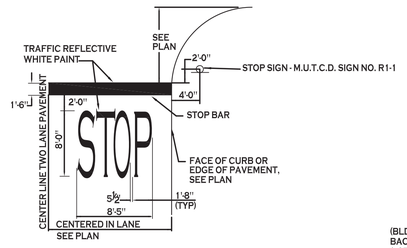


90° PARKING STALL LAYOUT - 2

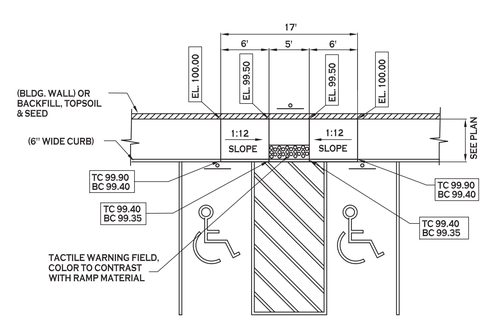


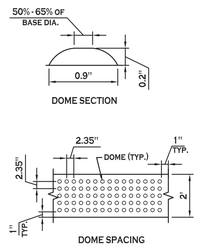
NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 4B



STOP BAR DETAIL - 8

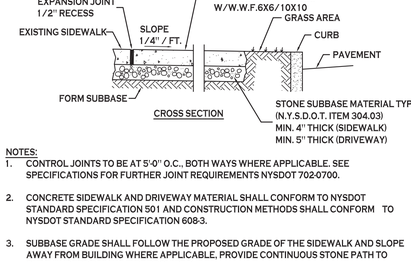




NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE

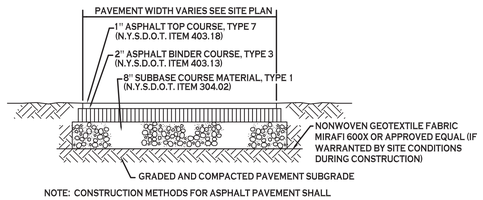
NOTE: ELEVATIONS & DIMENSIONS SHOWN ARE TO ILLUSTRATE GRADE CHANGE ONLY. SEE SITE & GRADING PLAN FOR ACTUAL DATUM & DIMENSIONS

HANDICAPPED PAVEMENT RAMP - 9



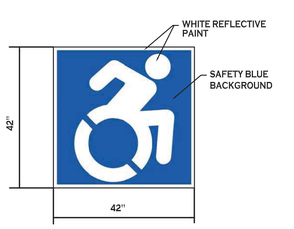
NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE, PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6" LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6" AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

CONCRETE SIDEWALK - 3

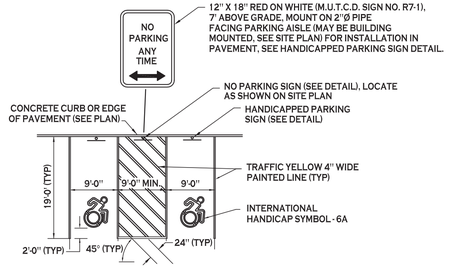


NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

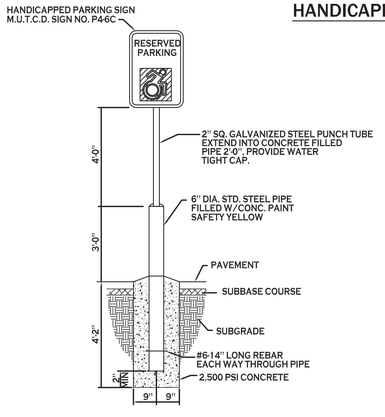
STANDARD DUTY ASPHALT SECTION - 4A



INTERNATIONAL HANDICAP SYMBOL - 5A

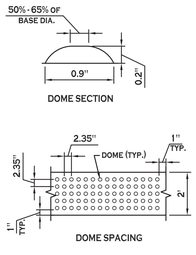


HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 5

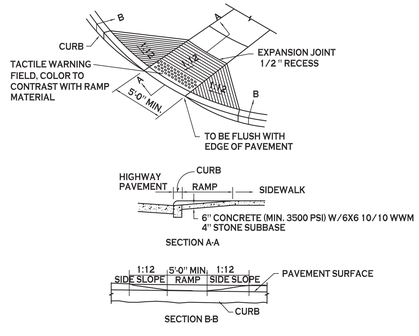


HANDICAPPED PARKING SIGN - 6

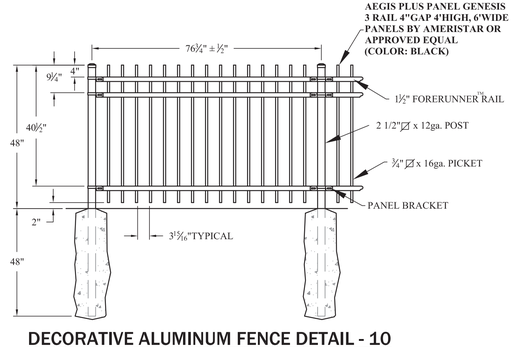
INSTALLED IN PAVEMENT



NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE



SIDEWALK CURB RAMP - 10



DECORATIVE ALUMINUM FENCE DETAIL - 10

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Buffalo, New York 14203
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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Details

DRAWING NO.

C-101

Project no.: 20.223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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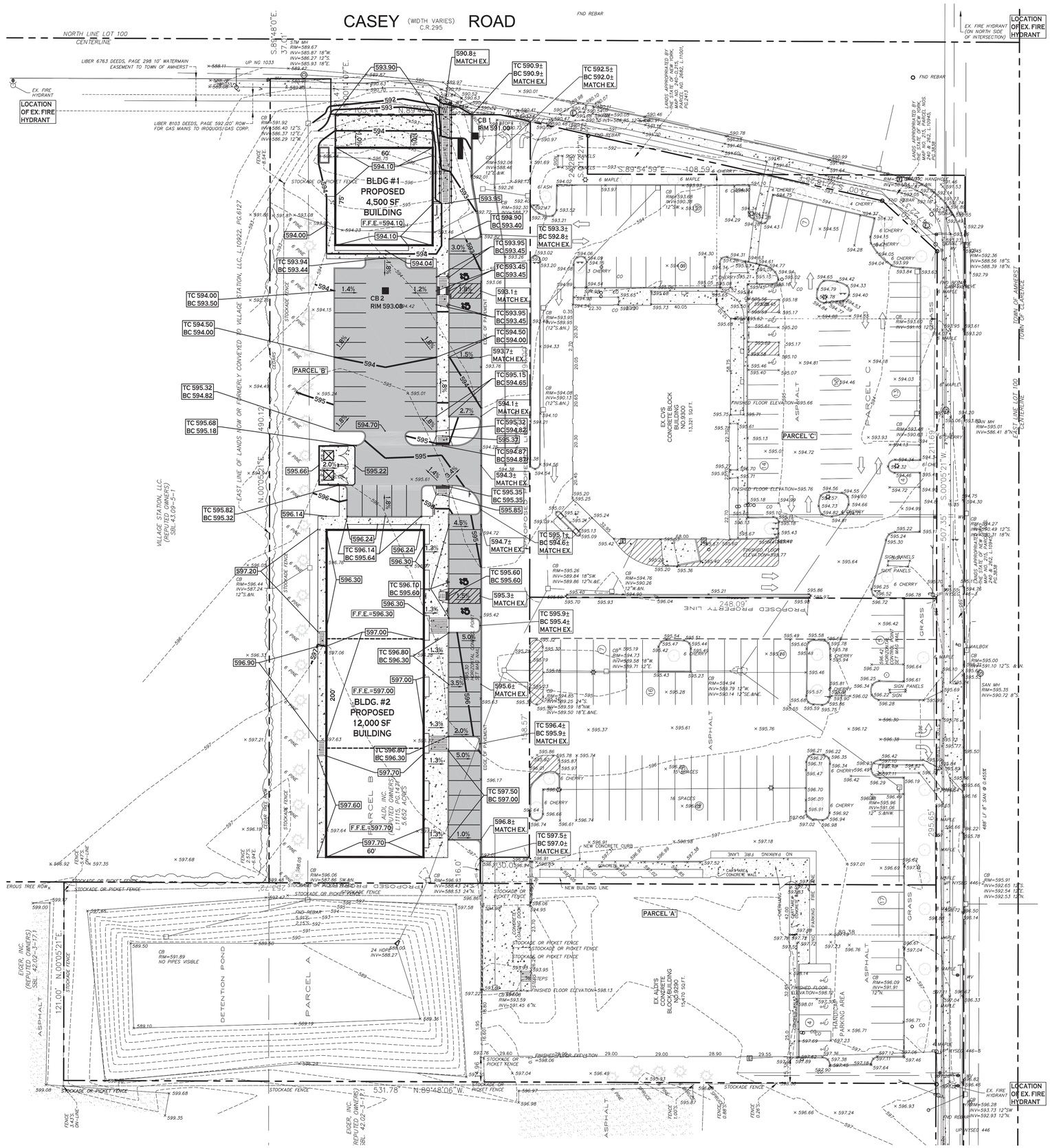
CASEY (WIDTH VARIES) C.R.295 ROAD
TRANSIT ROAD (100' WIDE) NY RTE. 78 S.H. 88 & 89
NORTH LINE LOT 100
CENTERLINE
S 89°48'01"E 371.41'
N 89°48'06" W 531.78'
LIBER 6763 DEEDS, PAGE 298 10' WATERMAIN EASEMENT TO TOWN OF AMHERST
LIBER 8103 DEEDS, PAGE 592.20' ROW FOR GAS MAINS TO IROQUIS GAS CORP.
UP NG 1033
LOCATION OF EX. FIRE HYDRANT
EX. FIRE HYDRANT (ON NORTH SIDE OF INTERSECTION)
FND REBAR
BLDG #1 PROPOSED 4,500 SF BUILDING F.F.E.=594.10
BLDG. #2 PROPOSED 12,000 SF BUILDING F.F.E.=597.00
PARCEL 'A'
PARCEL 'B'
PARCEL 'C'
EL CHS CONCRETE BLOCK BUILDING NO.9300 15,021 SQ.FT.
EX. ALDHS CONCRETE BLOCK BUILDING NO.9290 15,470 SQ.FT.
FINISHED FLOOR ELEVATION=595.66
FINISHED FLOOR ELEVATION=595.76
FINISHED FLOOR ELEVATION=598.13
FINISHED FLOOR ELEVATION=596.77
ASPHALT
GRASS
DETENTION POND
PROPOSED PROPERTY LINE
EAST LINE OF LANDS NOW OR FORMERLY CONVEYED TO VILLAGE STATION, LLC., L.10922, P.G.6127
VILLAGE STATION, LLC. (REPUTED OWNERS) SBL 43.09-5-1
EIGER, INC. (REPUTED OWNERS) SBL 42.04-3-17
EAST LINE LOT 100
CENTERLINE
TOWN OF AMHERST
LANDS APPROPRIATED BY THE STATE OF NEW YORK MAP NO. 7425, PARCEL NOS. 26821, L.11001, PG.2413
LANDS APPROPRIATED BY THE STATE OF NEW YORK MAP NO. 7425, PARCEL NOS. 26, 838
LANDS APPROPRIATED BY THE STATE OF NEW YORK MAP NO. 7425, PARCEL NOS. 26, 838, L.10941, PG.2413
CB 1 RIM=591.92 INV=586.40 12"S. INV=586.37 12"E. INV=586.29 12"W.
CB 2 RIM 593.08
CB RIM 591.00
CB RIM=592.06 INV=588.46 12"S.&W.
CB RIM=593.68 INV=590.38 12"SW.
CB RIM=595.26 INV=589.84 18"SW. INV=589.86 12"N.&E.
CB RIM=596.44 INV=587.24 12"S.&N.
CB RIM=595.95 INV=589.95 (12"S.&N.)
CB RIM=594.08 INV=590.13 (12"S.&N.)
CB RIM=594.76 INV=590.26 12"W.&N.
CB RIM=596.06 INV=587.66 SW.&N.
CB RIM=596.93 INV=588.43 24"S. INV=588.53 24"N.
CB RIM=591.89 NO PIPES VISIBLE
CB RIM=593.59 INV=591.45 6"N.
CB RIM=595.92 INV=591.42 12"S.
CB RIM=595.91 INV=592.61 12"S. INV=592.54 12"E. INV=592.53 12"N.
CB RIM=595.00 INV=591.10 12"S. & W.
CB RIM=594.27 INV=590.49 12"S. INV=590.31 18"N.
CB RIM=595.96 INV=591.06 12" S.&NW.
CB RIM=593.61 INV=591.44 12"S.
CB RIM=595.01 INV=586.41 8"S.
CB RIM=595.35 INV=590.72 8"S.
CB RIM=594.94 INV=589.79 12"W. INV=590.14 12"SE.&NE.
CB RIM=595.85 INV=589.25 24"S. INV=589.59 18"NW. INV=589.50 18"E.&NE.
CB RIM=595.19 DIM=594.73 INV=589.58 18"W INV=589.71 12"E.
CB RIM=595.09 INV=590.08 12"W.
CB RIM=595.65 INV=590.47 12"S.&W.
CB RIM=595.68 INV=590.41 12"S.&W.
CB RIM=595.64 INV=590.47 12"S.&W.
CB RIM=595.62 INV=590.47 12"S.&W.
CB RIM=595.61 INV=590.47 12"S.&W.
CB RIM=595.60 INV=590.47 12"S.&W.
CB RIM=595.59 INV=590.47 12"S.&W.
CB RIM=595.58 INV=590.47 12"S.&W.
CB RIM=595.57 INV=590.47 12"S.&W.
CB RIM=595.56 INV=590.47 12"S.&W.
CB RIM=595.55 INV=590.47 12"S.&W.
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CB RIM=595.49 INV=590.47 12"S.&W.
CB RIM=595.48 INV=590.47 12"S.&W.
CB RIM=595.47 INV=590.47 12"S.&W.
CB RIM=595.46 INV=590.47 12"S.&W.
CB RIM=595.45 INV=590.47 12"S.&W.
CB RIM=595.44 INV=590.47 12"S.&W.
CB RIM=595.43 INV=590.47 12"S.&W.
CB RIM=595.42 INV=590.47 12"S.&W.
CB RIM=595.41 INV=590.47 12"S.&W.
CB RIM=595.40 INV=590.47 12"S.&W.
CB RIM=595.39 INV=590.47 12"S.&W.
CB RIM=595.38 INV=590.47 12"S.&W.
CB RIM=595.37 INV=590.47 12"S.&W.
CB RIM=595.36 INV=588.56 18"S. INV=588.39 18"N.
SAN MH RIM=595.01 INV=586.41 8"S.
SAN MH RIM=595.35 INV=590.72 8"S.
SAN MH RIM=595.96 INV=591.06 12" S.&NW.
SAN MH RIM=595.91 INV=592.61 12"S. INV=592.54 12"E. INV=592.53 12"N.
SAN MH RIM=595.00 INV=591.10 12"S. & W.
SAN MH RIM=594.27 INV=590.49 12"S. INV=590.31 18"N.
SAN MH RIM=595.35 INV=590.72 8"S.
SAN MH RIM=595.01 INV=586.41

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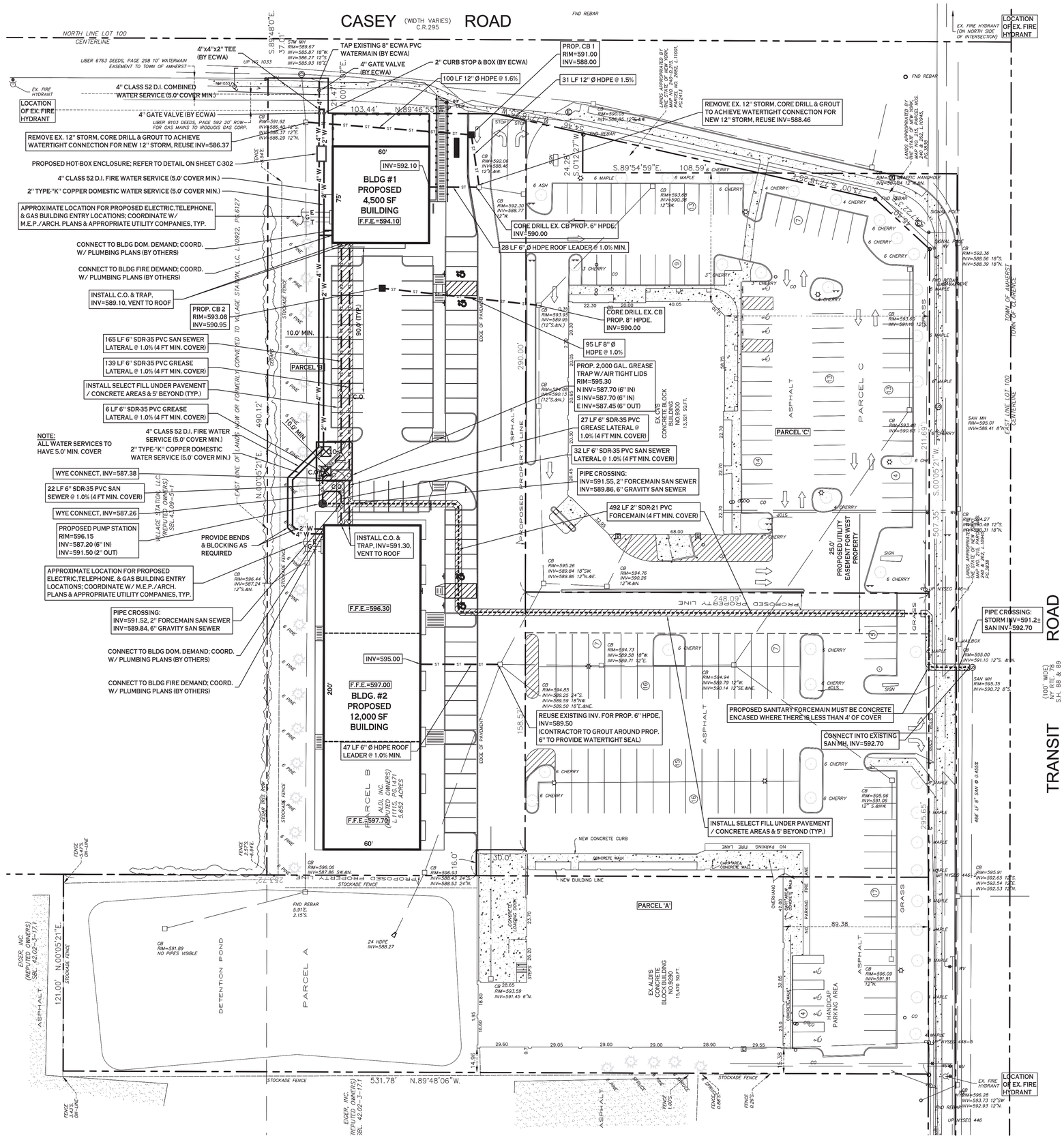

SANITARY SEWER NOTES:

A. "THE CONTRACTOR IS ADVISED THAT A TRENCH SHIELD AND/OR SHORING DESIGNED IN ACCORDANCE WITH OSHA STANDARDS SHALL BE USED IN ALL OPEN TRENCH EXCAVATIONS."

B. "ANY CONTRACTOR AND/OR PLUMBER PERFORMING WORK IN A CONFINED SPACE (i.e. MANHOLES, WETWELLS, CHAMBERS) OWNED BY AN ERIE COUNTY SEWER DISTRICT, MUST CERTIFY TO THE COUNTY THAT THEY HAVE THEIR OWN CONFINED SPACE ENTRY PROGRAM THAT MEETS OR EXCEEDS OSHA'S REGULATIONS. CERTIFICATION MUST BE NOTARIZED BY A NOTARY PUBLIC."

C. "CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS FOR ERIE COUNTY SEWER DISTRICTS."

D. IF ANY PROPOSED SEWER LATERAL RUNS UNDER PAVED AREA AND HAS LESS THAN FOUR (4) FEET OF COVER, THEN CONCRETE ENCASEMENT IS REQUIRED. IF MORE THAN FOUR (4) FEET OF COVER IS PROVIDED IN PAVED AREAS, SELECT FILL IS REQUIRED.

E. THE CONTRACTOR MUST NOTIFY THE DISTRICT OFFICE 48 HOURS IN ADVANCE OF CONSTRUCTION.

F. VENTS MUST BE INSTALLED SIX (6) INCHES ABOVE GRADE, IN A GRASSY AREA WITH A MUSHROOM CAP. IF THE VENT IS IN A SIDEWALK OR PAVED AREA, PROTECT WITH BOLLARDS (3 MINIMUM).

G. CLEANOUTS (C.O.) ARE REQUIRED EVERY ONE HUNDRED FEET (100') AND AT CHANGE IN DIRECTION.

H. ABANDONED SANITARY SEWER CONNECTIONS FROM THE SITE, IF ANY, REQUIRE PROOF OF A DISTRICT PERMIT FOR DISCONNECTION PRIOR TO THE NEW CONNECTION BEING MADE.

I. REUSE OF EXISTING BUILDING SEWERS SHALL CONFORM TO THE RULES AND REGULATIONS FOR ECSD, ARTICLE III, SECTION 304.

J. NEW YORK STATE EXCAVATOR LAW: ALL EXCAVATION PERFORMED ON OR AFTER MAY 4, 2019 SHALL BE CONDUCTED BY AN EXCAVATOR OPERATOR WHO HAS COMPLETED THE TRAINING AND EDUCATION PROGRAM PROVIDED BY THE ONE-CALL NOTIFICATION SYSTEM OR ANOTHER AUTHORIZED PROVIDER PURSUANT TO NEW YORK STATE SENATE BILL S.6756A. NO EXCAVATOR OPERATOR IS PERMITTED TO PERFORM ANY EXCAVATION ON OR AFTER MAY 4, 2019 WITHOUT RECEIVING THE PROPER TRAINING AND EDUCATION PROGRAM.

UTILITY NOTES:

1. FOR ALL SANITARY SEWERS, INSTALL SELECT FILL IN PAVED AREAS, EXTEND 5' MIN. BEYOND PAVEMENT LIMITS
2. BUILDINGS TO HAVE A 6" HOUSE TRAP, VENT AND CLEANOUT INSTALLED AT ENTRANCE POINT. INVERT ELEVATION TO BE 5' MIN. BELOW F.F.E. OF THE BUILDING. PIPE TO BE 6" SDR-35 PVC @ 1.0% MIN WITH MIN 4' OF COVER. ADD CLEANOUTS @ 90' MAX. SPACING FOR 6" LATERALS OVER 90' IN LENGTH.
3. COORDINATE GAS & ELEC. METER BANK LOCATIONS ON BUILDINGS WITH M.E.P. PLANS & UTILITY CO.'S.
4. COORDINATE LOCATION OF CTV & TELEPHONE SERVICE TO BUILDINGS WITH M.E.P. PLANS AND UTILITY CO.'S.
5. ANY EXISTING UTILITIES WHICH ARE TO BE ABANDONED AND FALL UNDER PAVEMENT OR BUILDINGS SHALL BE REMOVED VS. BEING ABANDONED UNLESS THOSE UTILITIES ARE FILLED WITH FLOWABLE FILL.
6. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
7. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH CONCRETE AND ASPHALT PAVEMENT AREAS.

NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE ERIE COUNTY SEWER SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
2. PRIOR STARTING ANY WORK ASSOCIATED WITH OR NEAR EXISTING SANITARY MANHOLES, THE CONTRACTOR SHALL MEET WITH THE ERIE COUNTY SEWER TO DISCUSS AND AGREE TO THE WORK.
3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO INSTALLATION OF UTILITIES, AND MUST BE APPROVED BY THE SUPERVISING PROJECT ENGINEER.
4. ALL SANITARY SEWER IS TO CONSTRUCTION IS TO CONFORM TO ERIE COUNTY SEWER DISTRICT RULES AND REGULATIONS.
5. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, COUNTY OF ERIE AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER.

PROPOSED UTILITY LEGEND

PROPOSED STORM SEWER	—ST—
PROPOSED SANITARY SEWER	—SA—
PROPOSED WATERLINE	—W—
PROPOSED CATCH BASIN	■ CB
PROPOSED YARD DRAIN	● YD
PROPOSED MANHOLE	● MH
PROPOSED HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	⊕ GV

NOTE: FOR PROPOSED VALVE BOXES, CLEANOUTS, ETC., INSTALL A 3,000 PSI CONCRETE COLLAR AROUND THE ITEM AT GRADE. THE COLLAR SHALL BE A MINIMUM OF 6" WIDER, ON ALL SIDES, THAN THE BOX, CLEANOUT, ETC. THE COLLAR SHALL BE A MINIMUM OF 6" THICK.

N SITE PLAN
SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Storm Drainage & Utility Plan

DRAWING NO.

C-300

Project no.: 20.223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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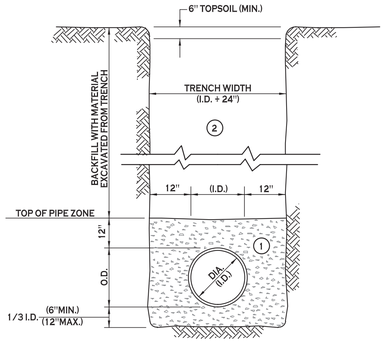


NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

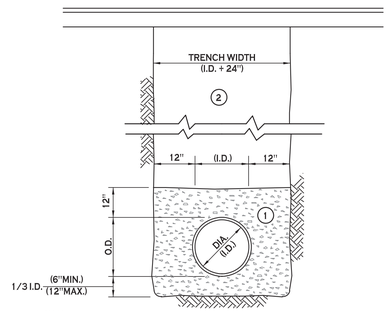
(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

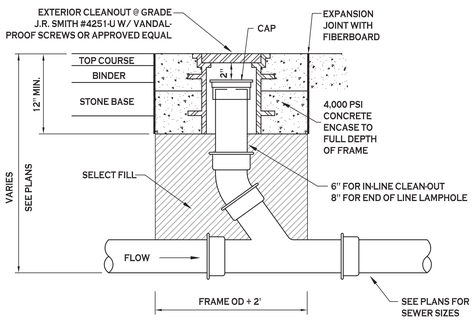
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

STORM SEWER TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE

NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FORCE MAIN MARKERS SHALL BE INSTALLED AT 500 FOOT INTERVALS AND AT POINTS WHERE THE FORCE MAIN DEFLECTS AND/OR CHANGES DIRECTION.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

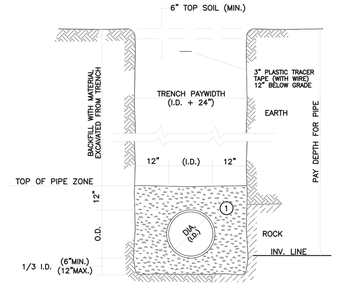
MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

FORCE MAIN TRENCH DETAIL

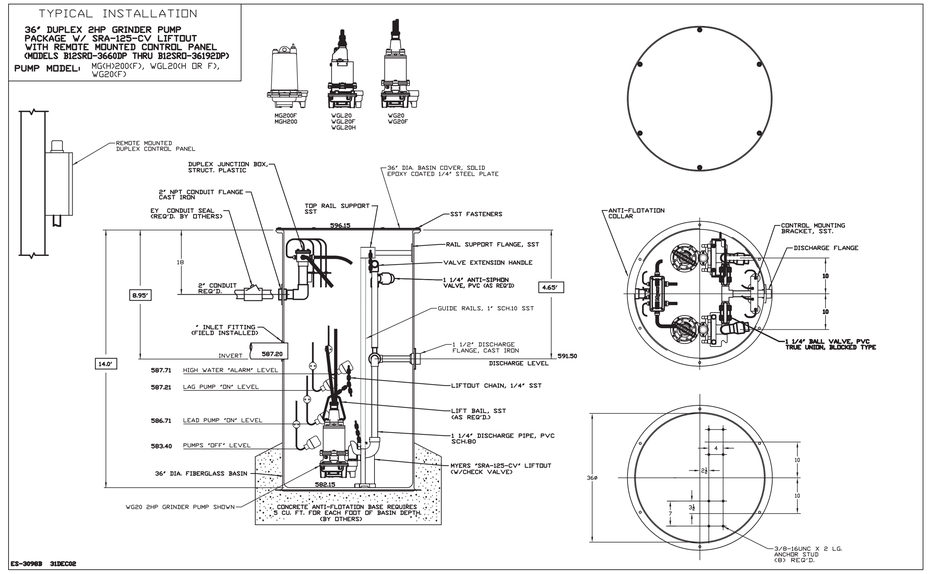
N.T.S.



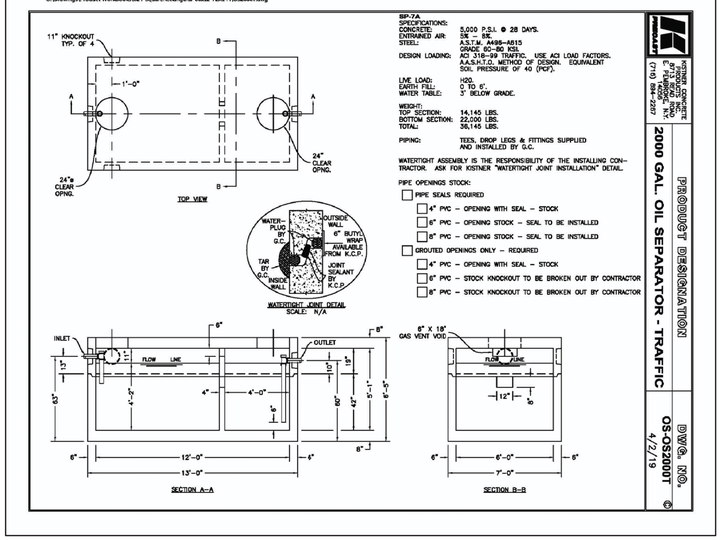
TYPICAL INSTALLATION

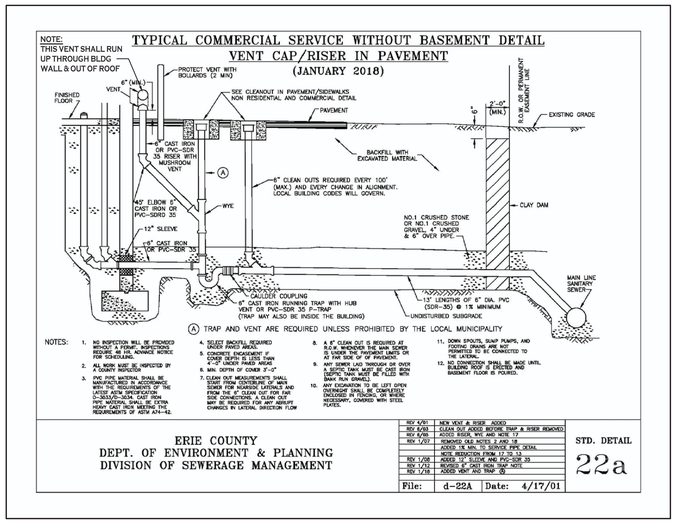
36' DUPLEX 2HP GRINDER PUMP PACKAGE W/ SRA-125-CV LIFTOUT WITH REMOTE MOUNTED CONTROL PANEL (MODELS B12SRD-3660DP THRU B12SRD-36192DP)

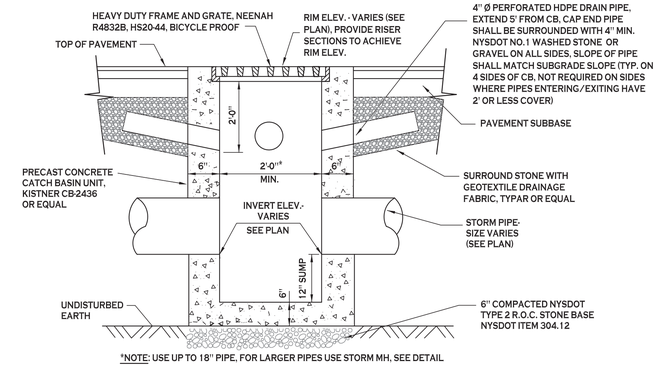
PUMP MODEL: MG(H)200(F), WGL20(H DR F), WG20(F)



ES-30989 31DEC08







*NOTE: USE UP TO 18" PIPE, FOR LARGER PIPES USE STORM MH, SEE DETAIL

TYPICAL PRECAST CATCH BASIN

NOT TO SCALE

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Utility Details

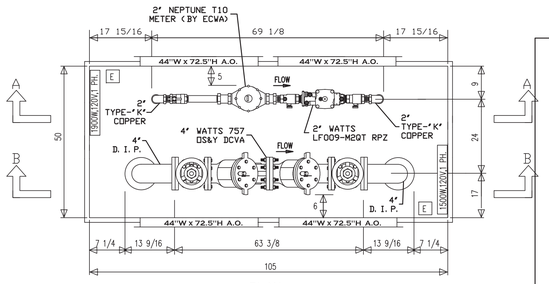
DRAWING NO.

C-301

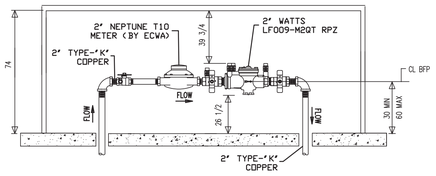
Project no.: 20-223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

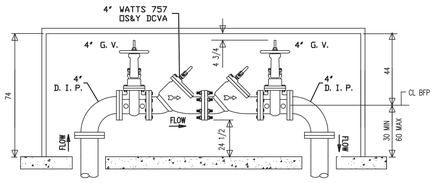
NOTES:
1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS.
2. ALL DIMENSIONS ARE IN INCHES.
3. WALL & INSULATION THICKNESS IS 1-1/2".
4. ROOF & INSULATION THICKNESS IS 3".
5. EXTERIOR ENCLOSURE DIMENSIONS: 50"W x 105"L x 74" H.
6. CONCRETE PAD IS 62"W x 117"L x 6"THK W/W.W.F. 6X6/10X10.
7. METER SHOWN: 2" NEPTUNE T10 SPOOL PIECE & METER SUPPLIED BY ECWA, VERIFY DIM'S PRIOR TO ORDERING.
8. RPZ SHOWN: 4" WATTS 757 DS&Y DCVA (FIRE SERVICE) & 2" WATTS LF009-M2QT (DOMESTIC SERVICE).
9. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER.
10. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE.
11. HEATERS TO HAVE THERMOSTAT CONTROL.



PLAN



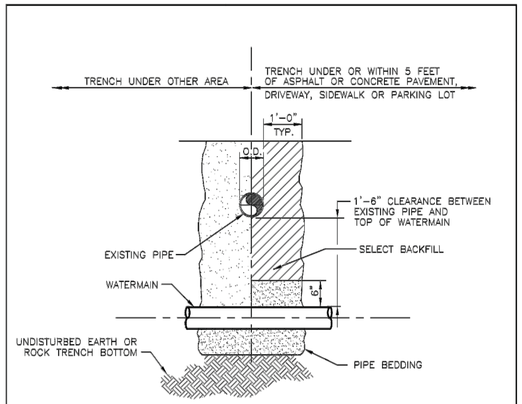
SECTION 'A-A' - 2" ASSEMBLY



SECTION 'B-B' - 4" ASSEMBLY

INSULATED WATER EQUIPMENT ENCLOSURE

SCALE: NONE

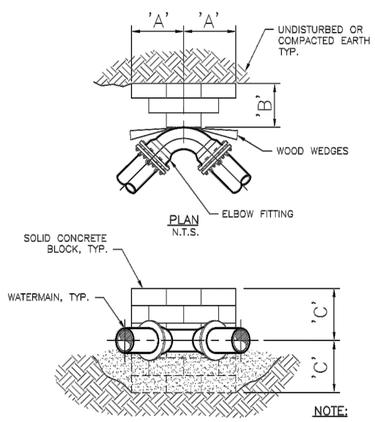


SECTION
N.T.S.

NOTES:
1. ALL EXISTING UTILITIES MUST BE SUPPORTED DURING CONSTRUCTION OF THE NEW WATERMAIN.
2. WHEN CROSSING A SEWERLINE WITH A NEW WATERMAIN, ONE FULL PIPE LENGTH (18 FT. MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATERMAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE FROM THE EXISTING SEWERLINE.

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD3_PIPE_CROSSING

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL PIPE CROSSING	DWG. NO. SD2	
		DATE 4/28/92	REVISED 10/05



PLAN
N.T.S.

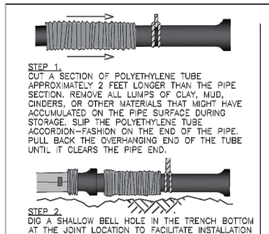
ELEVATION
N.T.S.

NOTE:
1. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

PIPE SIZE	DIMENSION SCHEDULE											
	11.25° ELBOW			22.5° ELBOW			45° ELBOW			90° ELBOW		
	'A'	'B'	'C'	'A'	'B'	'C'	'A'	'B'	'C'	'A'	'B'	'C'
4"	.625	.625	.375	.625	.625	.375	.875	.875	0.5	1.0	1.0	.675
6"	.625	.625	.375	.625	.625	.375	.875	.875	0.5	1.0	1.0	.675
8"	1.0	1.0	0.5	1.0	1.0	0.5	1.25	1.25	0.75	1.25	1.25	0.75
10"	1.0	1.0	.625	1.0	1.0	.625	1.5	1.5	.875	1.5	1.5	1.0
12"	1.125	1.125	0.75	1.125	1.125	0.75	1.75	1.75	.875	2.0	2.0	1.0

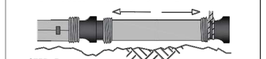
I:\PUBLIC\ENGINEERING\2006_DETAILS\SD6_THRUST_BLOCKS_ELBOW

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR ELBOW FITTING	DWG. NO. SD6	
		DATE 4/28/92	REVISED 10/05



STEP 1.
CUT A SECTION OF POLYETHYLENE TUBE APPROXIMATELY 2 FEET LONGER THAN THE PIPE SECTION. REMOVE ALL LUMPS OF CLAY, MUD, CINDERS, OR OTHER MATERIALS THAT MIGHT HAVE ACCUMULATED ON THE PIPE SURFACE DURING STORAGE. SLIP THE POLYETHYLENE TUBE ACCORDION-FASHION ON THE END OF THE PIPE. PULL BACK THE OVERHANGING END OF THE TUBE UNTIL IT CLEARS THE PIPE END.

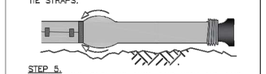
STEP 2.
DIG A SHALLOW BELL HOLE IN THE TRENCH BOTTOM AT THE JOINT LOCATION TO FACILITATE INSTALLATION OF THE POLYETHYLENE TUBE. LOWER THE PIPE INTO THE TRENCH AND MAKE UP THE PIPE JOINT WITH THE PROCEEDING SECTION OF PIPE.



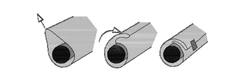
STEP 3.
MOVE THE CABLE TO THE BELL END OF THE PIPE AND LIFT THE PIPE SLIGHTLY TO PROVIDE ENOUGH CLEARANCE TO EASILY SLIDE THE TUBE. SPREAD THE TUBE OVER THE ENTIRE BARREL OF THE PIPE. NOTE: MAKE SURE THAT NO DIRT OR OTHER BEDDING MATERIAL BECOMES TRAPPED BETWEEN THE WRAP AND THE PIPE.



STEP 4.
MAKE THE OVERLAP OF POLYETHYLENE TUBE BY PULLING BACK THE BUNCHED POLYETHYLENE FROM THE PRECEDING LENGTH OF PIPE AND SECURING IT IN PLACE. NOTE: THE POLYETHYLENE MAY BE SECURED IN PLACE BY USING TAPE OR PLASTIC TIE STRAPS.



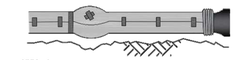
STEP 5.
OVERLAP THE SECURED TUBE END WITH THE END OF THE NEW PIPE SECTION, FOR A MINIMUM OF 12 INCHES. SECURE THE NEW TUBE END IN PLACE. PIPE JOINT SHOULD HAVE TWO LAYERS OF POLYWRAP, EACH SECURED IN PLACE.



STEP 6.
TAKE UP THE SLACK IN THE TUBE ALONG THE BARREL OF THE PIPE TO MAKE A SNUG, BUT NOT TIGHT, FIT. FOLD EXCESS POLYETHYLENE BACK OVER THE TOP OF THE PIPE.



STEP 7.
SECURE THE FOLD AT SEVERAL LOCATIONS ALONG THE PIPE BARREL (APPROXIMATELY EVERY 3 FEET, MAXIMUM OF 5 FEET).



STEP 8.
REPAIR ALL THE SMALL RIPS, TEARS, OR OTHER TUBE DAMAGE WITH ADHESIVE TAPE. IF THE POLYETHYLENE IS BADLY DAMAGED, REPAIR THE DAMAGED AREA WITH A SHEET OF POLYETHYLENE AND SEAL THE EDGES OF THE REPAIR WITH ADHESIVE TAPE.

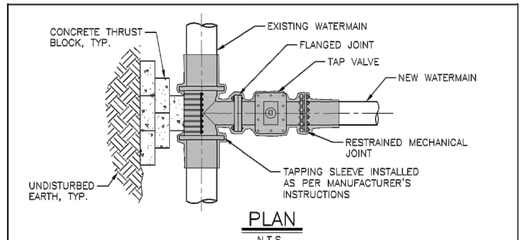


STEP 9.
CAREFULLY BACKFILL THE TRENCH ACCORDING TO THE PROCEDURES IN AWWA C600 STANDARD. TO PREVENT DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE TUBE AT THE JOINT. BACKFILL SHOULD BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS, OR OTHER MATERIALS THAT MIGHT DAMAGE THE POLYETHYLENE. AVOID DAMAGING THE POLYETHYLENE WHEN USING TAMPING DEVICES.

NOTES:
1 - POLYETHYLENE WRAP (POLYWRAP) SHALL BE OF PROPER DIAMETER TO FIT OVER BELLS AND EXTERNAL WEDGE-ACTION RETAINER GLANDS.
2 - CAST AND DUCTILE IRON FITTINGS (BENDS, TEES, VALVES, ETC.) ARE TO BE WRAPPED IN POLYWRAP AND SECURED IN PLACE.
3 - DO NOT USE CHAINS, METAL WIRE, OR OTHER SUPPORTING SYSTEMS WHICH MAY DAMAGE THE POLYETHYLENE ENCASEMENT. REPLACE DAMAGED POLYWRAP ACCORDINGLY.

I:\PUBLIC\ENGINEERING\CURRENT EDNA DETAILS\SD32_POLY_WRAP

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYETHYLENE ENCASEMENT OF DUCTILE IRON PIPE	DWG. NO. SD32	
		DATE 06/16	REVISED 02/19



PLAN
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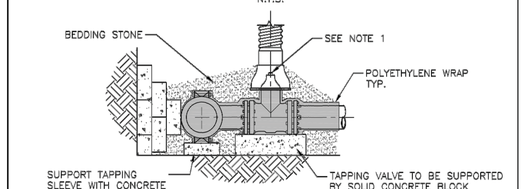
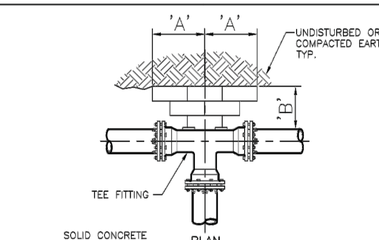


DETAIL
N.T.S.

NOTES:
1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP IS NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT.
2. ASSEMBLY TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PIPE (OR POLYWRAP IF DIP) WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

I:\PUBLIC\ENGINEERING\CURRENT EDNA DETAILS\SD42_TAPPING SLEEVE & VALVE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TAPPING SLEEVE AND VALVE	DWG. NO. SD42	
		DATE 01/19	REVISED



PLAN
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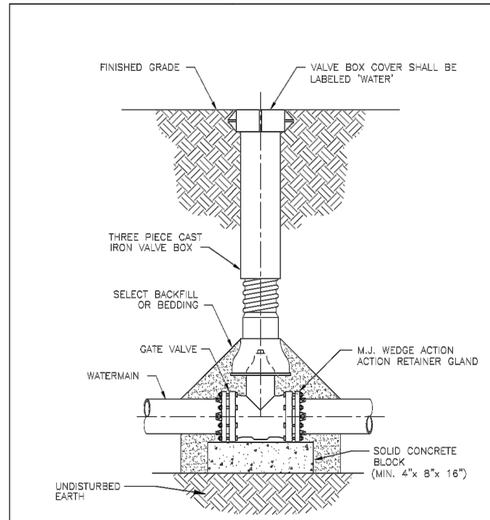
ELEVATION
N.T.S.

NOTES:
1. THRUST BLOCK REQUIRED FOR TEES, HYDRANT LATERAL TEES AND TAPPING SLEEVE INSTALLATIONS.
2. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

BRANCH TEE SIZE	DIMENSION SCHEDULE		
	'A'	'B'	'C'
4"	0.75'	0.50'	0.50'
6"	0.75'	1.25'	1.25'
8"	0.75'	1.75'	1.75'
10"	1.25'	1.75'	1.75'

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD7_THRUST_BLOCKS_TEE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR TEE OR "DEAD END" FITTING	DWG. NO. SD7	
		DATE 4/28/92	REVISED 10/05

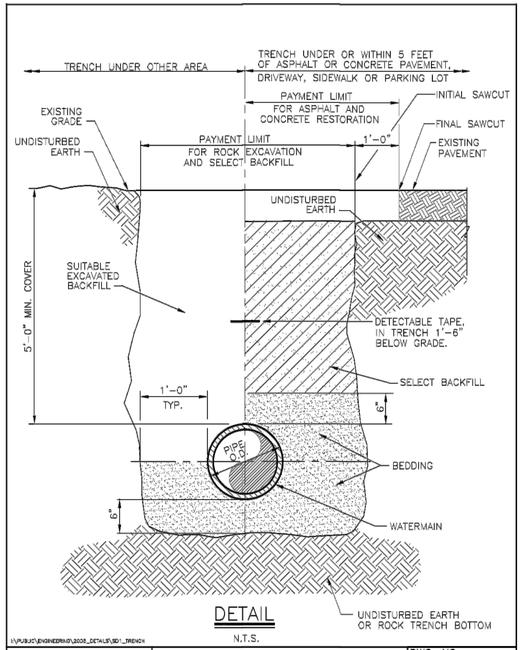


NOTES:
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

SECTION
N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT EDNA DETAILS\SD11_GATE_VALVE_SET

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11	
		DATE 4/28/92	REVISED 02/17



DETAIL
N.T.S.

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD1_TRENCH

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 12-INCH DIAMETER WATERMAIN	DWG. NO. SD1	
		DATE 4/28/92	REVISED 10/05

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STATE OF NEW YORK CHRISTOPHER WOOD 076304 LICENSED PROFESSIONAL ENGINEER

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction for:
Prop. Commercial Buildings
9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Utility Details

DRAWING NO.
C-302

Project no.: 20-223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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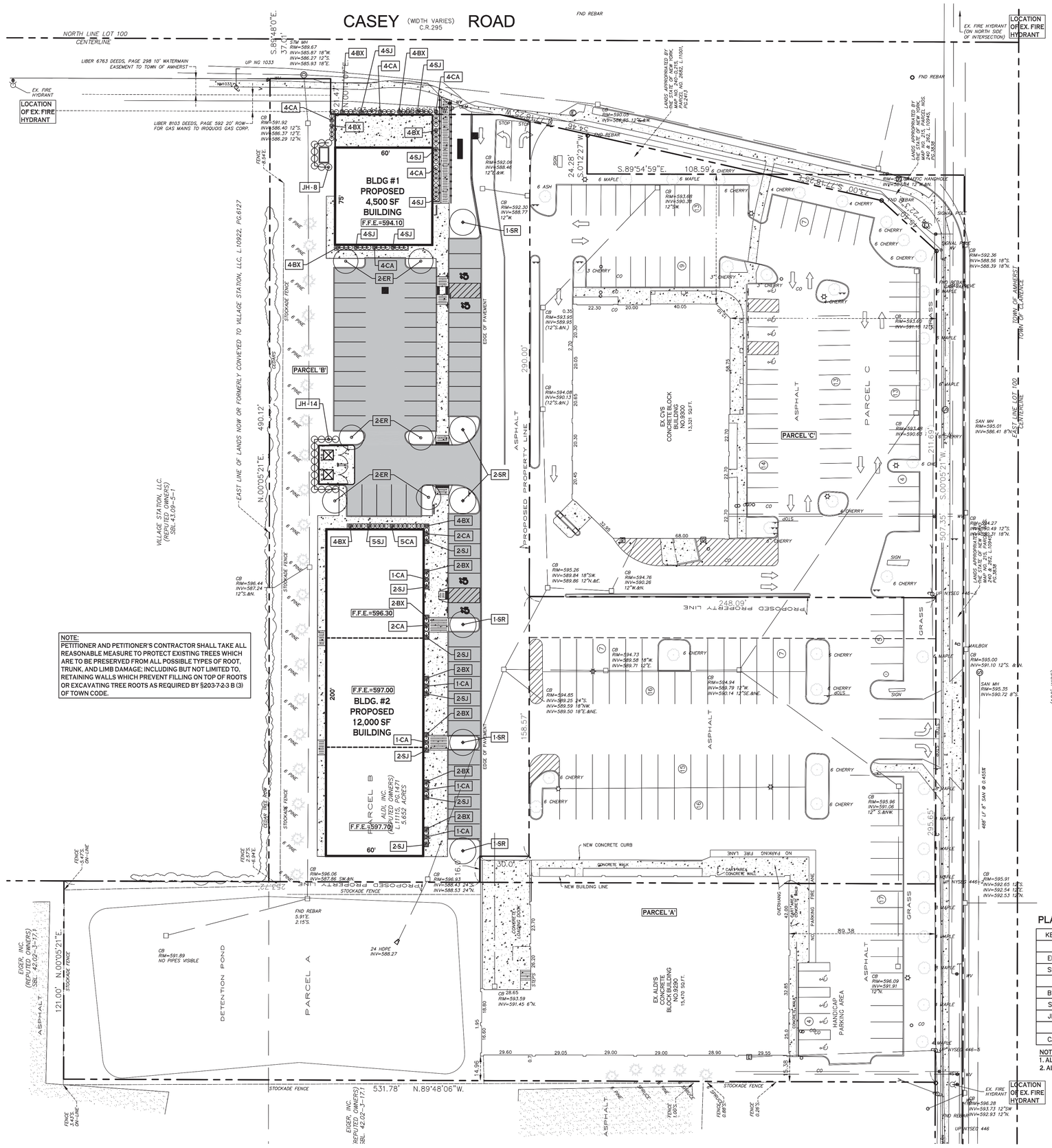
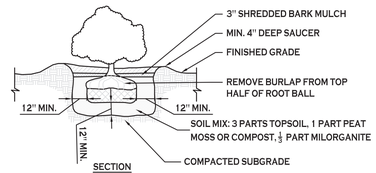
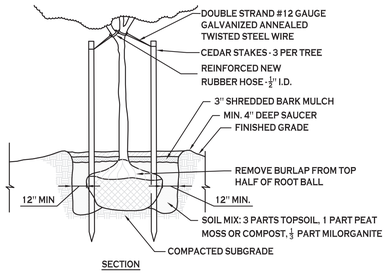




SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.
5. ALL PREVIOUSLY REQUIRED TREES & SHRUBS FROM THE PREVIOUSLY APPROVED SITE PLAN MUST BE ALIVE & IN A VIGOROUS CONDITION AS PER ZONING ORDINANCE 7-2-7. ALL DEAD OR MISSING PLANTS SHALL BE REPLACED OR REPLANTED IN THE LOCATIONS SHOWN ON THE PLAN.

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		SMALL/ORNAMENTAL TREES			
ER	6	CERCIS CANADENSIS	EASTERN REDBUD	1–3/4" – 2" CAL.	B&B
SR	6	SYRINGA RETICULATA "IVORY SILK"	IVORY SILK JAPANESE TREE LILAC	1–3/4" – 2" CAL.	B&B
		SHRUBS			
BX	40	BUXUS "GREEN VELVET"	GREEN VELVET BOXWOOD	24" HT. MIN.	B&B
SJ	43	SPIRAEA JAPONICA "SMNSJMFP"	DOUBLE PLAY PINK SPIREA	24" HT. MIN.	
JH	22	JUNIPERUS CHINENSIS "HETZ STAKED"	HETZ STAKED JUNIPER	4' HT. MIN.	B&B/FULL TO GROUND
		ORNAMENTAL GRASS			
CA	34	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2 CONT.	

NOTES:
1. ALL PLANTING BEDS & TREE PITS SHALL RECEIVE A MIN. 3" DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE CALLED OUT ON PLANS.
2. ALL SHRUBS SHALL BE A MIN. 24" IN HEIGHT AT TIME OF PLANTING.

N **SITE PLAN**
SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60FT.

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F 716.842.0263

STATE OF NEW YORK CHRISTOPHER WOOD 076364 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction for:
Prop. Commercial Buildings
9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Landscape Plan

DRAWING NO.
L-100

Project no.: 20.223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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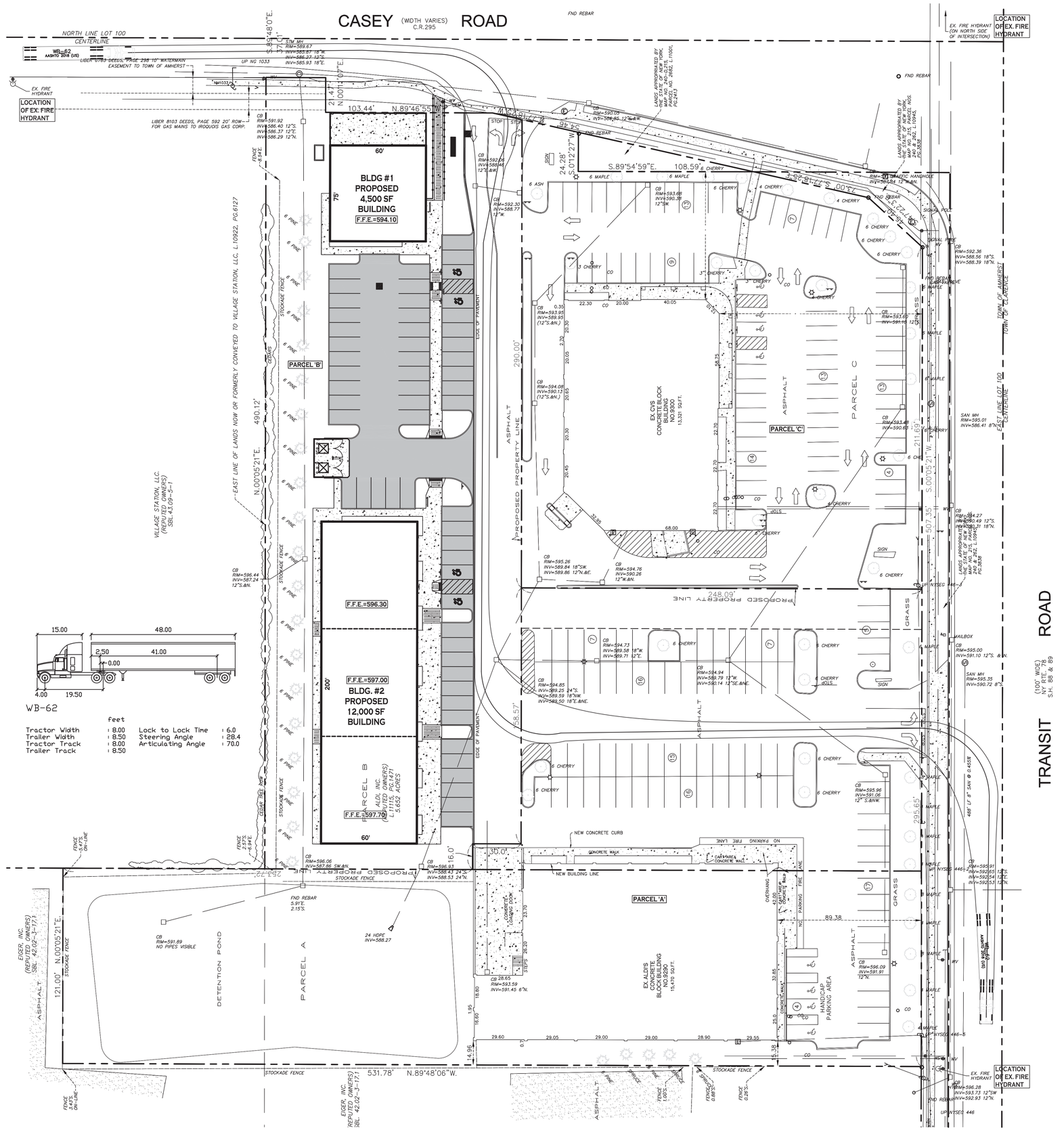

N **SITE PLAN**

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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REVISIONS:

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PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Truck Delivery Plan

DRAWING NO.

T-100

Project no.: 20.223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)


SIGNAGE
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SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
3144

Proposed Commercial Buildings

9290 Transit Road

Town of Amherst, New York 14051

SITE DEVELOPMENT DRAWINGS

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: JEFFREY BURROUGHS – TOWN ENGINEER
COMPANY/DEPT: TOWN OF AMHERST ENGINEERING DEPT.
ADDRESS: 1100 N FOREST ROAD
WILLIAMSVILLE, NY 14221
TELEPHONE 716–631–7154

TOWN BUILDING DEPARTMENT
NAME/TITLE: MARK S. BERKE – COMMISSIONER OF BLDG.
COMPANY/DEPT: TOWN OF AMHERST BUILDING DEPT.
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NY 14221
TELEPHONE 716–631–7080

TOWN PLANNER
NAME/TITLE: DANIEL HOWARD – PLANNING DIRECTOR
COMPANY/DEPT: TOWN OF AMHERST PLANNING DEPT.
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NY 14221
TELEPHONE 716–631–7050

NEW YORK STATE DEPT. OF TRANSPORTATION
NAME/TITLE: ED RUTKOWSKI
COMPANY/DEPT: NYSDOT PLANNING DEPT.
ADDRESS: 125 MAIN STREET
BUFFALO, NEW YORK 14203
TELEPHONE 716–847–3575

UTILITIES

NATURAL GAS
NAME/TITLE: DAVID KOZLOWSKI
COMPANY/DEPT:. NATIONAL FUEL GAS
ADDRESS: NEW TAYLOR ROAD
ORCHARD PARK, NEW YORK
TELEPHONE 716–667–5503

TELEPHONE COMPANY
NAME/TITLE: CAROLYN YUNKE
COMPANY/DEPT: VERIZON
ADDRESS: 65 FRANKLIN STREET, ROOM 601
BUFFALO, NEW YORK 14202
TELEPHONE 716–864–1342

WATER
NAME/TITLE: RUSSELL J. STOLL, P.E.
COMPANY/DEPT: ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION RD
CHEEKTOWAGA, NEW YORK 14227
TELEPHONE 716–864–1510

ELECTRIC
NAME/TITLE: SHARON ZULAWSKI
COMPANY/DEPT:. NYSEG
TELEPHONE 585–484–3926

UNDERGROUND FACILITIES PROTECTION ORGANIZATION
TELEPHONE 1–800–962–7962

OWNER/DEVELOPER

NAME: BEVILACQUA DEVELOPMENT L.P.
ADDRESS 9332 TRANSIT ROAD
AMHERST, NY 14051
CONTACTS: JONATHAN BEVILACQUA, MANAGING MEMBER

TELEPHONE 716-691-7444

DWG NO.	DRAWING TITLE
–	COVER SHEET
–	TOPOGRAPHIC/BOUNDARY SURVEY
C–001	DEMOLITION & EROSION CONTROL PLAN
C–002	DEMOLITION & EROSION CONTROL DETAILS
C–100	SITE PLAN
C–101	SITE DETAILS
C–200	GRADING PLAN
C–300	UTILITY & STORM DRAINAGE PLAN
C–301	UTILITY & STORM DRAINAGE DETAILS – 1
C–302	UTILITY & STORM DRAINAGE DETAILS – 2
L–100	LANDSCAPE PLAN
T–100	TRUCK DELIVERY PLAN

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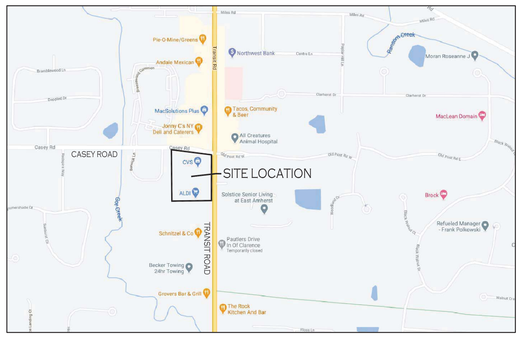
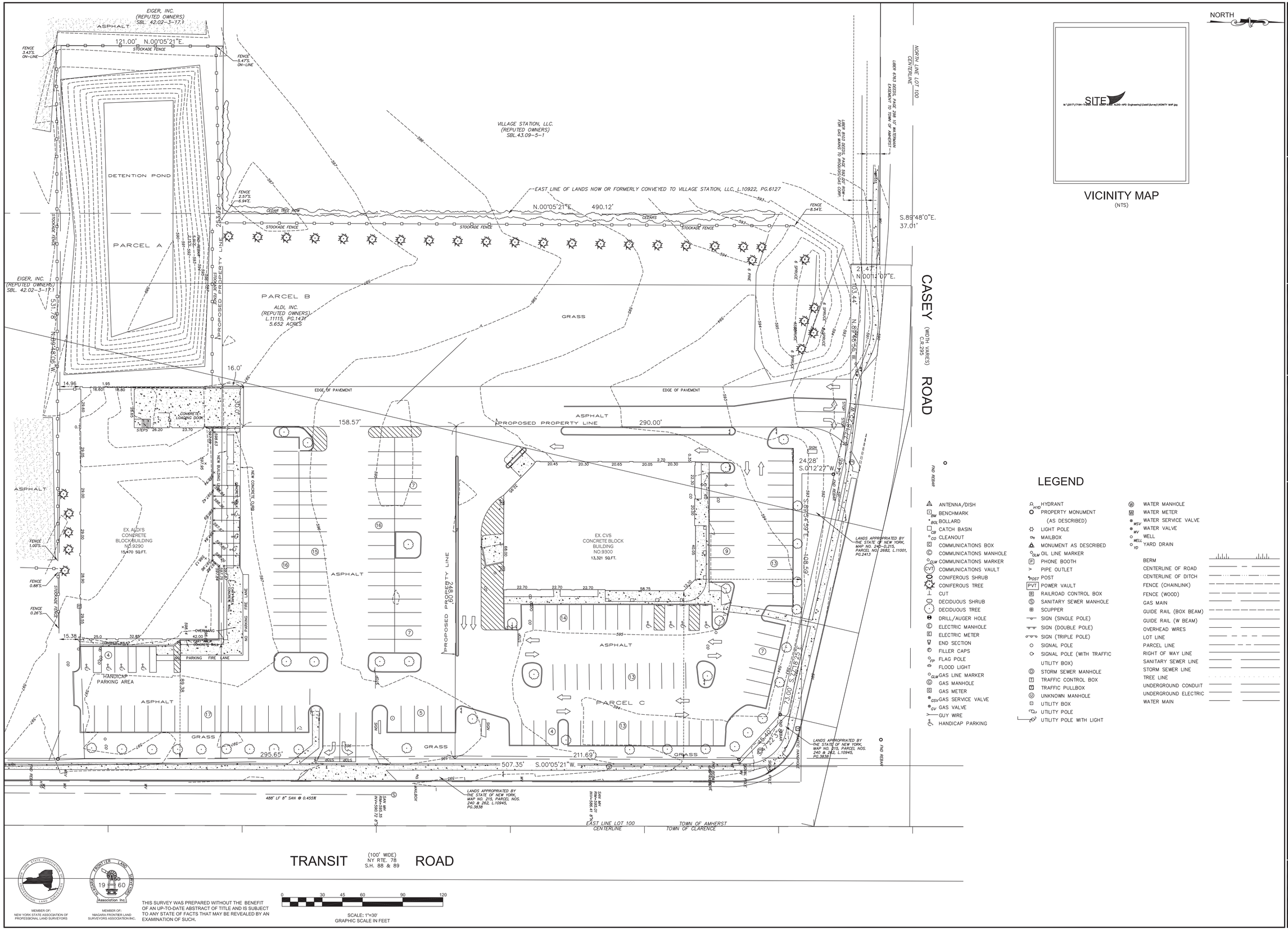


LOCATION MAP
NOT TO SCALE

02/2021

Proposed Commercial Buildings
9290 Transit Road
Town of Amherst, New York 14051
SITE DEVELOPMENT DRAWINGS

Attachment: SP-2021-06 drawings 041521 (22939 : Sp-2021-06)



NORTH

VICINITY MAP
(NTS)

LEGEND

- ANTENNA/DISH
- BM BENCHMARK
- BOL BOLLARD
- CB CATCH BASIN
- CO CLEANOUT
- COMMUNICATIONS BOX
- COMMUNICATIONS MANHOLE
- CM COMMUNICATIONS MARKER
- CVT COMMUNICATIONS VAULT
- CONIFEROUS SHRUB
- CONIFEROUS TREE
- CUT
- DECIDUOUS SHRUB
- DECIDUOUS TREE
- DRILL/AUGER HOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- END SECTION
- FILLER CAPS
- FP FLAG POLE
- FLOOD LIGHT
- GM GAS LINE MARKER
- GAS MANHOLE
- GAS METER
- GSV GAS SERVICE VALVE
- GV GAS VALVE
- GUY WIRE
- HANDICAP PARKING
- HYD HYDRANT
- PROPERTY MONUMENT (AS DESCRIBED)
- LIGHT POLE
- MAILBOX
- MONUMENT AS DESCRIBED
- OM OIL LINE MARKER
- PHONE BOOTH
- PIPE OUTLET
- POST POST
- PVT POWER VAULT
- RAILROAD CONTROL BOX
- SANITARY SEWER MANHOLE
- SCUPPER
- SIGN (SINGLE POLE)
- SIGN (DOUBLE POLE)
- SIGN (TRIPLE POLE)
- SIGNAL POLE
- SIGNAL POLE (WITH TRAFFIC UTILITY BOX)
- STORM SEWER MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC PULLBOX
- UNKNOWN MANHOLE
- UTILITY BOX
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WATER MANHOLE
- WATER METER
- WSV WATER SERVICE VALVE
- WV WATER VALVE
- WELL WELL
- YD YARD DRAIN

- BERM
- CENTERLINE OF ROAD
- CENTERLINE OF DITCH
- FENCE (CHAINLINK)
- FENCE (WOOD)
- GAS MAIN
- GUIDE RAIL (BOX BEAM)
- GUIDE RAIL (W BEAM)
- OVERHEAD WIRES
- LOT LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TREE LINE
- UNDERGROUND CONDUIT
- UNDERGROUND ELECTRIC
- WATER MAIN

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0 30 45 60 90 120

SCALE: 1"=30'
GRAPHIC SCALE IN FEET

DRAWING REVISIONS

ITEM	DATE	DESCRIPTION
1	09/15/2017	REVISED-FINAL SURVEY

DESIGNED BY:
DRAWN BY: GCW
CHECKED BY: GCW
DATE: 07/28/2017

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TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 100, TOWNSHIP 12, RANGE 7
HOLLAND LAND COMPANY'S SURVEY

9290-9300 TRANSIT ROAD
TOPOGRAPHIC & BOUNDARY SURVEY

BT-1

DRAWING SCALE: 1"=30'

SURVEY FILE:D\17194-01
WSA PROJECT NO. 17194

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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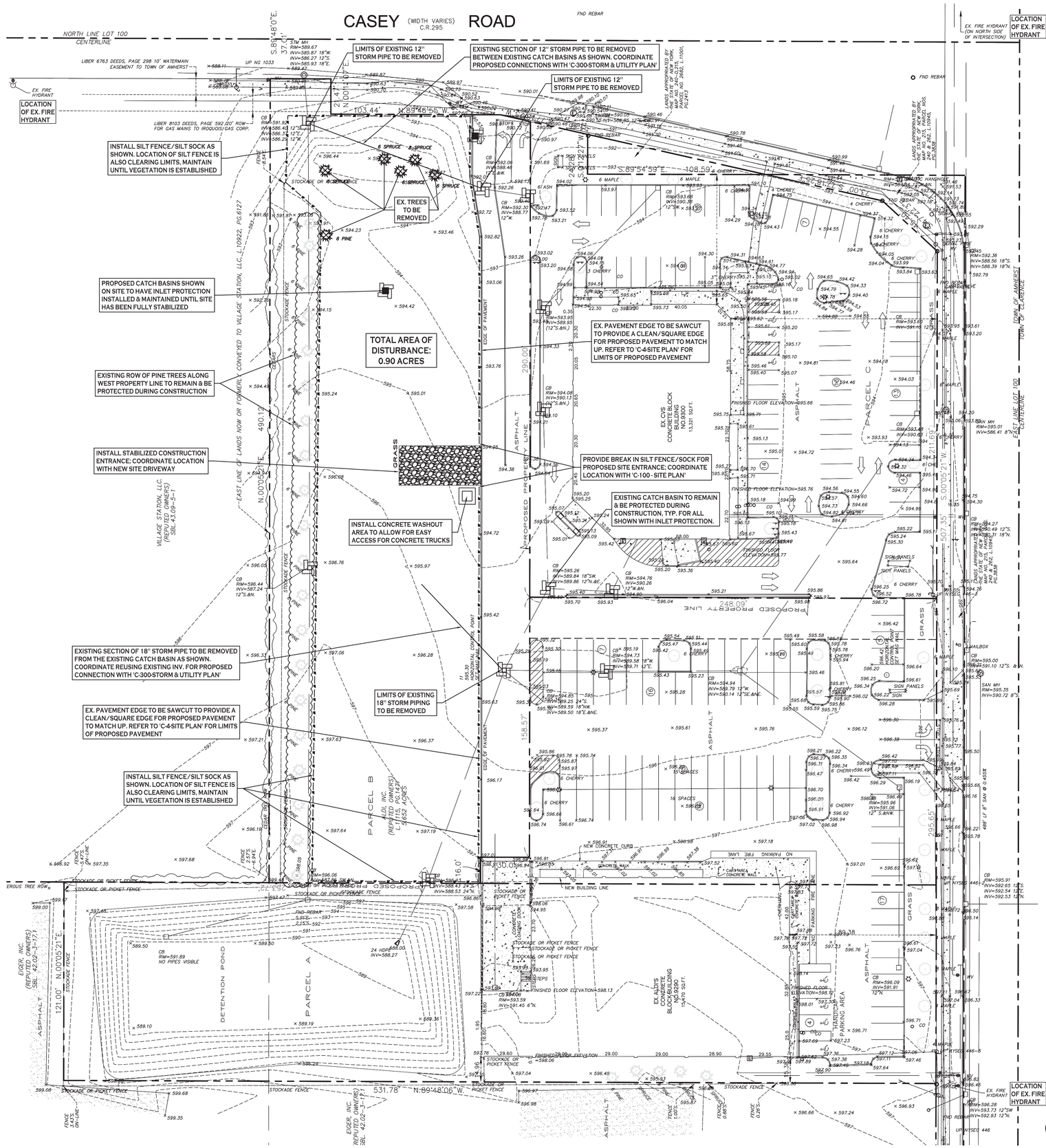

EROSION CONTROL PLAN

THE FOLLOWING EROSION CONTROL PROCEDURE SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT FENCE BARRIERS AS DIRECTED BY THE OWNER AND AS SHOWN ON THE EROSION CONTROL PLAN TO PREVENT SEDIMENT MIGRATION. ALL SILT FENCE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
4. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND WATER SPREAD AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
5. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
6. ALL DISTURBED AREAS (EXCEPT STABILIZED STONE AREAS) SHALL BE SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN.
8. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
9. THE CONTRACTOR SHALL FOLLOW THE REGULATIONS SET FORTH IN THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
10. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.

SEQUENCE OF MAJOR ACTIVITIES

THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING EROSION CONTROL AND STORM WATER MANAGEMENT CONTROL MEASURES. THE CONTRACTOR MAY DESIGNATE THESE TASKS TO CERTAIN SUBCONTRACTORS AS HE SEES FIT, BUT THE ULTIMATE RESPONSIBILITY FOR IMPLEMENTING THESE CONTROLS AND ENSURING THEIR PROPER FUNCTIONING REMAINS WITH THE CONTRACTOR. THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

A. COMMENCE REMEDIATION ACTIVITIES WHICH DISTURB UNDER 1 ACRE.
B. INSTALL STABILIZED CONSTRUCTION ENTRANCE
C. INSTALL PERIMETER SILT FENCES/SILT SOCK IN THE LOCATIONS SHOWN ON THE DEMOLITION AND EROSION CONTROL PLAN SHEET.
D. CLEAR & GRUB SITE.
E. ROUGH GRADING AND INSTALLATION OF STONE SUBBASE IN PAVED AREAS AND BUILDING PADS.
F. INSTALL STONE CHECK DAMS IN SWALES WHERE SHOWN.
G. COMMENCE OTHER SITE GRADING.
H. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
I. FINALIZE PAVEMENT SUBGRADE PREPARATION.
J. CONSTRUCT ALL CURB, DRAINAGE INLETS, STORM SEWER PIPES AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INSTALL TEMPORARY INLET PROTECTION AT THE LOCATIONS OF ALL NEW INLETS.
K. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
L. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
M. CARRY OUT FINAL GRADING AND SEEDING AND PLANTING.
N. CLEAN STORM SYSTEM FOLLOWING CONSTRUCTION.
O. REMOVE SILT FENCING ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.

NOTES:

1. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES, AND CATCH BASINS.
2. TEMPORARY SILT FENCE AND EROSION CONTROL DEVICES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
3. THE CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS.
4. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NEW YORK STATE M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.

INSPECTION AND MAINTENANCE PROCEDURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSIGNING AN INDIVIDUAL TO BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES. THE WORK MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
   - 1.1. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
   - 1.2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. AS DEEMED NECESSARY BY THE TOWN AND ENGINEER, REPAIRS SHALL BE COMPLETED WITHIN 24 HOURS OF BEING REPORTED.
   - 1.3. CHECK AND REPAIR SILT FENCING AND EROSION CONTROL DEVICES, AS NECESSARY.
   - 1.4. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH AND REPAIRED AS NECESSARY.
   - 1.5. NEIGHBORING ROADWAYS WILL BE MONITORED TO ENSURE THAT ANY TRACKED MUD, DIRT, OR ROCK IS SWEPT AS NECESSARY.

RESTORATION NOTES

1. THE ADJACENT AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION MUST BE RESTORED IN KIND TO THE SATISFACTION OF THE OWNER.
2. WHEN RESTORING LAWN AREAS ADJACENT TO NEW CONSTRUCTION, ON-SITE MATERIAL MAY BE USED TO BACKFILL THE AREA WITHIN SIX INCHES OF THE FINISHED SURFACE. ON-SITE MATERIAL SHALL BE THOROUGHLY COMPACTED AND FREE OF GRASS CLUMPS, TREE ROOTS PIECES OF ASPHALT AND OTHER EXTRANEOUS MATERIALS, AND STONES LARGER THAN 1 INCH IN SIZE.
3. ALL DISTURBED UNSURFACED AREAS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED AND MULCH AND SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. WHEN ADJACENT ASPHALT, CONCRETE OR PAVING STONE AREAS ARE DISTURBED AS PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO REPLACE THE DAMAGED OR EXCAVATED AREA. THE PERIMETER OF THE DISTURBED AREA SHALL BE SAW CUT FULL DEPTH, SO THAT ALL LINES ARE STRAIGHT AND TRUE. PAVING STONES SHALL BE REPLACED IN WHOLE UNITS ONLY, AND ALL REPLACEMENT PAVING STONES ARE TO MATCH THE EXISTING ONES IN SIZE, SHAPE AND COLOR. ASPHALT SHALL BE COMPACTED TO A SMOOTH FINISH AND SHALL BE FLUSH WITH THE EXISTING ADJACENT AREA THAT IS TO REMAIN.

DEMOLITION & EROSION CONTROL LEGEND

- EXISTING PAVEMENT/SIDEWALK/CURBING TO BE SAWCUT & REMOVED
- PROPOSED STORM INLET PROTECTION
- EXISTING TREES TO BE REMOVED

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

N **SITE PLAN**
SCALE: 1"=30'

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STATE OF NEW YORK CHRISTOPHER ROSS 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction for:
Prop. Commercial Buildings
9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Demo & Erosion Control Plan

DRAWING NO.
C-001

Project no.: 20.223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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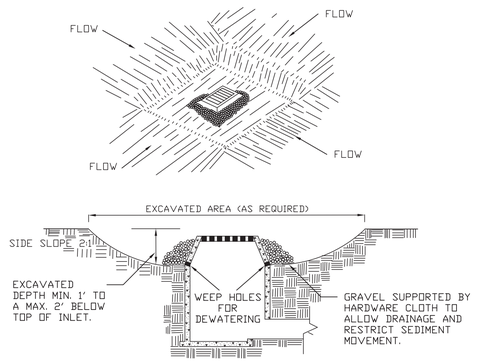


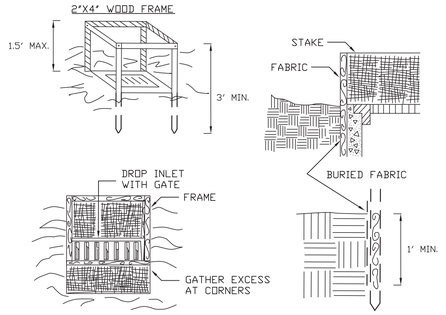
CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE



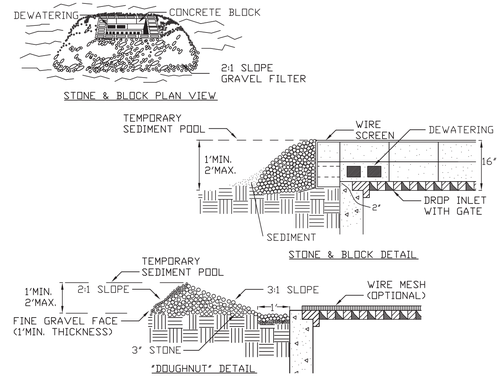
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2' x 4' WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2' x 4' WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

NOT TO SCALE



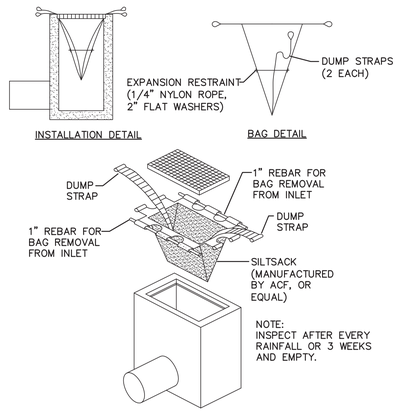
CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3

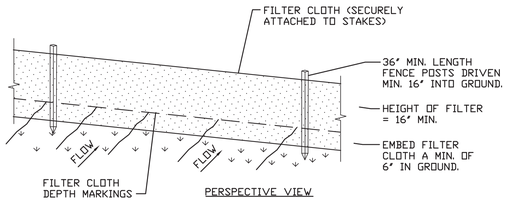
NOT TO SCALE

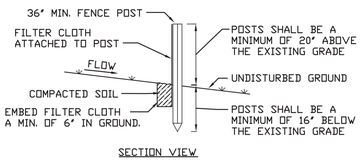


SILT SACK DETAIL

NOT TO SCALE

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN FOLLOWING INSTALLATION OF THE PROPOSED CB'S



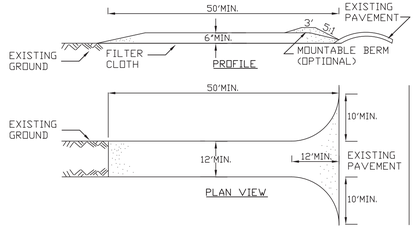


CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE

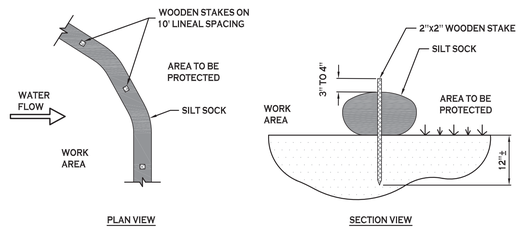


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



NOTES:

CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

SILT SOCK DETAIL

NOT TO SCALE

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STATE OF NEW YORK · CHRISTOPHER WOOD · 076304 · LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Demo & Erosion Control Plan

DRAWING NO.

C-002

Project no.: 20-223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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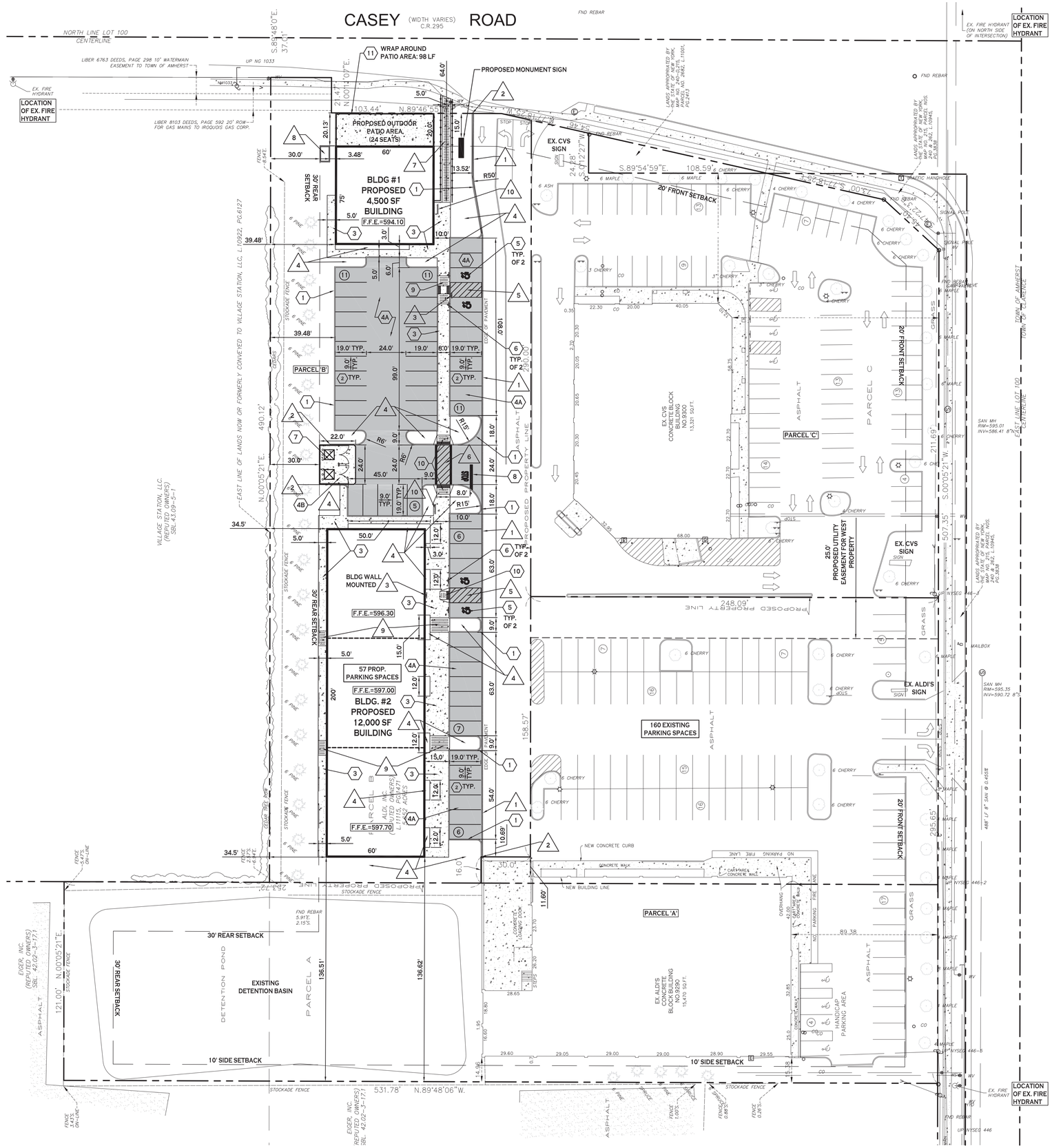

GENERAL NOTES:

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

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED. FOR DISTURBED AREAS WITHIN NYSDOT R.O.W. DISTURBED AREAS SHALL BE RESTORED USING ITEM 610.1402 - TOPSOIL ROADSIDE AND ITEM 610.1602 - TURF ESTABLISHMENT.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAP RAMPS AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.
7. KNOX KEY BOX TO BE INSTALLED TO ALLOW FIRE DEPARTMENT ACCESS TO BUILDING KEYS, LOCATION TO BE COORDINATED WITH OWNER AND TOWN.
8. ALL EDGES OF PAVEMENT SHALL BE CURVED.
9. ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.

PARKING CALCULATION

EX. ALDI STORE:	15,470 GSF	x 0.90 =	13,923 NSF
EX. CVS STORE:	13,321 GSF	x 0.90 =	11,989 NSF
PRO. BLDG. #1:	4,500 GSF	x 0.85 =	3,825 NSF
PRO. BLDG. #2:	12,000 GSF	x 0.85 =	10,200 NSF
	45,291 GSF		39,937 NSF

SHOPPING CENTER:
REQ'D: 5 PER 1,000 SF OF NET FLOOR AREA, PLUS 1 PER 5 SEATS IN SIT-DOWN RESTAURANTS AND THEATERS
REQ'D = (39,937 / 1000) x 5 + 30 SEATS / 5 = 205.69 = 206 SPACES REQ'D

PARKING SPACES PROVIDED: 217 SPACES PROVIDED

SITE DATA

SITE AREA = 5.65 AC OVERALL. 1.72 AC 'PARCEL B' AREA, 0.90 AC TO BE DISTURBED
ZONED: GB (GENERAL BUSINESS)
USE: PROPOSED MIXED USE MULTI-TENANT COMMERCIAL BUILDINGS

	REQUIRED	PROVIDED
SETBACKS - BUILDING		
FRONT	20 FT	> 20 FT
SIDE - ABUTTING NON-RES. (<= 30 FT / > 30 FT)	0 OR 10 FT / 25 FT	N/A
SIDE - ABUTTING RES. (<= 30 FT / > 30 FT)	30 FT / SEE BELOW *	N/A
REAR - ABUTTING NON-RES. (<= 30 FT / > 30 FT)	15 FT / 25 FT	N/A
REAR - ABUTTING RES. (<= 30 FT / > 30 FT)	30 FT / SEE BELOW *	30 FT
SETBACKS - PARKING		
FRONT	15 FT	> 15 FT
SIDE (ABUTTING RES / NON-RES)	15 FT / 5 FT	N/A
REAR (ABUTTING RES / NON-RES)	15 FT / 5 FT	> 15 FT
GREENSPACE		
INTERIOR GREENSPACE:	10% (0.17 AC)	10.0% (0.17 AC)
MAX. BUILDING HEIGHT	65 FT	< 35 FT

* IN NO CASE SHALL THE SIDE OR REAR SETBACK BE LESS THAN THE GREATER OF 30 FEET OR THAT REQUIRED FOR A PARCEL ABUTTING A NONRESIDENTIAL DISTRICT. BUILDINGS GREATER THAN 35 FEET IN HEIGHT SHALL HAVE MINIMUM SIDE AND REAR SETBACKS OF THREE FEET FOR EACH FOOT OF BUILDING HEIGHT. THE MAXIMUM PERMITTED HEIGHT AT THE SIDE AND REAR SETBACK LINES AS MEASURED FROM THE NEAREST RESIDENTIAL DISTRICT BOUNDARY SHALL BE 35 FEET OR TWO STORIES FOR A STRUCTURE WITH A PITCHED ROOF OF 6:12 OR GREATER, AND 30 FEET OR TWO STORIES FOR A BUILDING WITH A FLAT ROOF OR PITCHED ROOF OF LESS THAN 6:12. ANY STRUCTURE THAT FACES A PUBLIC RIGHT-OF-WAY SHALL HAVE ITS FACADE SET BACK 20 FEET FOR THE FIRST 30 FEET OF BUILDING HEIGHT AND 30 FEET FOR BUILDING HEIGHT ABOVE 30 FEET. NO BUILDING SHALL ENCROACH INTO THE VEHICLE USE SETBACK

NOTE LEGEND

1. PAVEMENT SAWCUT LINE; MATCH EXISTING EDGE OF PAVEMENT
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. INFILL WITH 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & 45° TO PARKING LINES
6. 1' WIDE WHITE PAVEMENT STRIPES @ 1' SPACING BETWEEN 4" WIDE WHITE CROSSWALK LINES
7. RAMP SIDEWALK @ 1:12 MAX. W/HANDRAILS
8. INSULATED ENCLOSURE FOR WATER METER/BACKFLOW DEVICES
9. RAMP SIDEWALK @ 1:12 MAX.
10. BIKE RACK

DETAIL LEGEND SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. 90° PARKING STALL
3. CONCRETE SIDEWALK
4A. STANDARD DUTY ASPHALT
4B. EXTERIOR CONCRETE SLAB-ON-GRADE
5. HANDICAPPED PAVEMENT MARKINGS
6. HANDICAPPED PARKING SIGN
7. DUMPSTER ENCLOSURE
8. STOP BAR & SIGN
9. HANDICAP PAVEMENT RAMP
10. SIDEWALK CURB RAMP
11. DECORATIVE 4' ALUMINUM FENCE

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER (27)

N

SITE PLAN

SCALE: 1"=30'

30' 30 0 30 60Ft.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 20-223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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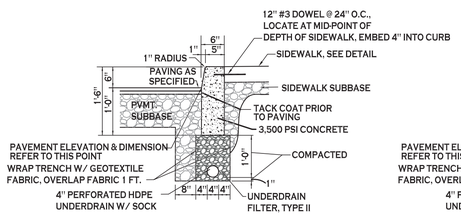
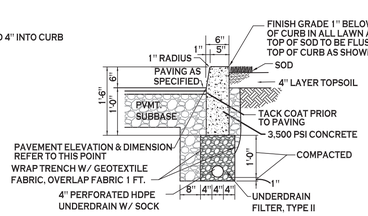


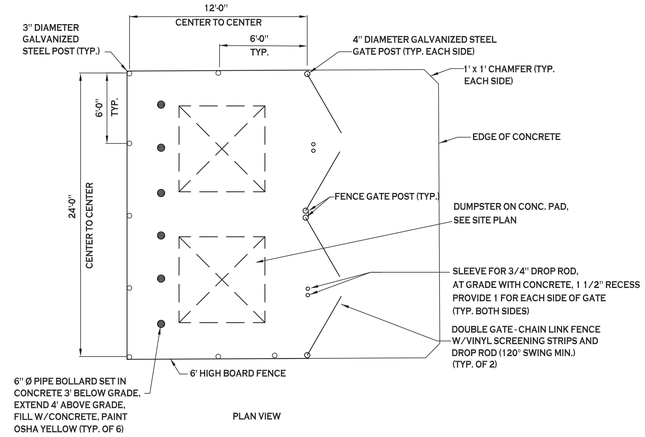
ABUTTING SIDEWALK



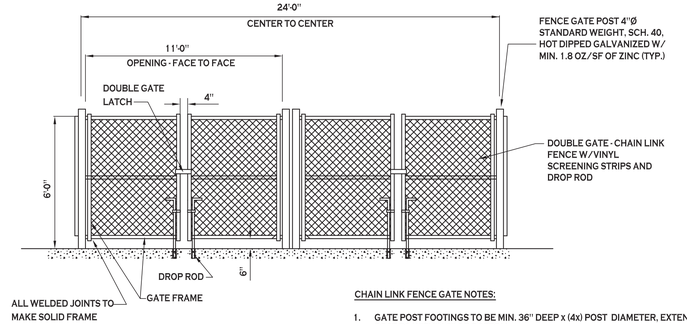
ABUTTING LANDSCAPE/GRASS

NOTES:
1. CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.
3. TIE UNDERDRAINS INTO CLOSEST DRAINAGE SYSTEM OR OUTLET TO DAYLIGHT UNLESS OTHERWISE INDICATED, SLOPE OF UNDERDRAIN TO FOLLOW BOTTOM OF CURB SLOPE.

TYPE "A" CONCRETE CURB - 1

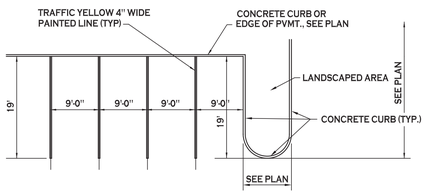


DUMPSTER ENCLOSURE - 7

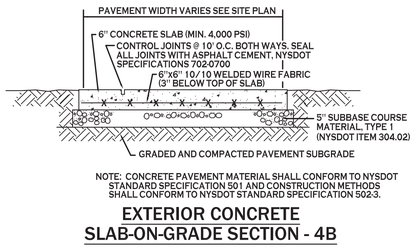


CHAIN LINK FENCE GATE NOTES:

1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
2. GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/FT IN ACCORDANCE WITH ASTM F 900.
3. CHAIN LINK FENCE FABRIC SHALL BE 2" MESH, 9 GAUGE, ZINC COATED STEEL CORE WIRE. INSTALL MESH WITH HOOK BOLTS AND TENSION BARS ON ALL 4 SIDES, ATTACH AT 15" MAX.
4. DOUBLE GATE LATCH TO BE FORKED TYPE CAPABLE OF RETAINING GATE IN CLOSED POSITION AND HAVE PROVISION FOR PAD LOCK. LATCH SHALL BE OPERABLE FROM EITHER SIDE OF GATE.
5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.

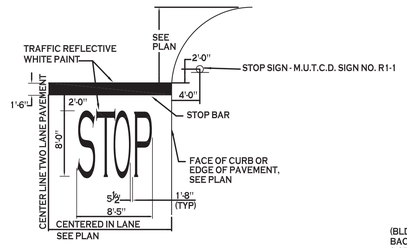


90° PARKING STALL LAYOUT - 2

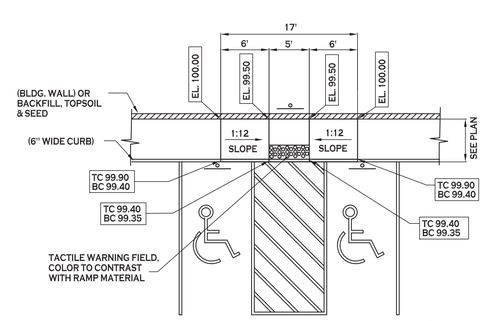


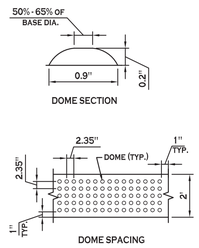
NOTE: CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.

EXTERIOR CONCRETE SLAB-ON-GRADE SECTION - 4B



STOP BAR DETAIL - 8

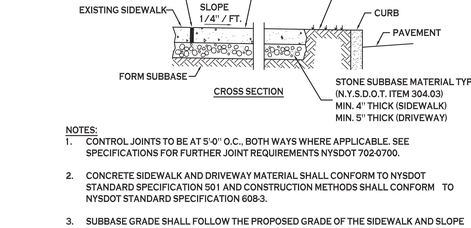




NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE

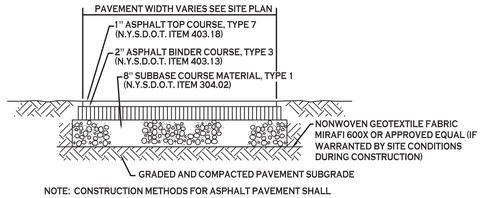
NOTE: ELEVATIONS & DIMENSIONS SHOWN ARE TO ILLUSTRATE GRADE CHANGE ONLY. SEE SITE & GRADING PLAN FOR ACTUAL DATUM & DIMENSIONS

HANDICAPPED PAVEMENT RAMP - 9



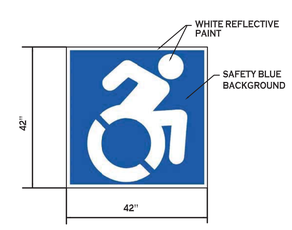
NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE, PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6" LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6" AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

CONCRETE SIDEWALK - 3



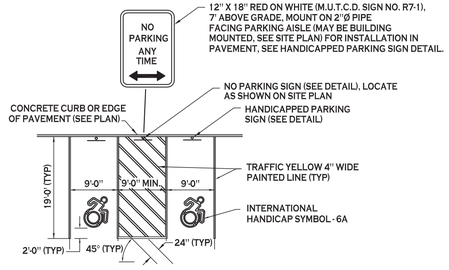
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION - 4A

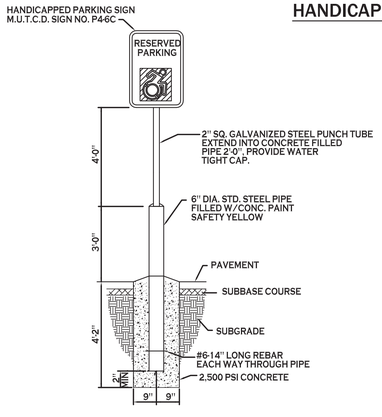


SYMBOL TO BE CENTERED IN PARKING SPACE

INTERNATIONAL HANDICAP SYMBOL - 5A

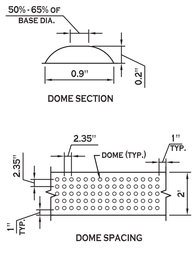


HANDICAPPED PAVEMENT MARKINGS & SIGNAGE - 5

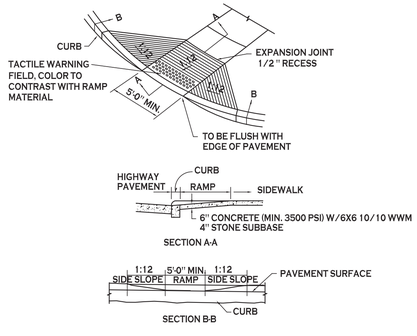


HANDICAPPED PARKING SIGN - 6

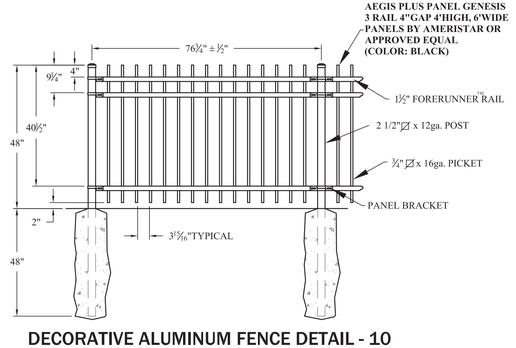
INSTALLED IN PAVEMENT



NOTE: TACTILE WARNING DEVICES SHALL BE PER ICC/ANSI A117.1-1998, SECTION 705.3.1.2 OR CURRENT UPDATE



SIDEWALK CURB RAMP - 10



DECORATIVE ALUMINUM FENCE DETAIL - 10

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STATE OF NEW YORK CHRISTOPHER WOOD 072394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Details

DRAWING NO.

C-101

Project no.: 20.223

Attachment: SP-2021-06_drawings_041521 (2939 : Sp-2021-06)

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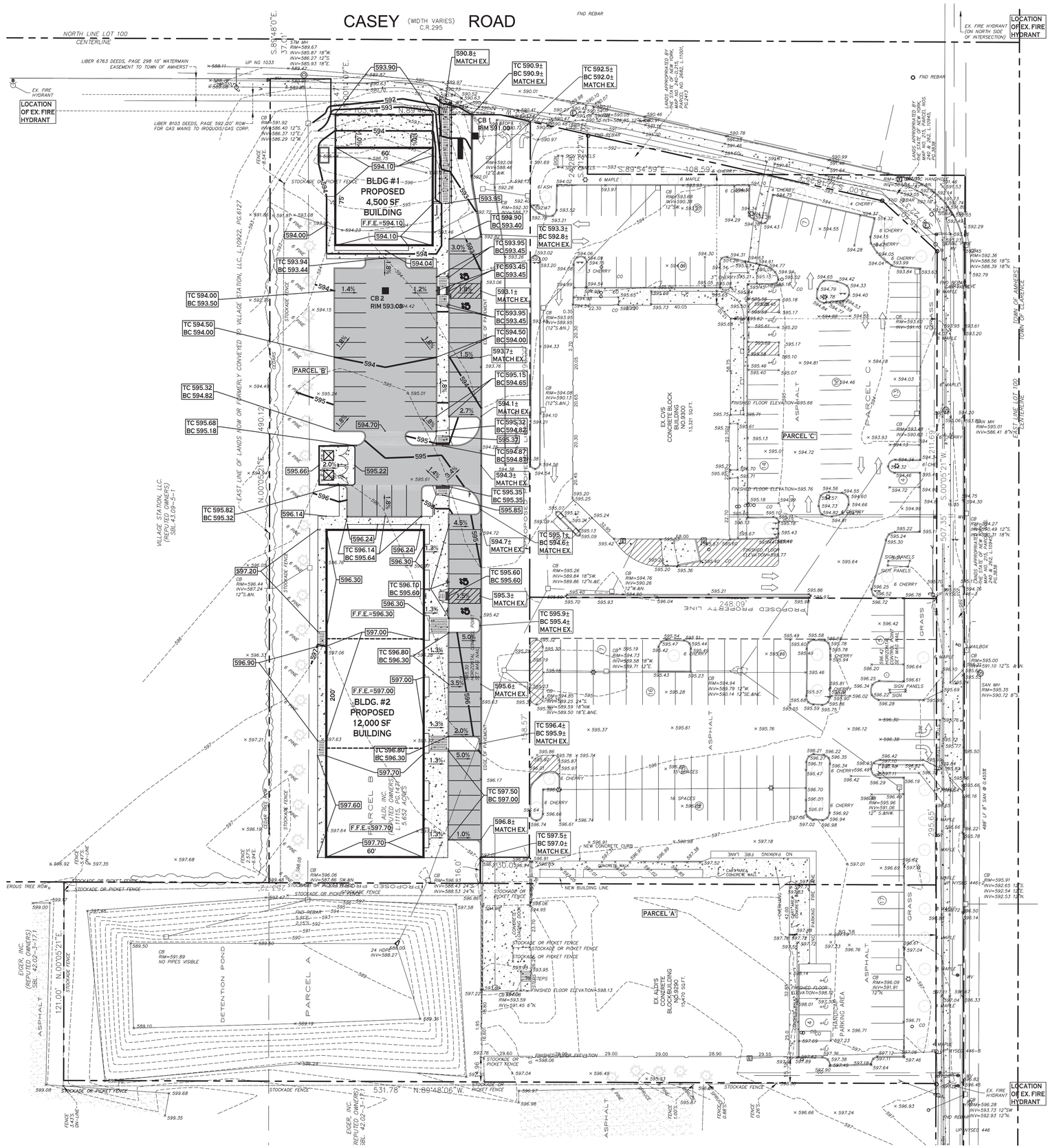

PROPOSED GRADING LEGEND

PROPOSED CONTOUR	—101—
PROPOSED SPOT ELEVATION	100.80
PROPOSED TOP/BOTTOM OF CURB ELEV.	TC 100.50 BC 100.00
PROPOSED CATCH BASIN	■ CB
PAVEMENT/GROUND SLOPE	→
PROPOSED YARD DRAIN	● YD
PROPOSED MANHOLE	● MH

SITE PLAN

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Grading Plan

DRAWING NO.

C-200

Project no.: 20.223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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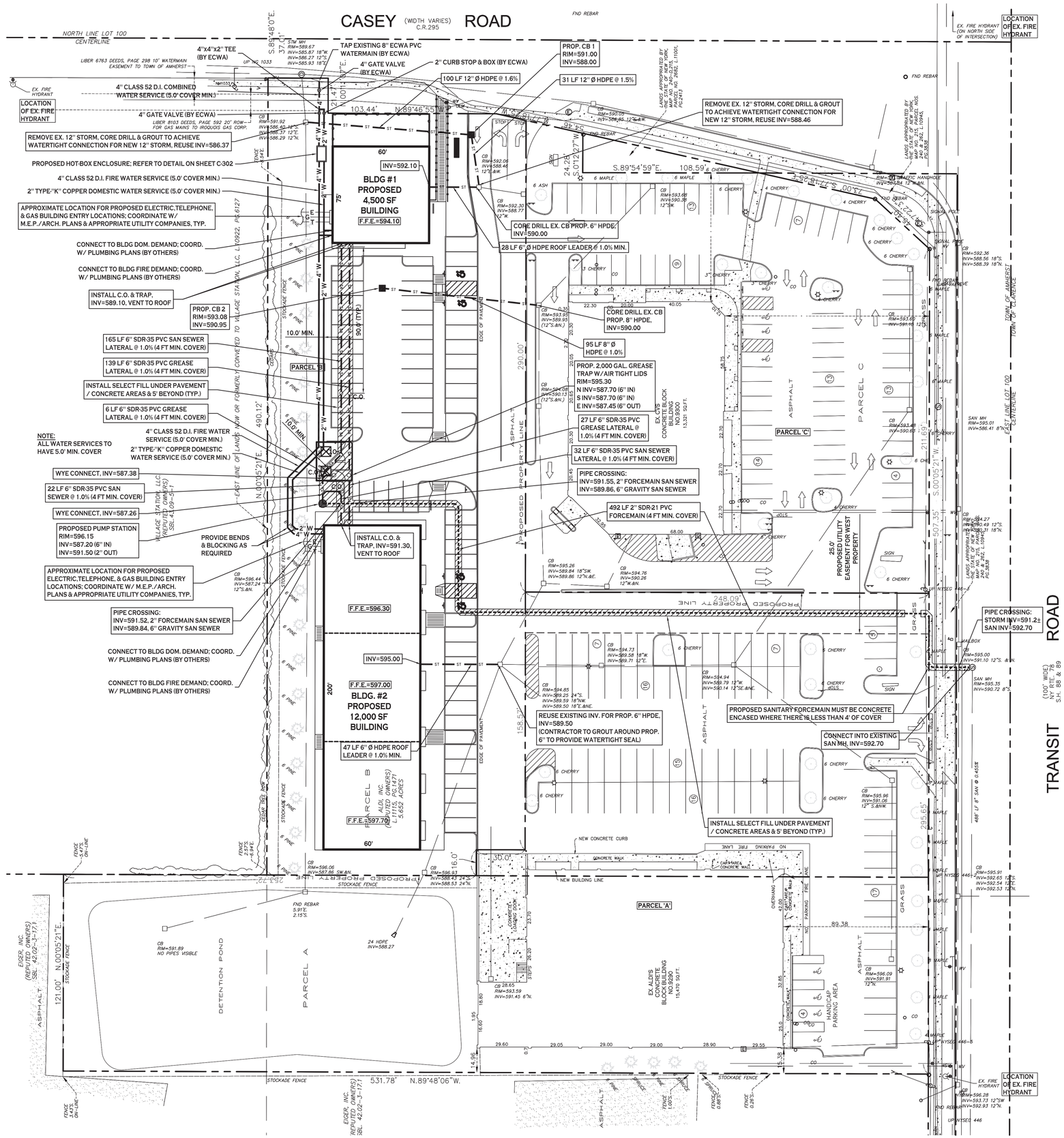
CASEY (WIDTH VARIES) ROAD
C.R.295
NORTH LINE LOT 100
CENTERLINE
S.89°48'01"E. 37.01'
4"x4"x2" TEE (BY ECWA)
STM MH RIM=589.67 INV=585.87 18"W. INV=586.27 12"S. INV=585.93 18"E.
TAP EXISTING 8" ECWA PVC WATERMAIN (BY ECWA)
2" CURB STOP & BOX (BY ECWA)
4" GATE VALVE (BY ECWA)
PROP. CB 1 RIM=591.00 INV=588.00
31 LF 12" Ø HDPE @ 1.5%
100 LF 12" Ø HDPE @ 1.6%
LIBER 6763 DEEDS, PAGE 298 10' WATERMAIN EASEMENT TO TOWN OF AMHERST
UP NO. 1033
4" CLASS 52 D.I. COMBINED WATER SERVICE (5.0' COVER MIN.)
4" GATE VALVE (BY ECWA)
LIBER 8103 DEEDS, PAGE 592 20' ROW FOR GAS MAINS TO IROQUOIS GAS CORP.
EX. FIRE HYDRANT
LOCATION OF EX. FIRE HYDRANT
REMOVE EX. 12" STORM, CORE DRILL & GROUT TO ACHIEVE WATERTIGHT CONNECTION FOR NEW 12" STORM, REUSE INV=586.37
REMOVE EX. 12" STORM, CORE DRILL & GROUT TO ACHIEVE WATERTIGHT CONNECTION FOR NEW 12" STORM, REUSE INV=588.46
LANDS APPROPRIATED BY THE STATE OF NEW YORK MAP NO. 215, PARCEL NOS. 740-2402, L.11001, PG.2413
LANDS APPROPRIATED BY THE STATE OF NEW YORK MAP NO. 215, PARCEL NOS. 740-2402, L.11001, PG.838
FND REBAR
PROPOSED HOT-BOX ENCLOSURE; REFER TO DETAIL ON SHEET C-302
4" CLASS 52 D.I. FIRE WATER SERVICE (5.0' COVER MIN.)
2" TYPE,"K" COPPER DOMESTIC WATER SERVICE (5.0' COVER MIN.)
APPROXIMATE LOCATION FOR PROPOSED ELECTRIC,TELEPHONE, & GAS BUILDING ENTRY LOCATIONS; COORDINATE W/ M.E.P./ARCH. PLANS & APPROPRIATE UTILITY COMPANIES, TYP.
CONNECT TO BLDG DOM. DEMAND; COORD. W/ PLUMBING PLANS (BY OTHERS)
CONNECT TO BLDG FIRE DEMAND; COORD. W/ PLUMBING PLANS (BY OTHERS)
INSTALL C.O. & TRAP, INV=589.10, VENT TO ROOF
PROP. CB 2 RIM=593.08 INV=590.95
165 LF 6" SDR-35 PVC SAN SEWER LATERAL @ 1.0% (4 FT MIN. COVER)
139 LF 6" SDR-35 PVC GREASE LATERAL @ 1.0% (4 FT MIN. COVER)
INSTALL SELECT FILL UNDER PAVEMENT / CONCRETE AREAS & 5' BEYOND (TYP.)
6 LF 6" SDR-35 PVC GREASE LATERAL @ 1.0% (4 FT MIN. COVER)
NOTE: ALL WATER SERVICES TO HAVE 5.0' MIN. COVER
4" CLASS 52 D.I. FIRE WATER SERVICE (5.0' COVER MIN.)
2" TYPE,"K" COPPER DOMESTIC WATER SERVICE (5.0' COVER MIN.)
WYE CONNECT, INV=587.38
22 LF 6" SDR-35 PVC SAN SEWER @ 1.0% (4 FT MIN. COVER)
WYE CONNECT, INV=587.26
PROPOSED PUMP STATION RIM=596.15 INV=587.20 (6" IN) INV=591.50 (2" OUT)
PROVIDE BENDS & BLOCKING AS REQUIRED
APPROXIMATE LOCATION FOR PROPOSED ELECTRIC,TELEPHONE, & GAS BUILDING ENTRY LOCATIONS; COORDINATE W/ M.E.P./ARCH. PLANS & APPROPRIATE UTILITY COMPANIES, TYP.
PIPE CROSSING: INV=591.52, 2" FORCEMAIN SAN SEWER INV=589.84, 6" GRAVITY SAN SEWER
CONNECT TO BLDG DOM. DEMAND; COORD. W/ PLUMBING PLANS (BY OTHERS)
CONNECT TO BLDG FIRE DEMAND; COORD. W/ PLUMBING PLANS (BY OTHERS)
BLDG #1 PROPOSED 4,500 SF BUILDING
F.F.E.=594.10
INV=592.10
60'
75'
F.F.E.=596.30
INV=595.00
BLDG. #2 PROPOSED 12,000 SF BUILDING
F.F.E.=597.00
200'
47 LF 6" Ø HDPE ROOF LEADER @ 1.0% MIN.
F.F.E.=597.70
60'
28 LF 6" Ø HDPE ROOF LEADER @ 1.0% MIN.
CORE DRILL EX. CB PROP. 6" HPDE, INV=590.00
CORE DRILL EX. CB PROP. 8" HPDE, INV=590.00
95 LF 8" Ø HDPE @ 1.0%
PROP. 2,000 GAL. GREASE TRAP W/ AIR TIGHT LIDS RIM=595.30 N INV=587.70 (6" IN) S INV=587.70 (6" IN) E INV=587.45 (6" OUT)
27 LF 6" SDR-35 PVC GREASE LATERAL @ 1.0% (4 FT MIN. COVER)
32 LF 6" SDR-35 PVC SAN SEWER LATERAL @ 1.0% (4 FT MIN. COVER)
PIPE CROSSING: INV=591.55, 2" FORCEMAIN SAN SEWER INV=589.86, 6" GRAVITY SAN SEWER
492 LF 3" SDR-21 PVC FORCEMAIN (4 FT MIN. COVER)
REUSE EXISTING INV. FOR PROP. 6" HPDE, INV=589.50 (CONTRACTOR TO GROUT AROUND PROP. 6" TO PROVIDE WATERTIGHT SEAL)
INSTALL SELECT FILL UNDER PAVEMENT / CONCRETE AREAS & 5' BEYOND (TYP.)
PROPOSED SANITARY FORCEMAIN MUST BE CONCRETE ENCASED WHERE THERE IS LESS THAN 4' OF COVER
CONNECT INTO EXISTING SAN MH, INV=592.70
PIPE CROSSING: STORM INV=591.2± SAN INV=592.70
PARCEL 'A'
PARCEL 'B'
PARCEL 'C'
ASPHALT
GRASS
EX. ALDI'S CONCRETE BLOCK BUILDING NO.9290 15,470 SQ.FT.
EX. CONCRETE BLOCK BUILDING NO.9300 13,021 SQ.FT.
MANDICAP PARKING AREA
DETENTION POND
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
EDGE OF PAVEMENT
CURB
CONCRETE WALK
CONCRETE LOADING DOCK
NO PARKING FIRE LANE
OVERHANG AREA
STEPS
SIGN
SIGNAL POLE
MALBOX
SAN MH RIM=595.35 INV=590.72 8"S.
SAN MH RIM=595.01 INV=586.41 8"W.
SAN MH RIM=595.91 INV=592.65 12"S. INV=592.54 12"E. INV=592.53 12"N.
CB RIM=592.36 INV=588.56 18"N. INV=588.39 18"E.
CB RIM=593.60 INV=591.62 12"S.
CB RIM=593.68 INV=590.38 12"SW.
CB RIM=592.30 INV=588.77 12"W.
CB RIM=592.06 INV=588.46 12"E.&W.
CB RIM=593.22 INV=589.95 (12"S.&N.)
CB RIM=594.58 INV=590.13 (12"S.&N.)
CB RIM=593.68 INV=590.63
CB RIM=595.26 INV=589.84 18"SW. INV=589.86 12"N.&E.
CB RIM=594.76 INV=590.26 12"W.&N.
CB RIM=594.73 INV=589.58 18"W. INV=589.71 12"E.
CB RIM=594.85 INV=589.25 24"S. INV=589.59 18"NW. INV=589.50 18"E.&NE.
CB RIM=594.94 INV=589.79 12"W. INV=590.14 12"SE.&NE.
CB RIM=595.96 INV=591.06 12" S.&NW.
CB RIM=596.06 INV=587.85 SW.&N.
CB RIM=596.93 INV=588.43 24"S. INV=588.53 24"N.
CB RIM=596.44 INV=587.24 12"S.&N.
CB RIM=595.00 INV=591.10 12"S. &W.
CB RIM=595.28 INV=593.73 12"SW. INV=592.93 12"N.
CB RIM=591.89 NO PIPES VISIBLE
CB RIM=592.65 INV=591.45 6"N.
24 HDPE INV=588.27
FND REBAR 5.91'E. 2.15'S.
FND REBAR
FND REBAR 0.45'E.
FND REBAR 0.45'W.
EX. FIRE HYDRANT (ON NORTH SIDE OF INTERSECTION)
LOCATION OF EX. FIRE HYDRANT
EX. FIRE HYDRANT
LOCATION OF EX. FIRE HYDRANT
TOWN OF AMHERST / TOWN OF CLARENCE
EAST LINE LOT 100 CENTERLINE
25.0' PROPOSED UTILITY EASEMENT TO FOREST PROPERTY
TRANSIT ROAD (100' WIDE) N.Y. RTE. 78 S.H. 88 & 89
EIGER, INC. (REPUTED OWNERS) SBL 42.02-3-1.11
EIGER, INC. (REPUTED OWNERS) SBL 42.02-3-1.1
VILLAGE STATION, LLC. (REPUTED OWNERS) SBL 43.09-3-1.1
ALDI INC. (REPUTED OWNERS) L.11115, PG.1471 5.652 ACRES
N.00°05'21"E. 490.12'
N.00°05'21"E. 121.00'
S.00°05'21"W. 211.60'
S.00°05'21"W. 507.35'
S.01°27'27"W. 24.28'
S.89°54'59"E. 108.59'
S.89°54'59"E. 103.44'
N.89°46'55"W. 95.24'
N.89°48'06"W. 531.78'
290.00'
248.09'
158.57'
295.65'
STOCKADE FENCE
FENCE 1.43'S. 0.43'W.
FENCE 1.43'S. 4.94'E.
FENCE 1.43'S. 0.43'E.
FENCE 0.28'S.
FENCE 0.68'S.
FENCE 1.00'S.
FENCE 0.28'S.
CLEAR TREE LINE
SERVICE
SERVICE
SERVIC

© Carmina Wood Morris DPC

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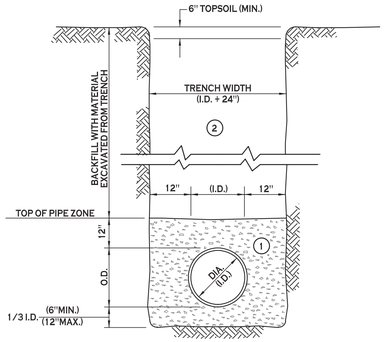


NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

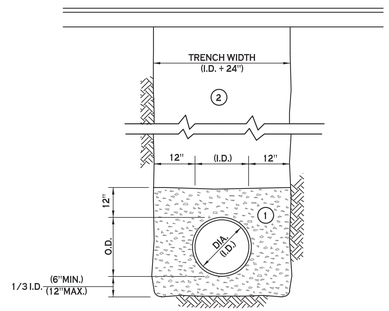
(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

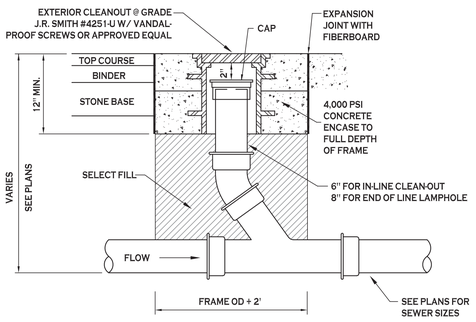
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304.2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

STORM SEWER TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



LAMPHOLE/CLEANOUT IN PAVEMENT/SIDEWALK

NOT TO SCALE

NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FORCE MAIN MARKERS SHALL BE INSTALLED AT 500 FOOT INTERVALS AND AT POINTS WHERE THE FORCE MAIN DEFLECTS AND/OR CHANGES DIRECTION.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

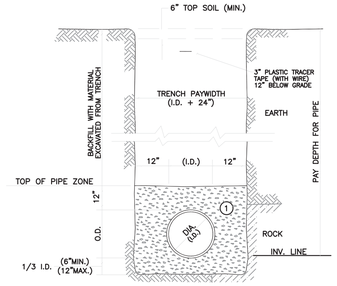
MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

FORCE MAIN TRENCH DETAIL

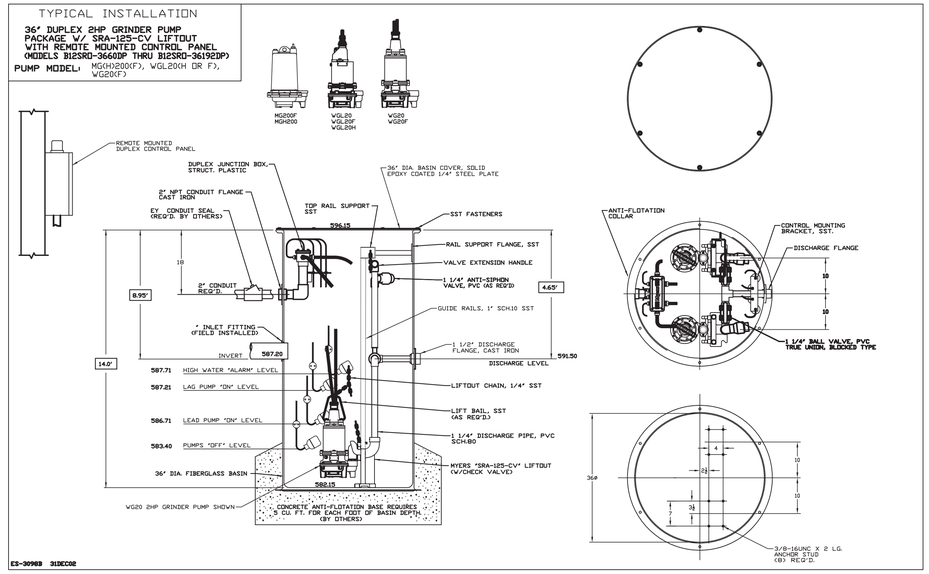
N.T.S.



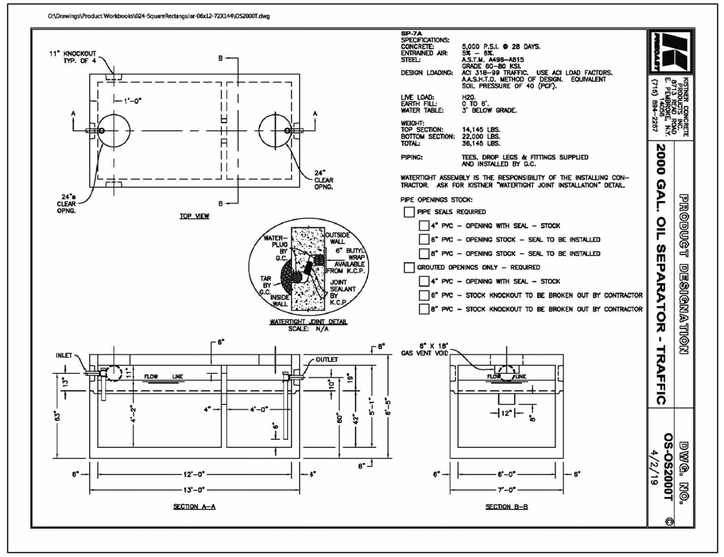
TYPICAL INSTALLATION

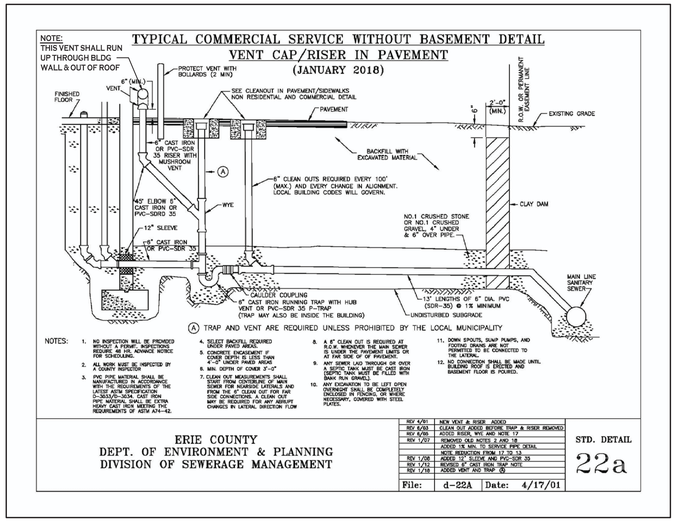
36' DUPLEX 2HP GRINDER PUMP PACKAGE W/ SRA-125-CV LIFTOUT WITH REMOTE MOUNTED CONTROL PANEL (MODELS B12SRD-3660DP THRU B12SRD-36192DP)

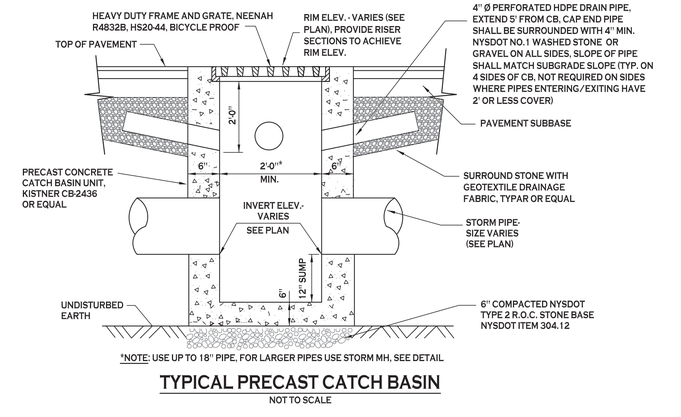
PUMP MODEL: MG(H)200(F), WGL20(H DR F), WG20(F)



ES-30989 31DEC08







*NOTE: USE UP TO 18" PIPE, FOR LARGER PIPES USE STORM MH, SEE DETAIL

TYPICAL PRECAST CATCH BASIN

NOT TO SCALE

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Utility Details

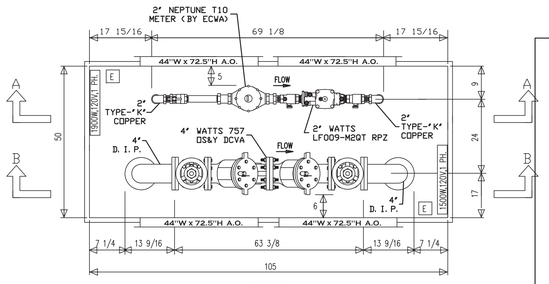
DRAWING NO.

C-301

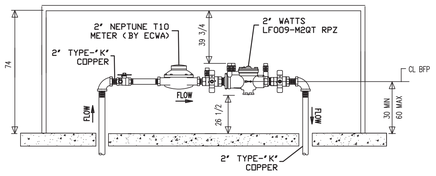
Project no.: 20-223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

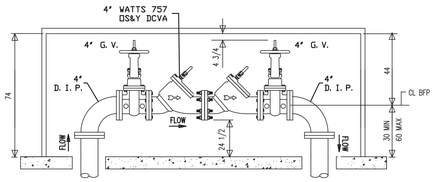
NOTES:
1. BACKFLOW PREVENTER DIMENSIONS FURNISHED BY WATTS.
2. ALL DIMENSIONS ARE IN INCHES.
3. WALL & INSULATION THICKNESS IS 1-1/2".
4. ROOF & INSULATION THICKNESS IS 3".
5. EXTERIOR ENCLOSURE DIMENSIONS: 50"W x 105"L x 74" H.
6. CONCRETE PAD IS 62"W x 117"L x 6"THK W/W.W.F. 6X6/10X10.
7. METER SHOWN: 2" NEPTUNE T10 SPOOL PIECE & METER SUPPLIED BY ECWA, VERIFY DIM'S PRIOR TO ORDERING.
8. RPZ SHOWN: 4" WATTS 757 DS&Y DCVA (FIRE SERVICE) & 2" WATTS LF009-M2QT (DOMESTIC SERVICE).
9. CONTRACTOR TO INSTALL ELECTRIC SERVICE TO ENCLOSURE, COORDINATE SOURCE WITH OWNER.
10. INSTALL A 120V GFI OUTLET IN THE ENCLOSURE.
11. HEATERS TO HAVE THERMOSTAT CONTROL.



PLAN



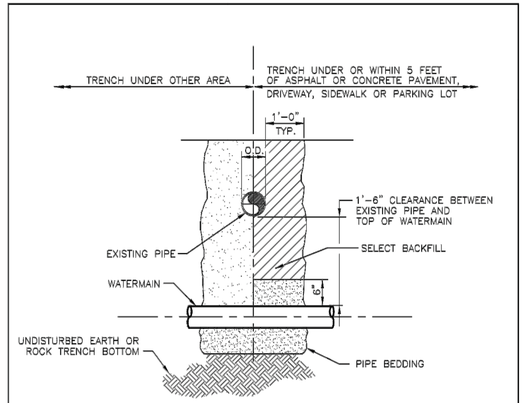
SECTION 'A-A' - 2" ASSEMBLY



SECTION 'B-B' - 4" ASSEMBLY

INSULATED WATER EQUIPMENT ENCLOSURE

SCALE: NONE

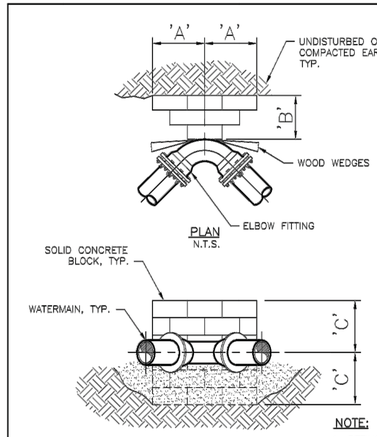


SECTION
N.T.S.

NOTES:
1. ALL EXISTING UTILITIES MUST BE SUPPORTED DURING CONSTRUCTION OF THE NEW WATERMAIN.
2. WHEN CROSSING A SEWERLINE WITH A NEW WATERMAIN, ONE FULL PIPE LENGTH (18 FT. MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATERMAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE FROM THE EXISTING SEWERLINE.

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD3_PIPE_CROSSING

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL PIPE CROSSING	DWG. NO. SD2	
		DATE 4/28/92	REVISED 10/05



PLAN
N.T.S.

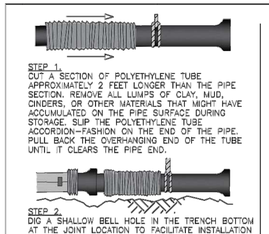
ELEVATION
N.T.S.

NOTE:
1. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

PIPE SIZE	DIMENSION SCHEDULE											
	11.25° ELBOW			22.5° ELBOW			45° ELBOW			90° ELBOW		
	'A'	'B'	'C'	'A'	'B'	'C'	'A'	'B'	'C'	'A'	'B'	'C'
4"	.625	.625	.375	.625	.625	.375	.875	.875	0.5	1.0	1.0	.675
6"	.625	.625	.375	.625	.625	.375	.875	.875	0.5	1.0	1.0	.675
8"	1.0	1.0	0.5	1.0	1.0	0.5	1.25	1.25	0.75	1.25	1.25	0.75
10"	1.0	1.0	.625	1.0	1.0	.625	1.5	1.5	.875	1.5	1.5	1.0
12"	1.125	1.125	0.75	1.125	1.125	0.75	1.75	1.75	.875	2.0	2.0	1.0

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD6_THRUST_BLOCKS_ELBOW

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR ELBOW FITTING	DWG. NO. SD6	
		DATE 4/28/92	REVISED 10/05



STEP 1.
CUT A SECTION OF POLYETHYLENE TUBE APPROXIMATELY 2 FEET LONGER THAN THE PIPE SECTION. REMOVE ALL LUMPS OF CLAY, MUD, CINDERS, OR OTHER MATERIALS THAT MIGHT HAVE ACCUMULATED ON THE PIPE SURFACE DURING STORAGE. SLIP THE POLYETHYLENE TUBE ACCORDION-FASHION ON THE END OF THE PIPE. PULL BACK THE OVERHANGING END OF THE TUBE UNTIL IT CLEARS THE PIPE END.

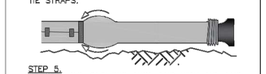
STEP 2.
DIG A SHALLOW BELL HOLE IN THE TRENCH BOTTOM AT THE JOINT LOCATION TO FACILITATE INSTALLATION OF THE POLYETHYLENE TUBE. LOWER THE PIPE INTO THE TRENCH AND MAKE UP THE PIPE JOINT WITH THE PROCEEDING SECTION OF PIPE.



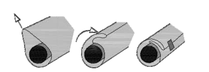
STEP 3.
MOVE THE CABLE TO THE BELL END OF THE PIPE AND LIFT THE PIPE SLIGHTLY TO PROVIDE ENOUGH CLEARANCE TO EASILY SLIDE THE TUBE. SPREAD THE TUBE OVER THE ENTIRE BARREL OF THE PIPE. NOTE: MAKE SURE THAT NO DIRT OR OTHER BEDDING MATERIAL BECOMES TRAPPED BETWEEN THE WRAP AND THE PIPE.



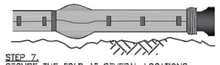
STEP 4.
MAKE THE OVERLAP OF POLYETHYLENE TUBE BY PULLING BACK THE BUNCHED POLYETHYLENE FROM THE PRECEDING LENGTH OF PIPE AND SECURING IT IN PLACE. NOTE: THE POLYETHYLENE MAY BE SECURED IN PLACE BY USING TAPE OR PLASTIC TIE STRAPS.



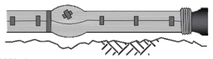
STEP 5.
OVERLAP THE SECURED TUBE END WITH THE END OF THE NEW PIPE SECTION, FOR A MINIMUM OF 12 INCHES. SECURE THE NEW TUBE END IN PLACE. PIPE JOINT SHOULD HAVE TWO LAYERS OF POLYWRAP, EACH SECURED IN PLACE.



STEP 6.
TAKE UP THE SLACK IN THE TUBE ALONG THE BARREL OF THE PIPE TO MAKE A SNUG, BUT NOT TIGHT, FIT. FOLD EXCESS POLYETHYLENE BACK OVER THE TOP OF THE PIPE.



STEP 7.
SECURE THE FOLD AT SEVERAL LOCATIONS ALONG THE PIPE BARREL (APPROXIMATELY EVERY 3 FEET, MAXIMUM OF 5 FEET).



STEP 8.
REPAIR ALL THE SMALL RIPS, TEARS, OR OTHER TUBE DAMAGE WITH ADHESIVE TAPE. IF THE POLYETHYLENE IS BADLY DAMAGED, REPAIR THE DAMAGED AREA WITH A SHEET OF POLYETHYLENE AND SEAL THE EDGES OF THE REPAIR WITH ADHESIVE TAPE.

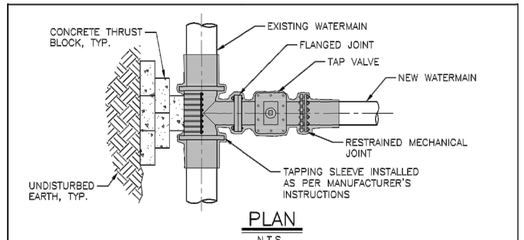


STEP 9.
CAREFULLY BACKFILL THE TRENCH ACCORDING TO THE PROCEDURES IN AWWA C600 STANDARD. TO PREVENT DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE TUBE AT THE JOINT. BACKFILL SHOULD BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS, OR OTHER MATERIALS THAT MIGHT DAMAGE THE POLYETHYLENE. AVOID DAMAGING THE POLYETHYLENE WHEN USING TAMPING DEVICES.

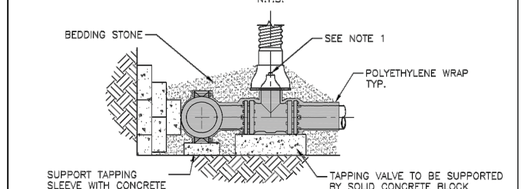
NOTES:
1 - POLYETHYLENE WRAP (POLYWRAP) SHALL BE OF PROPER DIAMETER TO FIT OVER BELLS AND EXTERNAL WEDGE-ACTION RETAINER GLANDS.
2 - CAST AND DUCTILE IRON FITTINGS (BENDS, TEES, VALVES, ETC.) ARE TO BE WRAPPED IN POLYWRAP AND SECURED IN PLACE.
3 - DO NOT USE CHAINS, METAL WIRE, OR OTHER SUPPORTING SYSTEMS WHICH MAY DAMAGE THE POLYETHYLENE ENCASEMENT. REPLACE DAMAGED POLYWRAP ACCORDINGLY.

I:\PUBLIC\ENGINEERING\CURRENT EDNA DETAILS\SD32_POLY_WRAP

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYETHYLENE ENCASEMENT OF DUCTILE IRON PIPE	DWG. NO. SD32	
		DATE 06/16	REVISED 02/19



PLAN
N.T.S.

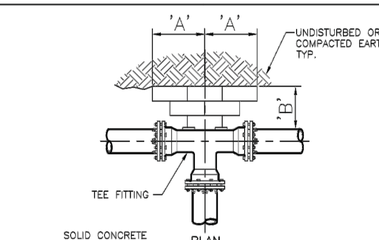


DETAIL
N.T.S.

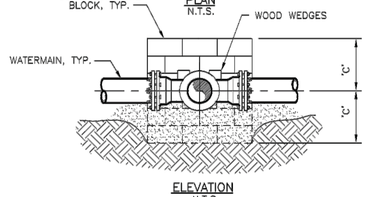
NOTES:
1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP IS NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT.
2. ASSEMBLY TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PIPE (OR POLYWRAP IF DIP) WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

I:\PUBLIC\ENGINEERING\CURRENT EDNA DETAILS\SD42_TAPPING SLEEVE & VALVE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TAPPING SLEEVE AND VALVE	DWG. NO. SD42	
		DATE 01/19	REVISED



PLAN
N.T.S.



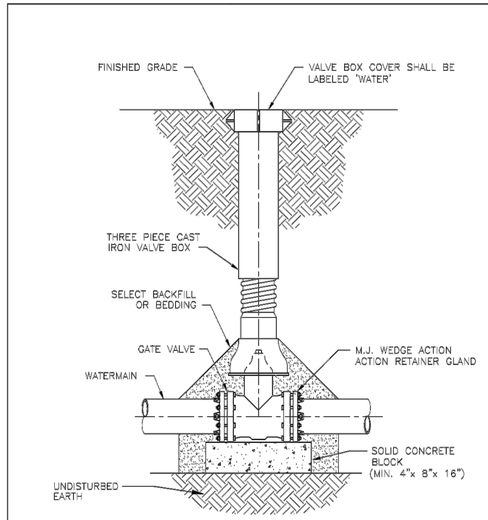
ELEVATION
N.T.S.

NOTES:
1. THRUST BLOCK REQUIRED FOR TEES, HYDRANT LATERAL TEES AND TAPPING SLEEVE INSTALLATIONS.
2. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

BRANCH TEE SIZE	DIMENSION SCHEDULE		
	'A'	'B'	'C'
4"	0.75'	0.50'	0.50'
6"	0.75'	1.25'	1.25'
8"	0.75'	1.75'	1.75'
10"	1.25'	1.75'	1.75'

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD7_THRUST_BLOCKS_TEE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR TEE OR "DEAD END" FITTING	DWG. NO. SD7	
		DATE 4/28/92	REVISED 10/05

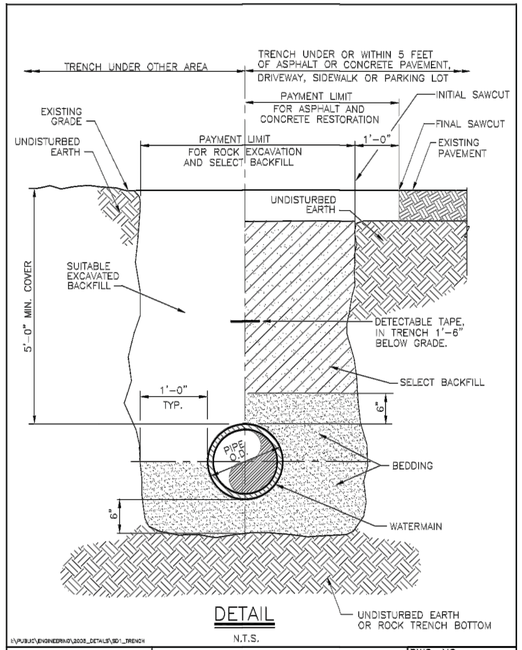


NOTES:
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

SECTION
N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT EDNA DETAILS\SD11_GATE_VALVE_SET

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11	
		DATE 4/28/92	REVISED 02/17



DETAIL
N.T.S.

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD1_TRENCH

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 12-INCH DIAMETER WATERMAIN	DWG. NO. SD1	
		DATE 4/28/92	REVISED 10/05

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STATE OF NEW YORK CHRISTOPHER WOOD 076304 LICENSED PROFESSIONAL ENGINEER

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction for:
Prop. Commercial Buildings
9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Utility Details

DRAWING NO.
C-302

Project no.: 20-223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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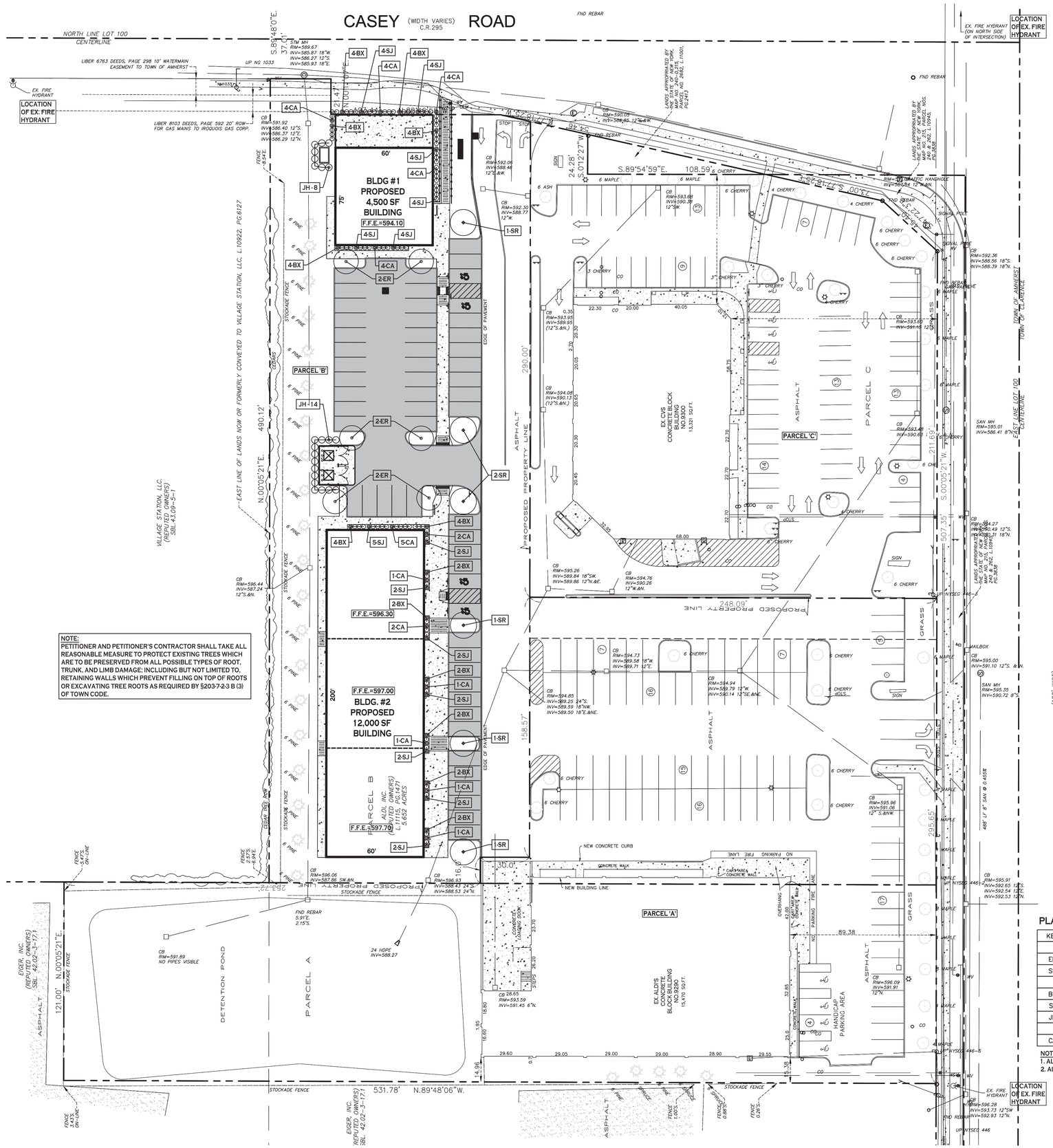
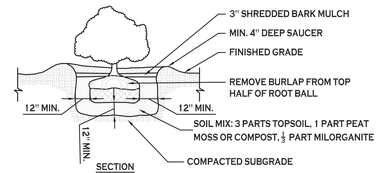
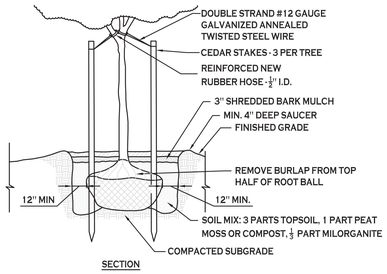


SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.
5. ALL PREVIOUSLY REQUIRED TREES & SHRUBS FROM THE PREVIOUSLY APPROVED SITE PLAN MUST BE ALIVE & IN A VIGOROUS CONDITION AS PER ZONING ORDINANCE 7-2-7. ALL DEAD OR MISSING PLANTS SHALL BE REPLACED OR REPLANTED IN THE LOCATIONS SHOWN ON THE PLAN.

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		SMALL/ORNAMENTAL TREES			
ER	6	CERCIS CANADENSIS	EASTERN REDBUD	1–3/4" – 2" CAL.	B&B
SR	6	SYRINGA RETICULATA "IVORY SILK"	IVORY SILK JAPANESE TREE LILAC	1–3/4" – 2" CAL.	B&B
		SHRUBS			
BX	40	BUXUS "GREEN VELVET"	GREEN VELVET BOXWOOD	24" HT. MIN.	B&B
SJ	43	SPIRAEA JAPONICA "SMNSJMFP"	DOUBLE PLAY PINK SPIREA	24" HT. MIN.	
JH	22	JUNIPERUS CHINENSIS "HETZ STAKED"	HETZ STAKED JUNIPER	4' HT. MIN.	B&B/FULL TO GROUND
		ORNAMENTAL GRASS			
CA	34	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2 CONT.	

NOTES:
1. ALL PLANTING BEDS & TREE PITS SHALL RECEIVE A MIN. 3" DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE CALLED OUT ON PLANS.
2. ALL SHRUBS SHALL BE A MIN. 24" IN HEIGHT AT TIME OF PLANTING.

N SITE PLAN
SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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STATE OF NEW YORK CHRISTOPHER WOOD 076364 LICENSED PROFESSIONAL ENGINEER

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction for:
Prop. Commercial Buildings
9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Landscape Plan

DRAWING NO.
L-100

Project no.: 20.223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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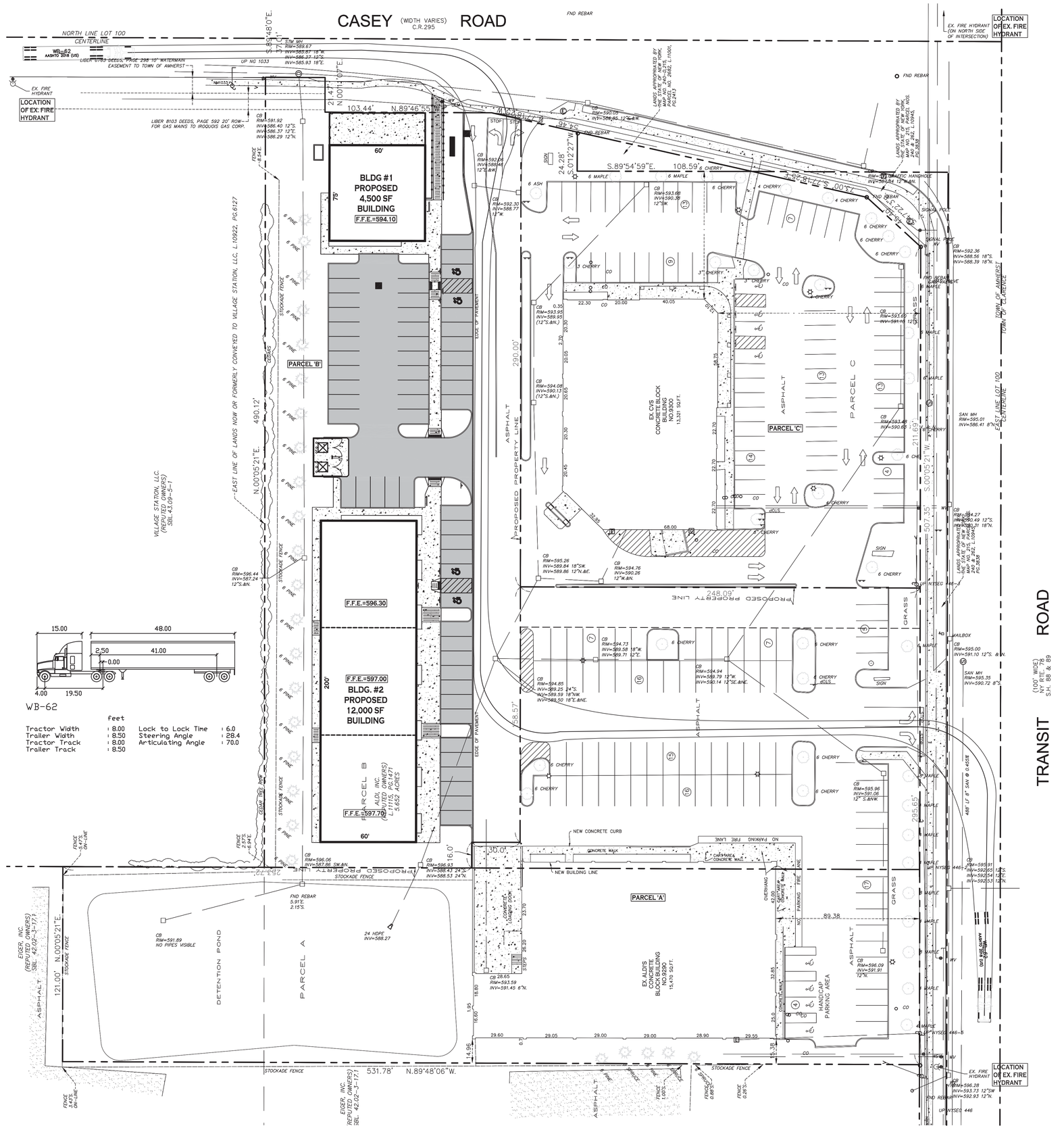
CASEY (WIDTH VARIES) ROAD
C.R.295
NORTH LINE LOT 100
CENTERLINE
LOCATION OF EX. FIRE HYDRANT
EX. FIRE HYDRANT (ON NORTH SIDE OF INTERSECTION)
LIBER 8763 DEEDS, PAGE 238 10' WATERMAIN EASEMENT TO TOWN OF AMHERST
LIBER 8103 DEEDS, PAGE 592 20' ROW FOR GAS MAINS TO IROQUOIS GAS CORP.
BLDG #1
PROPOSED
4,500 SF
BUILDING
F.F.E.=594.10
PARCEL 'B'
PARCEL 'C'
PARCEL 'A'
F.F.E.=596.30
F.F.E.=597.00
BLDG. #2
PROPOSED
12,000 SF
BUILDING
F.F.E.=597.70
EL CHS CONCRETE BLOCK BUILDING NO.9300 13,021 SQ.FT.
EX. ALDI'S CONCRETE BLOCK BUILDING NO.9220 15,479 SQ.FT.
HANDICAP PARKING AREA
ASPHALT
GRASS
PROPOSED PROPERTY LINE
EDGE OF PAVEMENT
DETENTION POND
VILLAGE STATION, LLC. (REPUTED OWNERS) SBL 43.09-5-1
EAST LINE OF LANDS NOW OR FORMERLY CONVEYED TO VILLAGE STATION, LLC, L.10922, PG.6127
EIGER, INC. (REPUTED OWNERS) SBL 42.02-3-17.1
ALDI, INC. (REPUTED OWNERS) L.11115, PG.1471 5.652 ACRES
TOWN OF AMHERST / TOWN OF CLARENCE
EAST LINE LOT 100
CENTERLINE
TRANSIT ROAD
(100' WIDE) N.Y. RTE. 78 S.H. 88 & 89
N.00°05'21"E. 490.12'
S.00°05'21"W. 507.35'
N.89°48'06"W. 531.78'
S.89°54'59"E. 108.59'
N.89°46'55"E. 103.44'
S.89°54'59"E. 290.00'
S.00°05'21"W. 211.60'
S.012°27'W. 24.28'
N.00°05'21"E. 121.00'
S.89°48'01"E. 21.41'
S.89°48'01"E. 295.65'
S.89°48'01"E. 89.38'
S.89°48'01"E. 248.09'
S.89°48'01"E. 258.57'
S.89°48'01"E. 488' LF 8" SAN @ 0.455%

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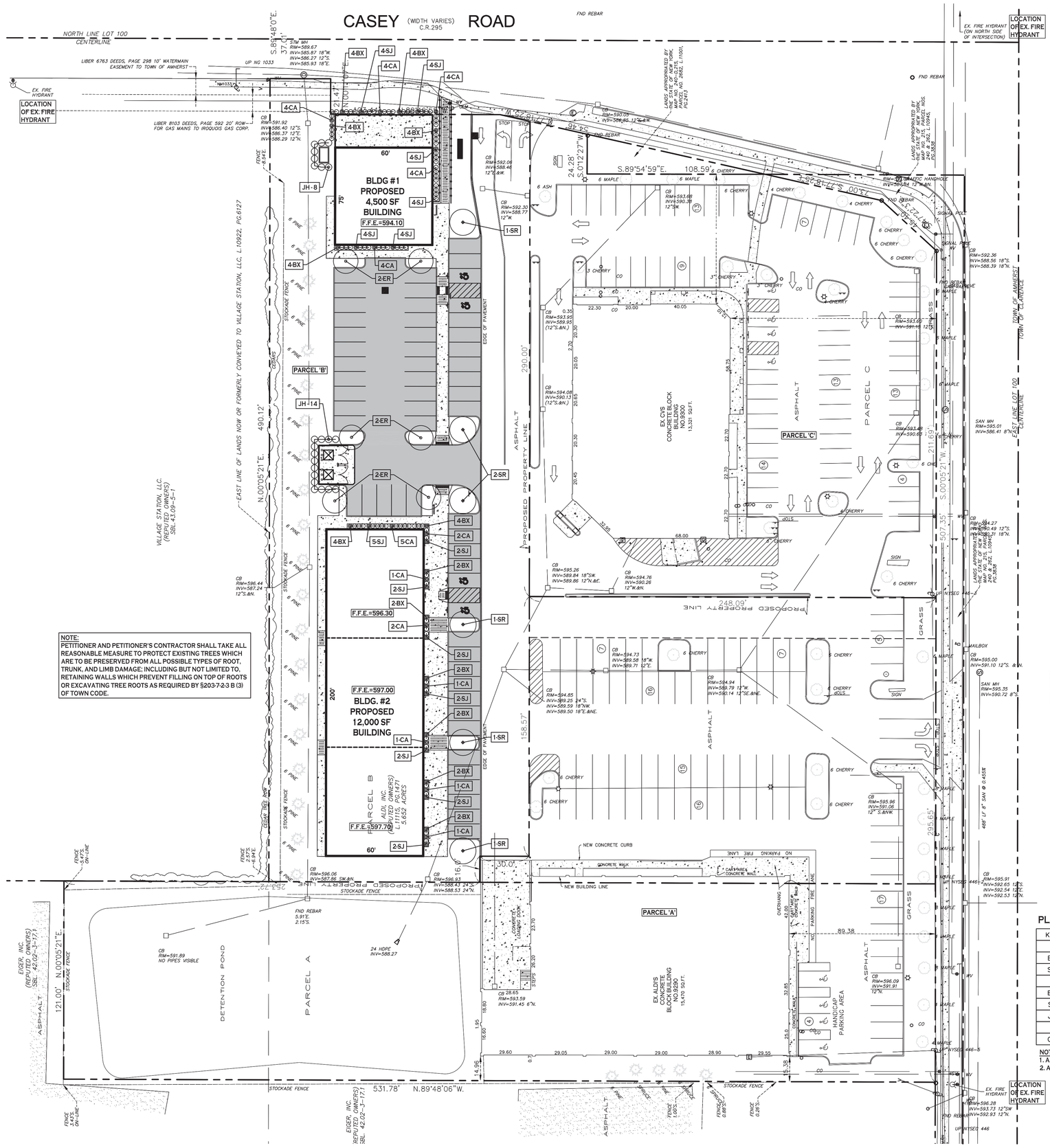
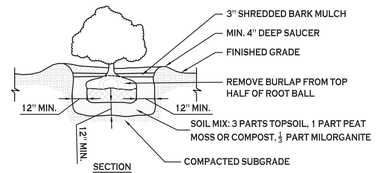
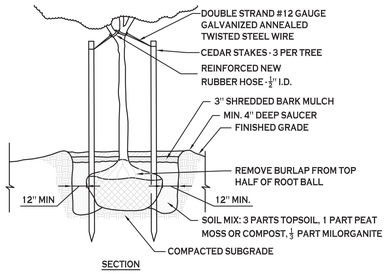


NOTE:
PETITIONER AND PETITIONER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURE TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS AS REQUIRED BY §203-7-2-3 B (3) OF TOWN CODE.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

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CA	34	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2 CONT.	

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N **SITE PLAN**
SCALE: 1"=30'

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30' 30 0 30 60Ft.

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P 716.842.3165
F 716.842.0263

STATE OF NEW YORK CHRISTOPHER WOOD 076364 LICENSED PROFESSIONAL ENGINEER

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction for:
Prop. Commercial Buildings
9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Landscape Plan

DRAWING NO.
L-100

Project no.: 20.223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

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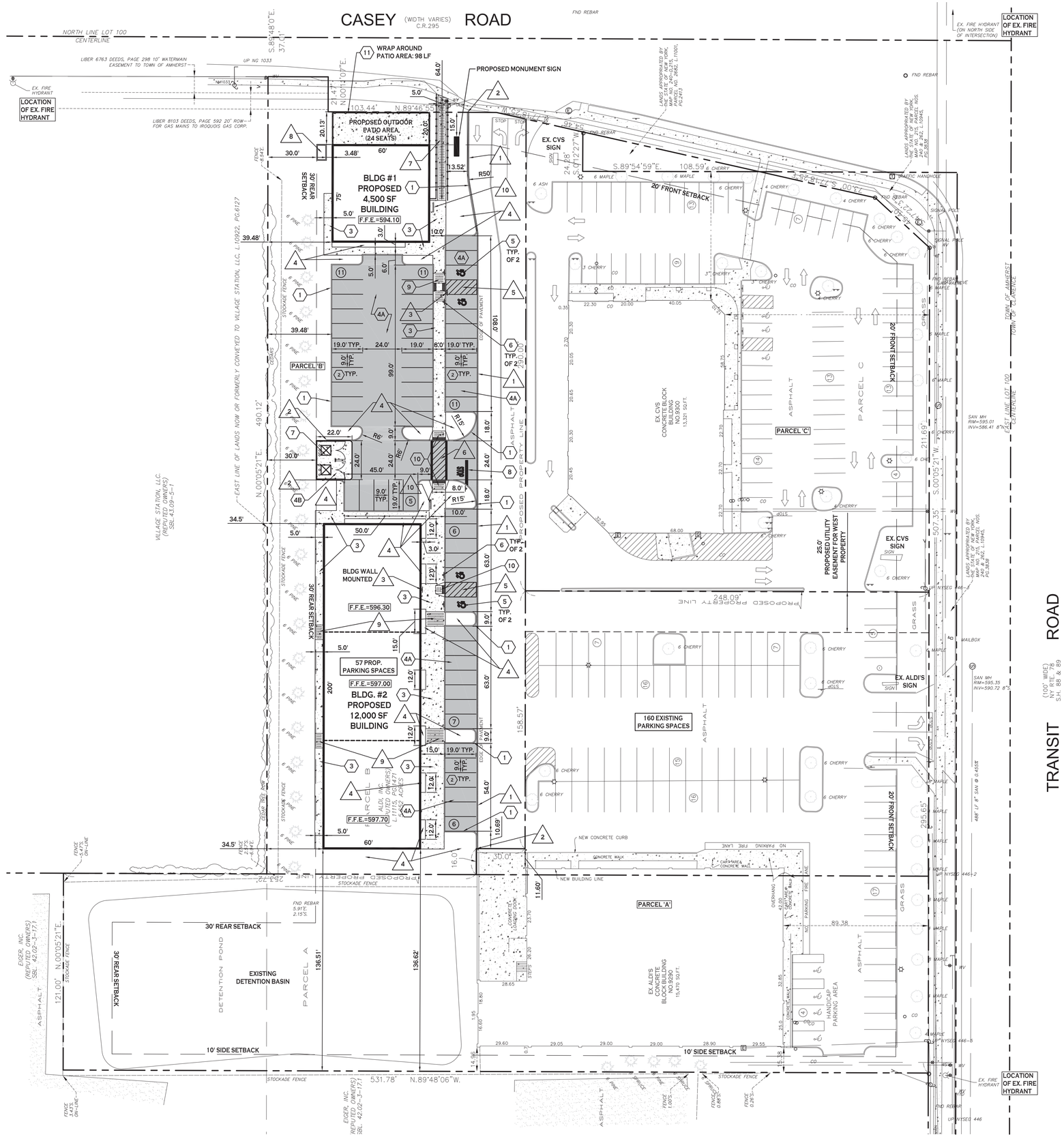

GENERAL NOTES:

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

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED. FOR DISTURBED AREAS WITHIN NYSDOT R.O.W. DISTURBED AREAS SHALL BE RESTORED USING ITEM 610.1402 - TOPSOIL ROADSIDE AND ITEM 610.1602 - TURF ESTABLISHMENT.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAP RAMPS AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.
7. KNOX KEY BOX TO BE INSTALLED TO ALLOW FIRE DEPARTMENT ACCESS TO BUILDING KEYS, LOCATION TO BE COORDINATED WITH OWNER AND TOWN.
8. ALL EDGES OF PAVEMENT SHALL BE CURVED.
9. ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.

PARKING CALCULATION

EX. ALDI STORE:	15,470 GSF	x 0.90 =	13,923 NSF
EX. CVS STORE:	13,321 GSF	x 0.90 =	11,989 NSF
PRO. BLDG. #1:	4,500 GSF	x 0.85 =	3,825 NSF
PRO. BLDG. #2:	12,000 GSF	x 0.85 =	10,200 NSF
	45,291 GSF		39,937 NSF

SHOPPING CENTER:
REQ'D: 5 PER 1,000 SF OF NET FLOOR AREA, PLUS 1 PER 5 SEATS IN SIT-DOWN RESTAURANTS AND THEATERS
REQ'D = (39,937 / 1000) x 5 + 30 SEATS / 5 = 205.69 = 206 SPACES REQ'D

PARKING SPACES PROVIDED: 217 SPACES PROVIDED

SITE DATA

SITE AREA = 5.65 AC OVERALL. 1.72 AC 'PARCEL B' AREA, 0.90 AC TO BE DISTURBED
ZONED: GB (GENERAL BUSINESS)
USE: PROPOSED MIXED USE MULTI-TENANT COMMERCIAL BUILDINGS

	REQUIRED	PROVIDED
SETBACKS - BUILDING		
FRONT	20 FT	> 20 FT
SIDE - ABUTTING NON-RES. (<= 30 FT / > 30 FT)	0 OR 10 FT / 25 FT	N/A
SIDE - ABUTTING RES. (<= 30 FT / > 30 FT)	30 FT / SEE BELOW *	N/A
REAR - ABUTTING NON-RES. (<= 30 FT / > 30 FT)	15 FT / 25 FT	N/A
REAR - ABUTTING RES. (<= 30 FT / > 30 FT)	30 FT / SEE BELOW *	30 FT
SETBACKS - PARKING		
FRONT	15 FT	> 15 FT
SIDE (ABUTTING RES / NON-RES)	15 FT / 5 FT	N/A
REAR (ABUTTING RES / NON-RES)	15 FT / 5 FT	> 15 FT
GREENSPACE		
INTERIOR GREENSPACE:	10% (0.17 AC)	10.0% (0.17 AC)
MAX. BUILDING HEIGHT	65 FT	< 35 FT

* IN NO CASE SHALL THE SIDE OR REAR SETBACK BE LESS THAN THE GREATER OF 30 FEET OR THAT REQUIRED FOR A PARCEL ABUTTING A NONRESIDENTIAL DISTRICT. BUILDINGS GREATER THAN 35 FEET IN HEIGHT SHALL HAVE MINIMUM SIDE AND REAR SETBACKS OF THREE FEET FOR EACH FOOT OF BUILDING HEIGHT. THE MAXIMUM PERMITTED HEIGHT AT THE SIDE AND REAR SETBACK LINES AS MEASURED FROM THE NEAREST RESIDENTIAL DISTRICT BOUNDARY SHALL BE 35 FEET OR TWO STORIES FOR A STRUCTURE WITH A PITCHED ROOF OF 6:12 OR GREATER, AND 30 FEET OR TWO STORIES FOR A BUILDING WITH A FLAT ROOF OR PITCHED ROOF OF LESS THAN 6:12. ANY STRUCTURE THAT FACES A PUBLIC RIGHT-OF-WAY SHALL HAVE ITS FACADE SET BACK 20 FEET FOR THE FIRST 30 FEET OF BUILDING HEIGHT AND 30 FEET FOR BUILDING HEIGHT ABOVE 30 FEET. NO BUILDING SHALL ENCROACH INTO THE VEHICLE USE SETBACK

NOTE LEGEND

1. PAVEMENT SAWCUT LINE; MATCH EXISTING EDGE OF PAVEMENT
2. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
3. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C
4. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
5. INFILL WITH 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & 45° TO PARKING LINES
6. 1' WIDE WHITE PAVEMENT STRIPES @ 1' SPACING BETWEEN 4" WIDE WHITE CROSSWALK LINES
7. RAMP SIDEWALK @ 1:12 MAX. W/HANDRAILS
8. INSULATED ENCLOSURE FOR WATER METER/BACKFLOW DEVICES
9. RAMP SIDEWALK @ 1:12 MAX.
10. BIKE RACK

DETAIL LEGEND SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. 90° PARKING STALL
3. CONCRETE SIDEWALK
4A. STANDARD DUTY ASPHALT
4B. EXTERIOR CONCRETE SLAB-ON-GRADE
5. HANDICAPPED PAVEMENT MARKINGS
6. HANDICAPPED PARKING SIGN
7. DUMPSTER ENCLOSURE
8. STOP BAR & SIGN
9. HANDICAP PAVEMENT RAMP
10. SIDEWALK CURB RAMP
11. DECORATIVE 4' ALUMINUM FENCE

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER (27)

SITE PLAN

SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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STATE OF NEW YORK · CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction for:

Prop. Commercial Buildings

9290 Transit Road
Amherst, New York 14051

Date: 02/2021
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

C-100

Project no.: 20-223

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

EIGER, INC.
(REPUTED OWNERS)
SBL. 42.02-3-17.1

ASPHALT

121.00' N.00°05'21"E.
STOCKADE FENCE

FENCE 3.43'S. ON-LINE

FENCE 5.47'S. ON-LINE

VILLAGE STATION, LLC.
(REPUTED OWNERS)
SBL.43.09-5-1

LIBER 6763 DEEDS, PAGE 298 (C WATERMAN EASEMENT TO TOWN OF AMHERST)

NORTH LINE LOT 100
CENTERLINE

DETENTION POND

PARCEL A

EAST LINE OF LANDS NOW OR FORMERLY CONVEYED TO VILLAGE STATION, LLC, L.10922, PG.6127

N.00°05'21"E. 490.12'

FENCE 2.57'S. 6.94'E.

CEDAR TREE ROW

STOCKADE FENCE

CEDARS

FENCE 8.54'E.

S.89°48'0"E. 37.01'

21.47'
N.00°12'07"E.
703.44'

N.89°55'39"W.
507.35'

CASEY ROAD (WIDTH VARIES) C.R. 295

PROPOSED PROPERTY LINE

EIGER, INC.
(REPUTED OWNERS)
SBL. 42.02-3-17.1

S.00°05'21"E. 515.78'

PARCEL B

ALDI, INC.
(REPUTED OWNERS)
L.11115, PG.1421
5.652 ACRES

GRASS

16.0'

EDGE OF PAVEMENT

ASPHALT

PROPOSED PROPERTY LINE

158.57'

290.00'

24.28'
S.01°22'27"W.

S.89°48'55"E. 405.50'

CONCRETE LOADING DOCK

STEPS

EX. ALDI'S CONCRETE BLOCK BUILDING NO.9290
15,470 SQ.FT.

NEW CONCRETE CURB

NEW LANDING

NEW CONCRETE RAMP

CONCRETE WALK

OVERHANG

PARKING FIRE LANE

HANDICAP PARKING AREA

EX. CVS CONCRETE BLOCK BUILDING NO.9300
13,321 SQ.FT.

PARCEL C

LANDS APPROPRIATED BY THE STATE OF NEW YORK, MAP NO. 241--0.215, PARCEL NO. 2682, L.11001, PG.2413

LANDS APPROPRIATED BY THE STATE OF NEW YORK, MAP NO. 215, PARCEL NOS. 240 & 262, L.10945, PG.3838

488' LF 8" SAN @ 0.455%

SAN MH RIM=595.42 INV=586.92

SAN MH RIM=595.01 INV=586.41

EAST LINE LOT 100
CENTERLINE

TOWN OF AMHERST
TOWN OF CLARENCE

TRANSIT (100' WIDE) NY RTE. 78 S.H. 88 & 89 ROAD

NORTH

SITE
W:\2017\7194-SURV\Survey\ACAD\ALDI-NPD Engineering\Cadd\Survey\VICINITY MAP.jpg

VICINITY MAP
(NTS)

LEGEND

- ANTENNA/DISH
- BM BENCHMARK
- BOL BOLLARD
- CB CATCH BASIN
- CO CLEANOUT
- COMMUNICATIONS BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS MARKER
- COMMUNICATIONS VAULT
- CONIFEROUS SHRUB
- CONIFEROUS TREE
- CUT
- DECIDUOUS SHRUB
- DECIDUOUS TREE
- DRILL/AUGER HOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- END SECTION
- FILLER CAPS
- FP FLAG POLE
- FLOOD LIGHT
- GLM GAS LINE MARKER
- GAS MANHOLE
- GAS METER
- GSV GAS SERVICE VALVE
- GV GAS VALVE
- GUY WIRE
- HANDICAP PARKING
- HYD HYDRANT
- PROPERTY MONUMENT (AS DESCRIBED)
- LIGHT POLE
- MAILBOX
- MONUMENT AS DESCRIBED
- OLM OIL LINE MARKER
- PHONE BOOTH
- PIPE OUTLET
- POST POST
- PVT POWER VAULT
- RAILROAD CONTROL BOX
- SANITARY SEWER MANHOLE
- SCUPPER
- SIGN (SINGLE POLE)
- SIGN (DOUBLE POLE)
- SIGN (TRIPLE POLE)
- SIGNAL POLE
- SIGNAL POLE (WITH TRAFFIC UTILITY BOX)
- STORM SEWER MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC PULLBOX
- UNKNOWN MANHOLE
- UTILITY BOX
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WM WATER MANHOLE
- WATER METER
- WSV WATER SERVICE VALVE
- WV WATER VALVE
- WELL WELL
- YD YARD DRAIN

- BERM
- CENTERLINE OF ROAD
- CENTERLINE OF DITCH
- FENCE (CHAINLINK)
- FENCE (WOOD)
- GAS MAIN
- GUIDE RAIL (BOX BEAM)
- GUIDE RAIL (W BEAM)
- OVERHEAD WIRES
- LOT LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TREE LINE
- UNDERGROUND CONDUIT
- UNDERGROUND ELECTRIC
- WATER MAIN

MEMBER OF: NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

MEMBER OF: NIAGARA FRONTIER LAND SURVEYORS ASSOCIATION INC.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

0 30 45 60 90 120

SCALE: 1"=30'
GRAPHIC SCALE IN FEET

DRAWING REVISIONS

ITEM	DATE	DESCRIPTION
1	09/15/2017	REVISED-FINAL SURVEY

DESIGNED BY:
DRAWN BY: GCW
CHECKED BY: GCW
DATE: 07/28/2017

WARNING:
ALTERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW. ©WM. SCHUTT & ASSOCIATES P.C. COPYRIGHT 2016 WM. SCHUTT & ASSOCIATES P.C.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL SIGNATURE AND EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID THIS COPIES

WM SCHUTT ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 100, TOWNSHIP 12, RANGE 7
HOLLAND LAND COMPANY'S SURVEY

9290-9300 TRANSIT ROAD
TOPOGRAPHIC & BOUNDARY SURVEY

BT-1

DRAWING SCALE: 1"=30'

SURVEY FILE:D\17194-01
WSA PROJECT NO. 17194

Attachment: SP-2021-06_drawings_041521 (22939 : Sp-2021-06)

DRAFT

(04/15/21)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Planning Board

Project: SP-2021-06

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date:

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: EAF completed; Unlisted action

Description of Action: This proposed project consists of two commercial buildings, one 12,000 square feet in size, and the other 4,500 square feet in size. One curb cut is proposed on Casey Road for access to the new buildings. A new parcel will be created, and this site will be a unified development with the existing Aldi and CVS parcel to the east. The total amount of parking spaces provided will total 217, including 57 new spaces to service the new commercial development.

Location: 9290-9300 Transit Road, Amherst, Erie County

Petitioner: Bevilacqua Development LP

Attachment: SP-2021-06_Draft SEQR Neg Declaration_041521 (22939 : Sp-2021-06)

Reasons Supporting This Determination

Based on information submitted by the applicant including a Short Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on March 1, 2021 reviewed the Grading, Drainage and Utility Plans submitted on February 22, 2021, Engineer's Report submitted on February 22, 2021, Erosion Control Plan submitted on February 22, 2021 and Geotechnical Report prepared by TLL Associates, Inc.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on February 22, 2021, and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department in their review of _____ and the Planning Department in their review of March 8, 2021 has reviewed the application documents, along with the Geotechnical Report submitted on February 22, 2021, and determined in their review that the subject project has or will have met all International Building Code – 2015 and Zoning Ordinance regulations.

4. The project **is within** an area identified by the State as having potential archaeological or historical significance. However, the site has been previously disturbed, therefore, the project will not impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the General Business (GB) zoning district; neighboring uses are commercial and residential and zoned GB, CS and MFR-4A respectively; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include the creation if a new parcel and the construction of two commercial buildings and associated site elements, which will not cause a major change in the use of either the quantity or type of energy.

Attachment: SP-2021-06_Draft SEQR Neg Declaration_041521 (22939 : Sp-2021-06)

7. The project will not create any hazard to human health. The Fire Chief's Association on **_____,** has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The addition of 16,500 square feet of commercial building space and associated site elements, will be consistent with the scale of surrounding land uses.

9. The function of the proposed parcel creation and commercial building construction will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated April 8, 2021, Erie County Dept. of Public Works –Highways Division dated _____, and NYSDOT dated_____ indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on March 4, 2021, Assessor on March 3, 2021, Plumbing Division on March 2, 2021, and Right-of-Way Agent on March 15, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: ; Seconded by: Ayes; Noes Absent

_____ _____
signature & title of preparer Date

_____ _____
Robert J. Gilmour, Planning Board Chair Date

Attachment: SP-2021-06_Draft SEQR Neg Declaration_041521 (22939 : Sp-2021-06)

SM/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-06_(9290-9300_Transit_Rd)_2021\SP-2021-06_Blurb_041521.doc
cc: Amherst Town Clerk
Building Department
Engineering
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
Chris Wood, Carmina Wood Morris, 487 Main Street, Suite 500, Buffalo, NY 14203
Sean Hopkins, Hopkins Sorgi & McCarthy, 5500 Main St., Suite 343, Williamsville, NY 14221

Attachment: SP-2021-06_Draft SEQR Neg Declaration_041521 (22939 : Sp-2021-06)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2021-06

PETITIONER

Bevilacqua Development LP
c/o Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy
5500 Main St., Suite 343
Williamsville, NY 14221

PROPERTY LOCATION

9290-9300 Transit Road

WHEREAS, the Town of Amherst Planning Board on Thursday, April 15, 2021 held a remote public hearing on a Site Plan for a parcel creation and commercial building construction, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

Attachment: SP-2021-06_Draft_Resolution_041521 (22939 : Sp-2021-06)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2021-06

PETITIONER	PROPERTY LOCATION
Bevilacqua Development LP	9290-9300 Transit Road

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance **approves/denies** said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.

2. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and that lights not exceed 25 feet in total height from finished grade.

3. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.

4. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

SM/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-06_(9290-9300_Transit_Rd)_2021\SP-2021-06_Blurb_041521.doc_
cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
Chris Wood, Carmina Wood Morris, 487 Main Street, Suite 500, Buffalo, NY 14203
Sean Hopkins, Hopkins Sorgi & McCarthy, 5500 Main St., Suite 343, Williamsville, NY 14221

Approved Plan: _____
Received: _____

Attachment: SP-2021-06_Draft_Resolution_041521 (22939 : Sp-2021-06)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor

Daniel C. Howard, A
Planning Director

Ellen M. Kost, AICP
Assistant Planning Dir

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SP-2021-06
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	April 15, 2021

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: EAF completed; Unlisted action

Description of Action: This proposed project consists of two commercial buildings, one 12,000 square feet in size, and the other 4,500 square feet in size. One curb cut is proposed on Casey Road for access to the new buildings. A new parcel will be created, and this site will be a unified development with the existing Aldi and CVS parcel to the east. The total amount of parking spaces provided will total 217, including 57 new spaces to service the new commercial development.

Location: 9290-9300 Transit Road, Amherst, Erie County

Petitioner: Bevilacqua Development LP

APR23'21 AM 9:30 RCVD

Attachment: SP-2021-06_SEQR_Neg_Declaration_signed_041521 (22939 : Sp-2021-06)

Reasons Supporting This Determination

Based on information submitted by the applicant including a Short Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on March 1, 2021 reviewed the Grading, Drainage and Utility Plans submitted on February 22, 2021, Engineer's Report submitted on February 22, 2021, Erosion Control Plan submitted on February 22, 2021 and Geotechnical Report prepared by TLL Associates, Inc.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on March 30, 2021, and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department in their review of April 14, 2021 and the Planning Department in their review of April 7, 2021 has reviewed the application documents, along with the Geotechnical Report submitted on February 22, 2021, and determined in their review that the subject project has or will have met all International Building Code – 2015 and Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. However, the site has been previously disturbed, therefore, the project will not impair the character or quality of important historical resources.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the General Business (GB) zoning district; neighboring uses are commercial and residential and zoned GB, CS and MFR-4A respectively; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include the creation of a new parcel and the construction of two commercial buildings and associated site elements, which will not cause a major change in the use of either the quantity or type of energy.

APR23'21 AM 9:30 RCVD

Attachment: SP-2021-06_SEQR_Neg_Declaration_signed_041521 (22939 : Sp-2021-06)

7. The project will not create any hazard to human health. The Fire Chief's Association on April 15, 2021, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The addition of 16,500 square feet of commercial building space and associated site elements, will be consistent with the scale of surrounding land uses.

9. The function of the proposed parcel creation and commercial building construction will not significantly increase the number of people using the site over its previous level of use.

10. Review by the Town Traffic/Safety Board dated April 13, 2021, indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on March 4, 2021, Assessor on March 3, 2021, Plumbing Division on April 15, 2021, and Right-of-Way Agent on April 12, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: Chmiel; Seconded by: Penberthy; Ayes 5; Noes 0; Absent: Gelber, Gill

signature & title of preparer — Date 4/22/21

Robert J. Gilmour, Planning Board Chair — Date 4-22-21

APR23'21 AM 9:30 RCVD

Attachment: SP-2021-06_SEQR_Neg_Declaration_signed_041521 (22939 : Sp-2021-06)

TV/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-06_(9290-9300_Transit_Rd)_2021\SP-2021-06_SEQR Neg Declaration_041521.docx
cc: Amherst Town Clerk
Building Department
Engineering
Fire Chiefs'
Highway
Traffic/Safety
ECDEP
NYSDOT
Chris Wood, Carmina Wood Morris, 487 Main Street, Suite 500, Buffalo, NY 14203
Sean Hopkins, Hopkins Sorgi & McCarthy, 5500 Main St., Suite 343, Williamsville, NY 14221

APR23'21 AM 9:30 RCVD

Attachment: SP-2021-06_SEQR_Neg_Declaration_signed_041521 (22939 : Sp-2021-06)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2021-06

PETITIONER

Bevilacqua Development LP
c/o Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy
5500 Main St., Suite 343
Williamsville, NY 14221

PROPERTY LOCATION

9290-9300 Transit Road

WHEREAS, the Town of Amherst Planning Board on Thursday, April 15, 2021 held a remote public hearing on a Site Plan for a parcel creation and commercial building construction, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

A. The proposed site plan is consistent with the development plan if one is required.

B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.

C. Adequate services and utilities will be available prior to occupancy.

D. The site plan is consistent with all other applicable laws.

E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance approves said Site Plan subject to the following conditions:

Attachment: SP-2021-06_Resolution_signed_041521 (22939 : Sp-2021-06)

APR23'21 AM 9:31 RCVD

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2021-06

PETITIONER

Bevilacqua Development LP

PROPERTY LOCATION

9290-9300 Transit Road

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.
2. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and that lights not exceed 25 feet in total height from finished grade.
3. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.
4. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.
5. That the petitioner provide an updated plan to the Planning Department showing the addition of a private hydrant and locations of fire department connections.
6. That the petitioner address the comment in the Plumbing Division letter dated March 2, 2021.
7. That the petitioner and/or contractor obtain any required highway work permits from the New York State Department of Transportation for any work with the Transit Road right-of-way.

The foregoing resolution was adopted by the Town of Amherst Planning Board, April 15, 2021; moved by - Penberthy; seconded by - Chmiel; ayes 5, noes 0; absent – Gelber, Gill.

Robert J. Gilmour, Chair

4-22-21
Date

APR23'21 AM 9:31 RCVD

Attachment: SP-2021-06_Resolution_signed_041521 (22939 : Sp-2021-06)

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2021-06

PETITIONER	PROPERTY LOCATION
Bevilacqua Development LP	9290-9300 Transit Road

SM/ac
X:\Current_Planning\Files\Site Plans\2021\SP-2021-06_(9290-9300_Transit_Rd)_2021\SP-2021-06_Resolution_041521.docx_

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT
NYSDEC
Chris Wood, Carmina Wood Morris, 487 Main Street, Suite 500, Buffalo, NY 14203
Sean Hopkins, Hopkins Sorgi & McCarthy, 5500 Main St., Suite 343, Williamsville, NY 14221

Approved Plan: Carmina Wood Morris
Received: March 30, 2021

APR23'21 AM 9:31 RCVD

Attachment: SP-2021-06_Resolution_signed_041521 (22939 : Sp-2021-06)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

ADOPTED

Meeting: 04/15/21 06:30 PM
Department: Planning
Category: Subdivisions & Relief from Conditions
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 22940

PLANNING BOARD ITEM (ID # 22940)

SEQR Hearing for a Proposed 13 Lot Subdivision, SUB-2020-04PP

Property located at 4774 and 4780 Sheridan Drive
MEL Investors LLC, Petitioner

Proposal to subdivide 5± acres of land into a 13-lot residential subdivision for detached single-family homes. This proposed subdivision will include installing a public roadway and related infrastructure. The corner lot at Sheridan Drive (#1) contains the stormwater management area and landscaped berm. Lots range in size from 9,083 sq. ft. to 23,341 sq. ft. consistent with the R-3 district requirements.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Chmiel and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

ATTACHMENTS:

- SUB-2020-04PP_application_041521 (PDF)
- SUB-2020-04PP_drawings_041521 (PDF)
- SUB-2020-04PP_Draft Neg Declaration_041521 (PDF)
- SUB-2020-04PP_SEQR_Neg_Declaration_signed_041521 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dal Giuliani, Board Member
SECONDER:	Michael Chmiel, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Stephanie S. Gelber, Harbinder Gill

Preliminary Plat Application
Location: 4774 & 4780 Sheridan Drive
Applicant: MEL Investors, LLC
c/o Sean W. Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, NY 14221

Date: February 22, 2021

TOWN OF AMHERST PLANNING DEPARTMENT

Application Subdivision Review

For Official Use

File # _____ Acreage 5.02 acres Fee $ _____

Type of Subdivision Application (check one):

Sketch Plan	_____
Preliminary Plat	✓
Final Plat	_____

Address Verified by Assessor's Office

_____ _____
Verified By Date

		Fill In Applicable Fees
Sketch Plan	$1,150.00	_____
Preliminary Plat		
1 acre of less	$1,250.00	$1,250.00
Each Additional acre or fraction thereof	$ 650.00/acre	$3,250.00
Amendments to Subdivisions	$1,150.00	_____
Request for Relief of / or Change to Conditions of Subdivision Approval	$1,150.00	_____
Request for Extension of Subdivision Approval	$ 450.00	_____
Stormwater Pollution Prevention Plan		
1-4.99 Acres	$ 500.00	_____
5-10 Acres	$ 750.00	_____
>10 Acres	$1,000.00	_____
Affidavit Fee for Public Hearing	$ 15.00	$15.00
Final Plat	$ 450.00	_____
	TOTAL FEE:	$ 4,515.00

Materials Received by Planning Department

_____ _____
RECEIVED BY DATE

Materials Accepted by Town Clerk & Fee Paid

_____ _____
RECEIVED BY DATE

To Be Completed By Applicant

Petitioner: Name: MEL Investors, LLC c/o Sean Hopkins, Esq.

Address: 5500 Main Street, Suite 343

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716-510-4338 Fax: _____ E Mail: shopkins@hsr-legal.com

Rev. 12/08
P/Curplan/Application Forms Working Document/Subdivision App.

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Representative: (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Address: Sean W. Hopkins, Esq., Hopkins, Sorgi & McCarthy, PLLC

5500 Main Street, Suite 343

Williamsville (city) NY (state) 14221 (zip code)

Phone: 716-510-4338 Fax: _____

E Mail: shopkins@hsr-legal.com

Project Engineer:
Patrick Sheedy Jr., P.E, Carmina Wood Morris DPC - 487 Main Street, Suite 500 Buffalo, NY 14203
Tel: 716.842.3165 [Ext. 123]
E-mail: psheedy@cwm-ae.com

Subdivision Name: Proposed Residential Subdivision

Subdivision Location & Address: 4774 and 4780 Sheridan Drive
Town of Amherst, Erie County

Number of Sublots: 13 lots [12 detached single-family homes]

Land is Presently Zoned Residential District Three ("R-3")

The Applicant is seeking Preliminary Plat Approval for a 13 lot residential subdivision at 4774 and 4780 Sheridan Drive ("Project Site"). A full size copy of the Preliminary Plat prepared by Carmina Wood Morris DPC and the Boundary and Topographic Survey are included with the sets of fully engineered plans and reduced size copies are also attached as Exhibits "2" and "3". A completed Short Environmental Assessment Form with Page 5[a] and Attachment "A" consisting of the No Impact Determination letter issued by Josalyn Ferguson of the New York State Office of Parks, Recreation and Historic Preservation dated December 14, 2018 and Attachment "B" consisting of the Wetland Investigation Letter prepared by Scott Livingstone of Earth Dimensions, Inc. dated October 18, 2018 stating there are not any jurisdictional federal wetlands on the Project Site is attached as Exhibit "1". The Planning Board granted Sketch Plan Approval for the proposed 13 lot residential subdivision that includes a public roadway during its meeting on February 18, 2021.

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Exhibit 1 : Short Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") with attached Page 5[a] and Attachments "A" and "B"

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Prepared By:
Sean W. Hopkins, Esq.
Hopkins Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

Short Environmental Assessment Form
Part 1 - Project Information

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:

Proposed 13 Lot Residential Subdivision

Project Location (describe, and attach a location map):

4774 and 4780 Sheridan Drive - Town of Amherst - Erie County

Brief Description of Proposed Action:

The proposed project ("action") consists of a proposed 13 lot residential subdivision for 12 detached single-family homes on individual lots to be located on two contiguous parcels of land consisting of 5.02 acres located at 4774 and 4780 Sheridan Drive ("Project Site"). The proposed action has been defined broadly to include all required discretionary approvals and permits from the Town of Amherst Planning Board and the involved agencies as well as all proposed site improvements including detached single family homes on 12 of the lots, a public roadway and related public infrastructure, a curb cut onto Sheridan Drive, driveways for the homes, lighting, a storm water management system, and all other required utility improvements and connections. The project purpose is to develop the Project Site for Single Family Residential Use per the recommended land use in Figure 6 of the Town's adopted Comprehensive Plan. The Planning Board granted Sketch Plan Approval on February 18, 2021. The proposed 13 lot subdivision is an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA") since none of the impacts cross any of the thresholds for a Type I action contained in 6 NYCRR Part 617.4. The Project Sponsor is requesting that the Planning Board issue a negative declaration pursuant to SEQRA.

Name of Applicant or Sponsor:	Telephone: 716.510-4338
MEL Investors, LLC c/o Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC	E-Mail: shopkins@hsr-legal.omc

Address:

5500 Main Street, Suite 343

City/PO:	State:	Zip Code:
Williamsville	New York	14221

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Bd. - Preliminary Plat; DOT - Highway Work Permit, DEC - SPDES and DSCA; ECWA - Water; & ECHD [Water & Sewer]	☐	☑

3. a. Total acreage of the site of the proposed action? 5.02 acres
   b. Total acreage to be physically disturbed? 4.7 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.02 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Park Country Club
   ☐ Parkland

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. 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?	NO	YES
	☑	☐
[A copy of the No Impact Determination letter issued by Josalyn Ferguson of the NYS Office of Parks, Recreation and Historic Preservation is provided at Attachment "A" of this Short Environmental Assessment Form.] b. 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?	☐	☑
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
	☐	☑
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: _____		

[A copy of the Wetland Investigation Letter prepared by Scott Livingstone of Earth Dimensions, Inc. dated October 18, 2018 stating there are not any jurisdictional federal wetlands on the Project Site is provided at Attachment "B" of this Short Environmental Assessment Form.]

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☑ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
There will be an on-site storm water management system including a detention area for the purpose of complying the stringent NYSDEC storm water quality and quantity standards. The design of the storm water management system is depicted on the fully engineered plans prepared by Carmina Wood Morris DPC.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☑
If Yes, explain the purpose and size of the impoundment: Storm water management.		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: MEL Investors LLC Date: February 22, 2021

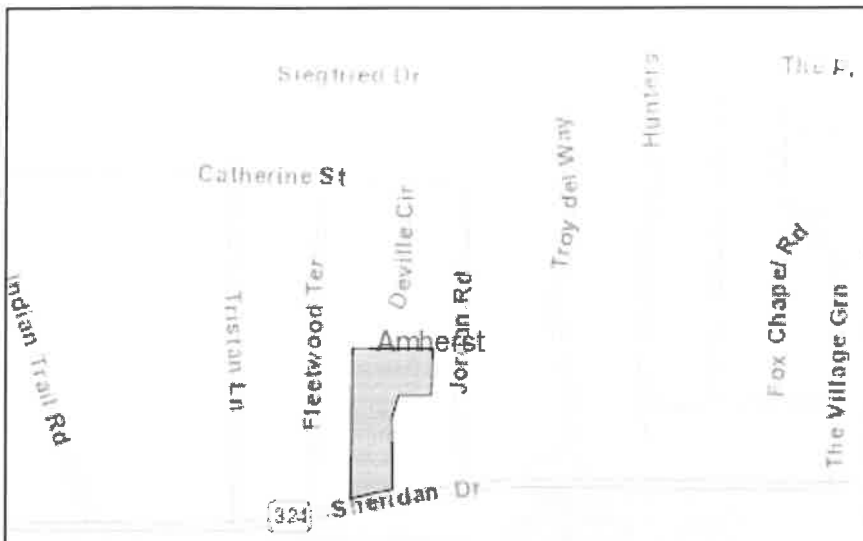
Signature: Title: Attorney for Project Sponsor

PRINT FORM

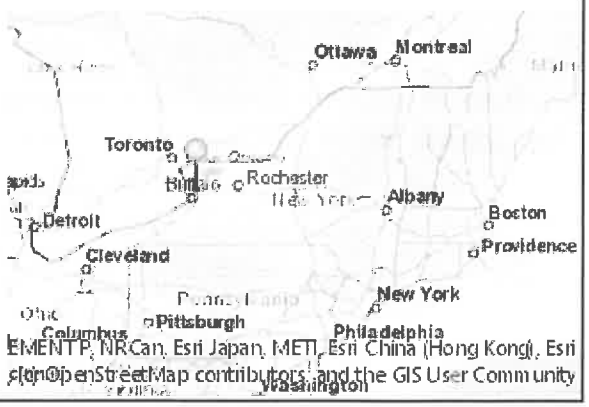
Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

EAF Mapper Summary Report

Friday, February 19, 2021 3:17 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Attachment A of Short Environmental Assessment Form – No Impact Determination Letter Issued by Josalyn Ferguson of the NYS Office of Parks, Recreation and Historic Preservation dated December 14, 2018

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

December 14, 2018

Dr. Doug Perrelli
Univ Buffalo Archaeological Survey
Anthropology 380 MFAC Ellicott
Buffalo, NY 14261

Re: DEC
Proposed Residential Development Project
4774 and 4780 Sheridan Drive, Amherst, Erie County, NY
18PR07939

Dear Dr. Perrelli:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the report prepared by the Archaeological Survey (University at Buffalo) entitled "Phase I Archaeological Reconnaissance Survey of a Proposed Residential Development at 4780 Sheridan Drive, Town of Amherst, Erie County, New York" (Hartner & Whalen December 2018), in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. This recommendation pertains only to the Project Area examined during the above-referenced investigation. It is not applicable to any other portion of the project property. Should the project design be changed OPRHP recommends further consultation with this office.

If further correspondence is required regarding this project, please refer to the project number (PR) noted above. If you have any questions, I can be reached at 518-268-2218 or via email at Josalyn.Ferguson@parks.ny.gov.

Sincerely,

Josalyn Ferguson (B.A., M.A.)
Historic Preservation Specialist/Archaeology

via e-mail only

c.c. Charles Vandrei, DEC

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Attachment B of Short Environmental Assessment Form – Wetland Investigation Letter as Prepared by Scott J. Livingstone of Earth Dimensions, Inc. dated October 18, 2018

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

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

October 18, 2018 W7J18

Jim Warren
Morgan Homes of WNY
5520 Shisler Road
Clarence, New York 14105

Re: Preliminary Wetland Investigation – 5.08± acres
4774-4780 Sheridan Drive
Town of Amherst, Erie County, New York

Dear Mr. Warren:

Earth Dimensions, Inc. (EDI) has completed a preliminary wetland investigation at the above referenced site for the purpose of identifying potential regulated wetlands and waterways. The site investigation was conducted on October 18, 2018. As depicted on the attached preliminary wetlands map, there were no wetlands identified as defined by the U.S. Army Corps of Engineers (USACE) wetland delineation manuals.

The New York State Department of Environmental Conservation (NYSDEC) On-line Resource Mapper does not depict any state-regulated Freshwater Wetlands within or adjacent to the subject site. Therefore, NYSDEC has no jurisdiction over any wetlands within the project site.

Based on this site investigation, it is our professional opinion that there are no federal or state regulated wetlands within the investigation area. Therefore, it is our professional opinion that your project may proceed without the need for a Section 404 or Article 24 permit from USACE or NYSDEC, respectively.

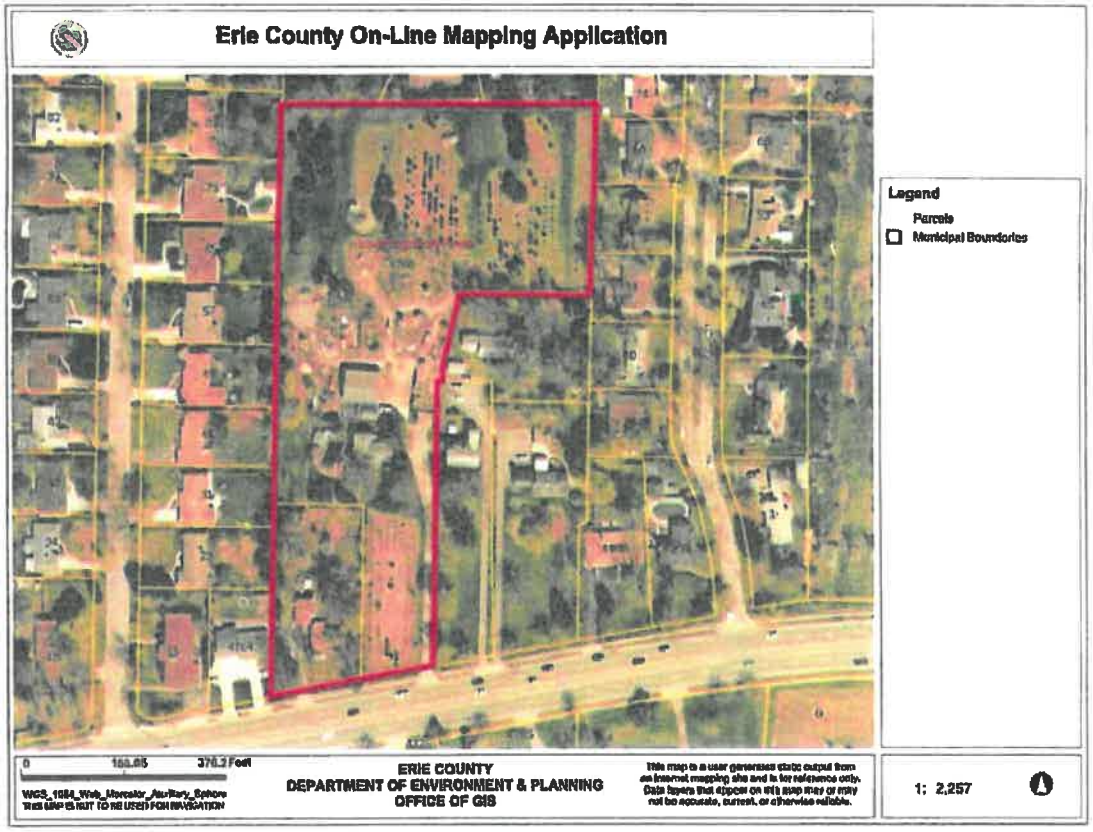
If you have any questions, please contact our office at (716) 655-1717 or email slivingstone@earthdimensions.com.

Very truly yours,
Earth Dimensions, Inc.

Scott J. Livingstone
Wetlands Operations Manager

Encl.

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



APPROXIMATE WETLAND ACREAGE

No Wetlands Identified

PROJECT CODE: W7J18

Map Date:10/18/2018 SJL
Revised:

Source of Baseline Map: Erie.gov

Scale: 0 200' 400'

File Name:

Preliminary Wetlands Map
4774 - 4780 Sheridan Drive

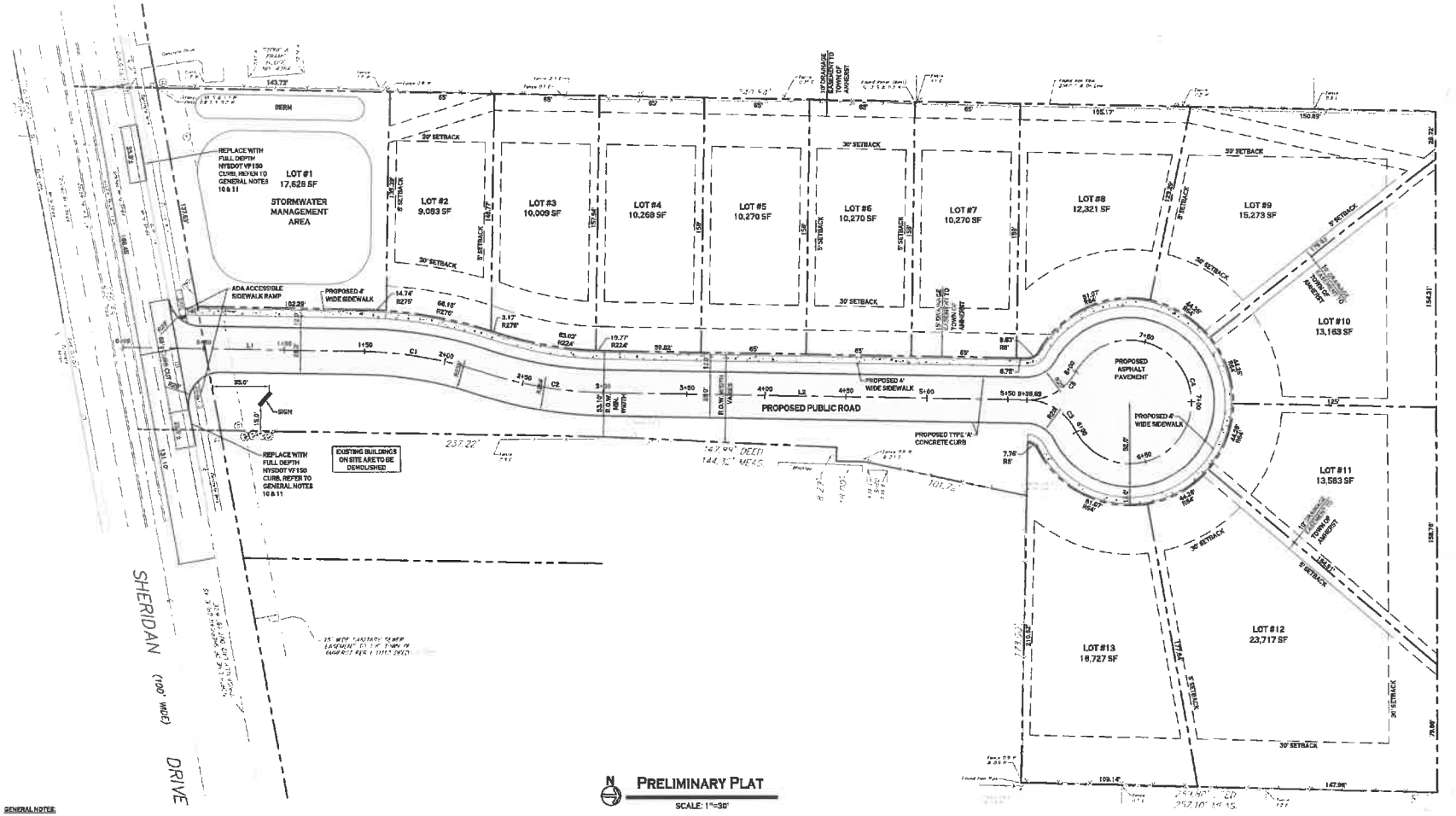
TOWN OF AMHERST ERIE COUNTY, NEW YORK

EARTH DIMENSIONS, INC.

Exhibit 2 – Reduced Size Preliminary Plat Prepared by Carmina Wood Morris DPC [Drawing C-100 – Date: 02/22/20]

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

© Carmina Wood Morris DPC
All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris DPC is prohibited. WARNING: It is violation of article 145 sections 7209 and 7303 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such P.E., P.E. or L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



PRELIMINARY PLAT

SCALE: 1"=30'

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. REFER TO NYSDOT STANDARD SHEET 608-03 FOR DRIVEWAY ENTRANCE AND LAYOUT INFORMATION ALONG SHERIDAN DRIVE.
10. EXISTING CURB AT PROPOSED DRIVEWAY ENTRANCE AND REMOVAL OF EXISTING ENTRANCE SHALL BE SAW CUT FULL DEPTH AND NEATLY REMOVED FROM THE BACKSIDE. EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FORM FOR PLACING NEW CURB.
11. ALL DISTURBED AREAS WITHIN NYSDOT R.O.W. TO BE RESTORED USING ITEM 610.1402 TOPSOIL - ROADSIDE AND ITEM 610.1602 TURF ESTABLISHMENT - LAWNS AND COMPLY WITH NYSDOT STANDARDS AND SPECIFICATIONS SECTION 713 - LANDSCAPE DEVELOPMENT MATERIALS.

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAP RAMPS (NOT WITHIN THE NYSDOT R.O.W.) AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS. SIDEWALKS FLUSH TO PAVEMENT WITHIN THE NYSDOT R.O.W. SHALL ADHERE TO THE NOTES AND DESIGN REGULATIONS AS STATED ON NYSDOT STANDARD SHEET 608-01.

SITE DATA (R-3 ZONING)

MIN. LOT WIDTH = 65 FT INTERIOR LOTS
MIN. LOT WIDTH = 75 FT CORNER LOTS

MIN. LOT AREA = 8,450 SF INTERIOR LOTS
MIN. LOT AREA = 9,750 SF CORNER LOTS

FRONT SETBACK = 30 FT (OFF EDGE OF PVMT)
SIDE SETBACK = 5 FT
REAR SETBACK = 30 FT

MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FT

MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

CURVE TABLE

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA ANGLE
C1	78.14	250.00	17° 26' 57"
C2	78.14	250.00	17° 26' 57"
C3	36.69	34.00	61° 49' 16"
C4	201.38	38.00	303° 38' 54"
C5	36.69	34.00	61° 49' 16"

LINE TABLE

LINE	LENGTH (FT)	BEARING
L1	148.11	N 11° 11' 1" E
L2	281.57	N 11° 10' 1" E

NOTE: LENGTH OF L1 INCLUDES SHERIDAN DRIVE R.O.W.

SITE LEGEND

PROPERTY LINE
PROPOSED CONCRETE CURB
PROPOSED CONCRETE SIDEWALK
PROPOSED ASPHALT PAVEMENT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 0 30 60FL

Carmina Wood Morris DPC
487 Main Street Suite 500
Buffalo, New York 14203
P 716.842.2155
F 716.842.0253

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

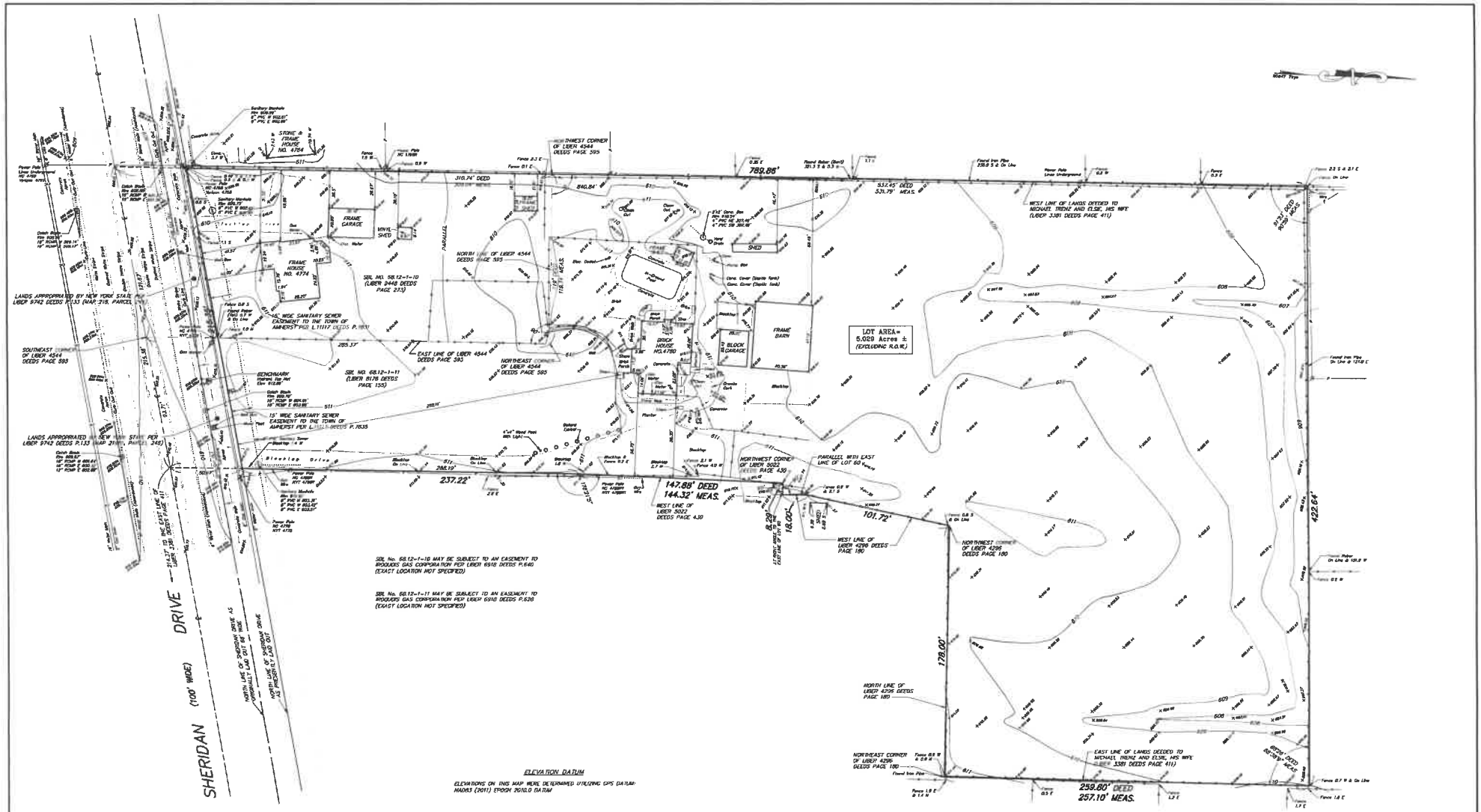
DRAWING NAME:
Preliminary Plat

DRAWING NO.
C-100
Project no.: 20,252

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Exhibit 3 – Reduced Size Copy of Boundary & Topographic Survey as Prepared by Millard, MacKay & Delles Land Surveyors, LLP dated December 2, 2018

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



Packet Pg. 896

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

6.a

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

December 14, 2018

Dr. Doug Perrelli
Univ Buffalo Archaeological Survey
Anthropology 380 MFAC Ellicott
Buffalo, NY 14261

Re: DEC
Proposed Residential Development Project
4774 and 4780 Sheridan Drive, Amherst, Erie County, NY
18PR07939

Dear Dr. Perrelli:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the report prepared by the Archaeological Survey (University at Buffalo) entitled "Phase I Archaeological Reconnaissance Survey of a Proposed Residential Development at 4780 Sheridan Drive, Town of Amherst, Erie County, New York" (Hartner & Whalen December 2018), in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. This recommendation pertains only to the Project Area examined during the above-referenced investigation. It is not applicable to any other portion of the project property. Should the project design be changed OPRHP recommends further consultation with this office.

If further correspondence is required regarding this project, please refer to the project number (PR) noted above. If you have any questions, I can be reached at 518-268-2218 or via email at Josalyn.Ferguson@parks.ny.gov.

Sincerely,

Josalyn Ferguson (B.A., M.A.)
Historic Preservation Specialist/Archaeology *via e-mail only*

c.c. Charles Vandrei, DEC

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

RAY M. TEETER, P.E.
CONSULTING GEOTECHNICAL ENGINEER

November 16, 2018

Jim Warren
Morgan Homes of Western New York
5520 Strickler Road
Clarence, New York 14031

Subject: Proposed Residential Subdivision
4774 and 4780 Sheridan Drive
Town of Amherst, Erie County, New York
RMT-12986

Mr. Warren:

This letter presents geotechnical engineering comments regarding the general suitability for construction at the site identified above. All information regarding the site was provided to me by others.

Subsurface Explorations

Two test borings, identified as B-1-18 and B-2-18, were performed by Earth Dimensions, Inc. on 10/31/18 and 11/1/18. Boring B-1-18 was located within a building lot near the south end of the project. Boring B-2-18 was located within a building lot near the north end of the project.

The logs of the borings, as well as a sketch showing the locations of the borings, will be sent to you directly by Earth Dimensions, Inc.

It should be noted that short-term observations may not be representative of actual groundwater levels, and that groundwater levels will vary with factors including location, time, precipitation, season, and site activities.

Suitability for Construction

Based on the information obtained thus far, it is my opinion that the site is generally suitable for the use of conventional footings and slab-on-grade floors.

A preliminary allowable bearing pressure would be 1,500 pounds per square foot.

P.O. BOX 316
CANANDAIGUA, NEW YORK 14424
PHONE 585-393-4762

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Additional borings and geotechnical evaluations will be necessary, before final design and construction.

It is also possible that a limited amount of geotechnical laboratory testing will be required by the Town of Amherst.

Closing Comments

Professional services were performed in accordance with generally accepted geotechnical engineering practices, exclusively for the subject project. No warranty, expressed or implied, is made.

If you have questions or comments, please contact me.

Yours truly,



RAY M. TEETER, P.E.

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations

1091 Jamison Road • Elma, NY 14059

(716) 655-1717 • FAX (716) 655-2915

7J18a HOLE NO. B-1-18 SURF. ELEVATION —

PROJECT 4774 & 4780 Sheridan Drive LOCATION —

Town of Amherst, Erie County, NY

CLIENT Morgan Homes of WNY DATE STARTED 10/31/18 COMPLETED 10/31/18

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	3						Moist to extremely moist dark brown (SILTY-SAND) topsoil fill with mostly very fine to fine size sand, little to some silt, trace to little organic matter, loose, massive soil structure, (SM).	Sandy topsoil fill with little to some silt, trace to little organic matter to 1.3 feet over sandy soil fill with little to some silt, trace clay to 1.9 feet over coarse silty slack water sediment with little to some sand, trace clay to 2.4 feet over water sorted and deposited sand with trace silt to 4.2 feet over clayey slack water with trace sand to 14.7 feet over coarse silty slack water sediment with little sand, trace clay to 18.0 feet over water sorted and deposited sand with little silt, trace clay to 23.0 feet over water sorted and deposited sand with trace to little silt, trace gravel to 26.0 feet over sandy glacial till with little to some gravel, little silt, trace clay to 38.0 feet over sandy glacial till with some silt, little gravel, trace clay to end of boring.
	20		4			9			
				5					
					5				
	2	4							
	21		7			15		1.3	
				8				Moist light brown (SILTY-SAND) fill with little to some silt, trace clay, compact, massive soil structure, (SM).	
					11				
	3	12							
5	24		11			25		1.9	
				14				Extremely moist light brown (SANDY-SILT) with little to some sand, trace clay, compact, thinly bedded, (ML).	
					16				
	4	3							
	20		9			22		2.4	
				13				Extremely moist gray (SAND) trace silt, compact, thinly bedded, (SP).	
					16			grades downward to 4.2	
	5	7							
	24		8			18			
				10				Moist to extremely moist light gray to gray (SILTY-CLAY) with trace sand, very stiff, thinly laminated with very thin coarse silt lenses, (CL).	
					13				
10	6	8							
	24		7			15		grades downward to 12.0	
				8					
					11				
	7	3							
	24		3			7		Extremely moist gray (SILTY-CLAY) trace sand, stiff, thinly laminated with very thin coarse silt lenses, (CL).	
				4					
					5				
	8	4							
15	24		7			11		grades downward to 14.7	
				4					
					7			Extremely moist gray (SANDY-SILT) with little mostly very fine to fine size sand, trace clay, compact, thinly bedded, (ML).	
								grades downward to 18.0	
	9	21							
	18		17			29		Extremely moist to wet gray (SILTY-SAND) with mostly very fine to fine size sand, little silt, trace clay, compact, (SM).	
				12					
20					11				

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Jason Kryszak, Geologist, (cns) SHEET 1 OF 2

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EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations

1091 Jamison Road • Elma, NY 14059

(716) 655-1717 • FAX (716) 655-2915

7J18a HOLE NO. B-1-18 SURF. ELEVATION —

PROJECT 4774 & 4780 Sheridan Drive LOCATION —

Town of Amherst, Erie County, NY

CLIENT Morgan Homes of WNY DATE STARTED 10/31/18 COMPLETED 10/31/18

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
								Extremely moist to wet gray (SILTY-SAND) with mostly very fine to fine size sand, little silt, trace clay, compact, (SM).	
								grades downward to 23.0	
	10	4						Wet gray to dark gray (SILTY-SAND) with 3 to 7% gravel, trace to little silt, compact, stratified, (SW).	
	15		7			16			
				9					
25					9				
								grades downward to 26.0	
								Extremely moist gray gravelly (SILTY-SAND) with 20 to 30% gravel, little silt, trace clay, very dense, massive soil structure, (SM).	
	11	18							
	24		28			69			
				41					
30					47				
	12	10							
	1		36			79			
				43					
35					47				
								grades downward to 38.0	
	13	4						Moist gray (SILTY-SAND) with 10 to 20% gravel, some silt, trace clay, very dense, massive soil structure, (SM).	
	7		14			39			
				25					
40					30			Boring completed at 40.0 feet. 40.0	

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Jason Kryszak, Geologist, (cns) SHEET 2 OF 2

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EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations

1091 Jamison Road • Elma, NY 14059

(716) 655-1717 • FAX (716) 655-2915

7J18a HOLE NO. B-2-18 SURF. ELEVATION —

PROJECT 4774 & 4780 Sheridan Drive LOCATION —

Town of Amherst, Erie County, NY

CLIENT Morgan Homes of WNY DATE STARTED 10/31/18 COMPLETED 11/01/18

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	2						Moist to extremely moist dark brown (SILTY-SAND) topsoil fill with mostly very fine to fine size sand, some silt, trace to little organic matter, loose, massive soil structure, (SM).	Sandy topsoil fill with some silt, trace to little organic matter to 1.2 feet over sandy soil fill with little to some silt to 2.0 feet over water sorted and deposited sand with trace to little silt to 5.0 feet over clayey slack water sediment with trace sand to 18.0 feet over water sorted and deposited sand with trace to little silt to 18.4 feet over coarse silty glacial till with little to some sand, trace to little gravel to 19.0 feet over water sorted and deposited sand with trace to little silt to 23.0 feet over coarse silty glacial till with some sand, little gravel, trace clay to 24.3 feet over water sorted and deposited sand with some gravel, trace to little silt to 29.5 feet over coarse silty glacial till with little sand and gravel to end of boring.
	24		3			7		1.2	
				4				Moist light brown (SILTY-SAND) fill with mostly very fine to fine size sand, little to some silt, loose, massive soil structure, (SM).	
					5			2.0	
	2	4						Extremely moist light brown (SILTY-SAND) with mostly very fine to fine size sand, trace to little silt, compact, thinly bedded, (SM).	
	24		5			14		grades downward to 5.0	
				9				Moist to extremely moist faintly mottled light gray (SILTY-CLAY) with trace sand, very stiff, thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks, (CL).	
					9			grades downward to 6.1	
	3	11						Moist to extremely moist gray (SILTY-CLAY) with trace sand, stiff, thinly laminated with very thin coarse silt lenses, (CL).	
5	18		8			17		grades downward to 14.0	
				9				Extremely moist gray (SILTY-CLAY) with trace sand, soft, thinly laminated with very thin coarse silt lenses, (CL).	
					13				
	4	5							
	24		5			12			
				7					
					10				
	5	4							
	24		6			13			
				7					
10					9				
	6	3							
	24		3			8			
				5					
					6				
	7	2							
	24		2			6			
				4					
					4				
	8	1							
15	24		2			4			
				2					
					4				
								grades downward to 18.0	
	9	20						Moist gray (SILTY-SAND) with mostly very fine to fine size sand, trace to little silt, dense, thinly bedded, (SM).	
	18		30			62			
				32					
20					36				

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Jason Kryszak, Geologist, (cns) SHEET 1 OF 2

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7J18a HOLE NO. B-2-18 SURF. ELEVATION —

PROJECT 4774 & 4780 Sheridan Drive LOCATION —

Town of Amherst, Erie County, NY

CLIENT Morgan Homes of WNY DATE STARTED 10/31/18 COMPLETED 11/01/18

DEPTH IN FT	SN REC	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
								Moist gray (SILTY-SAND) with mostly very fine to fine size sand, trace to little silt, dense, thinly bedded, (SM). grades downward to 18.4	
	10 20	3	8			20		Moist gray (SANDY-SILT) with 5 to 15% gravel, little to some sand, very dense, massive soil structure, (ML). grades downward to 19.0	
25				12	14			Moist to extremely moist gray (SILTY-SAND) with mostly very fine to fine size sand, trace to little silt, very dense, thinly bedded, (SM). grades downward to 23.0	
	11 20	6	8	11		19		Extremely moist gray (SANDY-SILT) with 10 to 20% gravel, some sand, trace clay, compact, massive soil structure, (ML). grades downward to 24.3	
30					17			Wet gray gravelly (SILTY-SAND) with 20 to 30% gravel, trace to little silt, compact, stratified, (SM). grades downward to 29.5	
	12 10	10	16			34		Moist gray (SANDY-SILT) with 10 to 20% gravel, little sand, dense, massive soil structure, (ML).	
				18					
35					25				▼ Water level at 36.2 feet after augers left in hole for 18 hours at 38.0 feet.
	13 9	13	14			34			
				20					
40					20			Boring completed at 40.0 feet. 40.0	

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Jason Kryszak, Geologist, (cns) SHEET 2 OF 2

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EDI# 7518a

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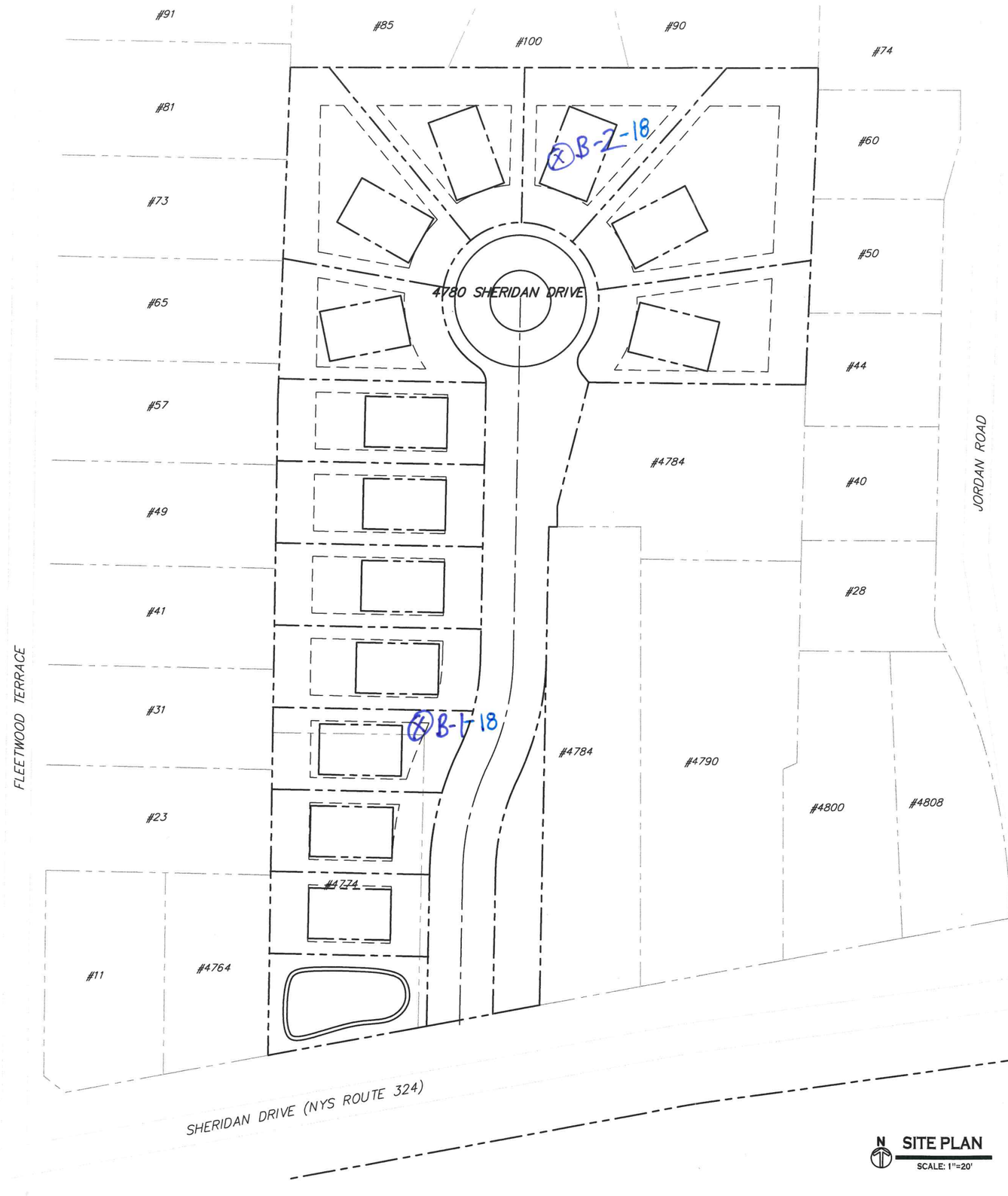

SITE PLAN
SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20' 20 0 20 40FL

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:
No. Description Date

PROJECT NAME:
Site Development Plans for:
Proposed Subdivision
4780 Sheridan Drive
Town of Amherst, NY 14228

Date: 7/26/18
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.
C-100

Project

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

October 18, 2018 W7J18

Jim Warren
Morgan Homes of WNY
5520 Shisler Road
Clarence, New York 14105

Re: Preliminary Wetland Investigation – 5.08± acres
4774-4780 Sheridan Drive
Town of Amherst, Erie County, New York

Dear Mr. Warren:

Earth Dimensions, Inc. (EDI) has completed a preliminary wetland investigation at the above referenced site for the purpose of identifying potential regulated wetlands and waterways. The site investigation was conducted on October 18, 2018. As depicted on the attached preliminary wetlands map, there were no wetlands identified as defined by the U.S. Army Corps of Engineers (USACE) wetland delineation manuals.

The New York State Department of Environmental Conservation (NYSDEC) On-line Resource Mapper does not depict any state-regulated Freshwater Wetlands within or adjacent to the subject site. Therefore, NYSDEC has no jurisdiction over any wetlands within the project site.

Based on this site investigation, it is our professional opinion that there are no federal or state regulated wetlands within the investigation area. Therefore, it is our professional opinion that your project may proceed without the need for a Section 404 or Article 24 permit from USACE or NYSDEC, respectively.

If you have any questions, please contact our office at (716) 655-1717 or email slivingstone@earthdimensions.com.

Very truly yours,
Earth Dimensions, Inc.

Scott J. Livingstone
Wetlands Operations Manager

Encl.

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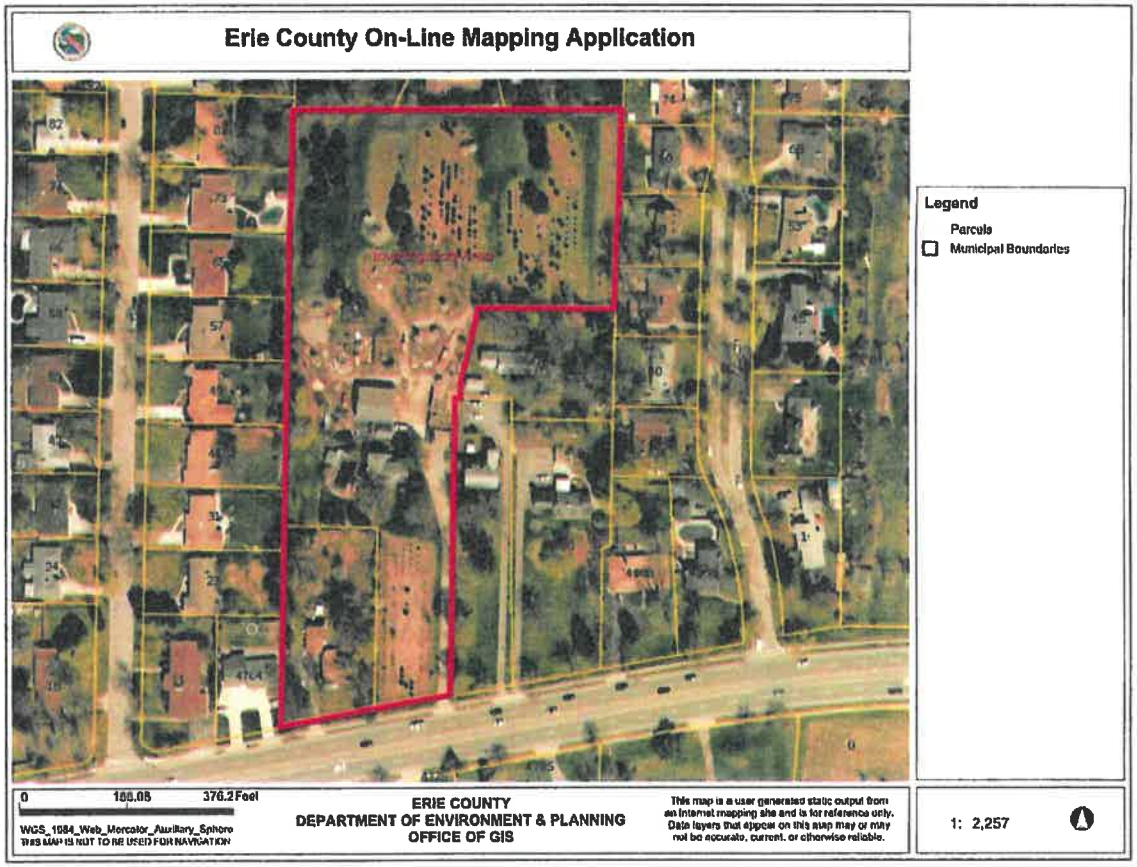

APPROXIMATE WETLAND ACREAGE

No Wetlands Identified

PROJECT CODE: W7J18

Map Date:10/18/2018 SJL
Revised:

Source of Baseline Map: Erie.gov

Scale: 0 200' 400'

File Name:

Preliminary Wetlands Map
4774 - 4780 Sheridan Drive

TOWN OF AMHERST — ERIE COUNTY, NEW YORK

EARTH DIMENSIONS, INC.
Ecological Investigations • Wetland Delineations
1091 Jamison Road • Elma, New York 14059
(716)655-1717 • EDI@EarthDimensions.com

Carmina · Wood · Morris DPC

487 Main Street Suite 600 Buffalo, New York 14203 P: 716.842.3165 F: 716.842.0263 W: cwm-ae.com

STORMWATER POLLUTION PREVENTION PLAN
for
CONSTRUCTION ACTIVITIES

At

Sheridan Drive Subdivision
4774 & 4780 Sheridan Drive

Town of Amherst, Erie County, New York

Prepared for

MEL Investors, LLC

6790 Main Street, Suite 100
Williamsville, NY 14221

Prepared by

Carmina Wood Morris, D.P.C.

487 Main Street, Suite 500
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263



February 2021

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101 SCOPE

A. **PURPOSE:** MEL Investors, LLC (MEL) has placed an emphasis on following the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity governing storm water discharges during construction, and in accordance with erosion control practices. The Contractor's participation in this program is mandatory and its non-compliance is subject to various remedies, including without limitation, monetary set-offs, withholding payments; reimbursement for costs, expenses (including reasonable attorney's fees), fines and civil penalties incurred by MEL; and/or liquidated damages. This section provides a descriptive explanation of MEL's Storm Water Pollution Prevention Program and required Contractor participation.

The Engineer of record for this project certifies that this SWPPP meets the requirements and is in compliance with the New York State Stormwater Management Design Manual and latest NYSDEC Phase II stormwater regulation requirements.

B. **SPDES General Permit for Stormwater Discharges from Construction Activity:** Regulations promulgated by the NYSDEC to regulate the discharge of storm water from construction activities on sites where more than one (1) acre of soil is disturbed. One of the ways to comply with these regulations for affected sites is to request coverage under the General Permit for Construction Activities for New York State. In order to use the General Permit, a Notice of Intent (NOI) form must be completed and electronically submitted to the NYSDEC at least 5 business days prior to any earth-disturbing activities (this time frame may increase to 60 business days if a full review of the SWPPP is determined necessary by the NYSDEC) and a Storm Water Pollution Prevention Plan (SWPPP) for the site must be prepared and followed during the construction activities. Once a copy of the SPDES permit is received from NYSDEC after filing, it will be included in Appendix F of this report.

Approval from a regulated, traditional land use control MS4:

1. An **owner or operator** of a construction activity that is <u>not</u> subject to the requirements of a regulated, traditional land use control MS4 must first develop a SWPPP in accordance with all applicable requirements of this permit and then submit a completed NOI form to the NYSDEC.

2. An **owner or operator** of a construction activity that is subject to the requirements of a regulated, traditional land use control MS4 must first

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develop a SWPPP in accordance with all applicable requirements of this permit and then have its SWPPP reviewed and accepted by the MS4 prior to submitting the NOI to the NYSDEC. The **owner or operator** shall have the "MS4 SWPPP Acceptance" form signed by the principal executive officer or ranking elected official from the regulated, traditional land use control MS4, or by a duly authorized representative of that person, and then submit that form along with the NOI to the address referenced under "Notice of Intent (NOI) Submittal".

C. **RESPONSIBILITIES OF THE CONTRACTOR:** The Contractor shall manage the discharge of storm water from the site in accordance with the NYSDEC General Permit for Construction Activities conditions and the following provisions of this section. The Operator shall be responsible for conducting the storm water management practices in accordance with the permit. The Contractor shall be responsible for providing **qualified inspector**s to conduct the inspections required by the SWPPP. The Contractor shall be responsible for any enforcement action taken or imposed by federal, state, or local agencies, including the cost of fines, construction delays, and remedial actions resulting from the Contractor's failure to comply with the permit provisions. It shall be the responsibility of the Contractor to make any changes to the SWPPP necessary when the Contractor or any of his subcontractors elects to use borrow or fill or material storage sites, either contiguous to or remote from the construction site, when such sites are used solely for this construction site. Such sites are considered to be part of the construction site covered by the permit and this SWPPP. Off-site borrow, fill, or material storage sites which are used for multiple construction projects are not subject to this requirement, unless specifically required by state or local jurisdictional entity regulations. The Contractor should consider this requirement in negotiating with earthwork subcontractors, since the choice of an off-site borrow, fill, or material storage site may impact their duty to implement, make changes to, and perform inspections required by the SWPPP for the site.

D. **NOTICE OF INTENT:** The Operator has petitioned the NYSDEC for coverage under the storm water discharges during construction at this site to be covered by the SPDES General Permit for Construction Activity for the State of New York. A Notice of Intent (NOI) for coverage under this permit has been filed by the Operator. The SWPPP must be prepared prior to submittal of the NOI form. The Operator will require the Contractor to be a co-permittee with the Operator. The Contractor will be required to post the NOI at the construction site along with any building permits.

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E. **CONTRACTOR CERTIFICATION & TRAINING:** Proof of Training/Certification of the Contractor's designated individual shall be kept on site at all times.

F. **REQUIREMENTS FOR THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S):** The General Contractor and Subcontractor(s) shall sign the "Contractor's Certification Statement" (located in the Appendix of this report) verifying they have been instructed on how to comply with and fully understand the requirements of the SPDES General Permit for Construction Activity for the State of New York and the SWPPP. These certifications must be signed, by a responsible corporate officer or other party meeting the "Signatory Requirements" of the SPDES General Permit, on behalf of each entity, prior to the beginning of any construction activities.

G. **STORM WATER POLLUTION PREVENTION PROGRAM LOCATION REQUIREMENTS:** The SWPPP is meant to be a working document that shall be maintained at the site of the Construction Activities at all times throughout the project, shall be readily available upon request by the Operator's personnel or NYSDEC or any other agency with regulatory authority over storm water issues, and shall be kept on-site until the site complies with the Final Stabilization section of this document. A sign or other notice must be posted near the main entrance of the construction site which contains a completed NOI, the location of the SWPPP and the name and phone number of a contact person responsible for scheduling SWPPP viewing times, and any other state specific requirements.

H. **INSPECTIONS AND RECORD-KEEPING:**

A. **General Construction Site Inspection and Maintenance Requirements**

1. The **owner or operator** must ensure that all erosion and sediment control practices and all post-construction stormwater management practices identified in the SWPPP are maintained in effective operating condition at all times.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York, or protect the public health and safety and/or the environment.

B. **Owner or operator Maintenance Inspection Requirements**

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1. The **owner or operator** shall inspect, in accordance with the requirements in the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, the erosion and sediment controls identified in the SWPPP to ensure that they are being maintained in effective operating condition at all times.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the **owner or operator** can stop conducting the maintenance inspections. The **owner or operator** shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of the General Permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the **owner or operator** can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

C. **Qualified inspector Inspection Requirements**

The **owner or operator** shall have a **qualified inspector** conduct site inspections in conformance with the following requirements:

Note: The **trained contractor** identified in Part III.A.6 of the General Permit **cannot** conduct the **qualified inspector** site inspections unless they meet the **qualified inspector** qualifications included in Appendix A of the General Permit. In order to perform these inspections, the trained contractor would have to be a:

- Licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- Registered Landscape Architect, or
- Someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape

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Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity.

1. A **qualified inspector** shall conduct site inspections for all construction activities identified in Tables 1 and 2 of Appendix B of the General Permit, with the exception of:

   a. The construction of a single family residential subdivision with 25% or less impervious cover at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C of the General Permit and not directly discharging to one of the 303(d) segments listed in Appendix E of the General Permit;

   b. The construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E of the General Permit;

   c. Construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

   d. Construction activities located in the watersheds identified in Appendix D of the General Permit that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the **qualified inspector** shall conduct site inspections in accordance with the following timetable:

   a. For construction sites where soil disturbance activities are on-going, the **qualified inspector** shall conduct a site inspection at least once every seven (7) calendar days.

   b. For construction sites where soil disturbance activities are on-going and the **owner or operator** has received authorization in accordance with Part II.C.3 of the General Permit to **disturb greater than five (5) acres** of soil at any one time, the **qualified inspector**

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shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

c. For construction sites where soil disturbance activities have been **temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas**, the **qualified inspector** shall conduct a site inspection at least once every thirty (30) calendar days. The **owner or operator** shall notify the Regional Office stormwater contact person (see contact information in Appendix F of the General Permit) or, in areas under the jurisdiction of a regulated, traditional land use control MS4, the MS4 (provided the MS4 is not the **owner or operator** of the construction activity) in writing prior to reducing the frequency of inspections.

d. For construction sites where **soil disturbance activities have been shut down with partial project completion**, the **qualified inspector** can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The **owner or operator** shall notify the Regional Office stormwater contact person or, in areas under the jurisdiction of a regulated, traditional land use control MS4, the MS4 (provided the MS4 is not the **owner or operator** of the construction activity). in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the **owner or operator** shall have the **qualified inspector** perform a final inspection and certify that all disturbed areas have achieved final stabilization, and all temporary, structural erosion and sediment control measures have been removed; and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The **owner or operator** shall then submit the completed NOT form to the address in Part II.A.1 of the General Permit.

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3. At a minimum, the **qualified inspector** shall inspect all erosion and sediment control practices to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved final stabilization, all points of discharge to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site, and all points of discharge from the construction site.

4. The **qualified inspector** shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

    a. Date and time of inspection;

    b. Name and title of person(s) performing inspection;

    c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

    d. A description of the condition of the runoff at all points of discharge from the construction site. This shall include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

    e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This shall include identification of any discharges of sediment to the surface waterbody;

    f. Identification of all erosion and sediment control practices that need repair or maintenance;

    g. Identification of all erosion and sediment control practices that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

    h. Description and sketch of areas that are disturbed at the time of the inspection and areas that have been stabilized (temporary and/or final) since the last inspection;

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i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s); and

k. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The **qualified inspector** shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The **qualified inspector** shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The **qualified inspector** shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the **qualified inspector** shall notify the **owner or operator** and appropriate contractor or subcontractor identified in Part III.A.6. of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

6. All inspection reports shall be signed by the **qualified inspector**. Pursuant to Part II.C.2 of the General Permit, the inspection reports shall be maintained on site with the SWPPP.

Record Retention - The **owner or operator** shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the site achieves final stabilization. This period may be extended by the Department, in its sole discretion, at any time upon written notification.

l. **SWPPP MODIFICATIONS:** The inspection report should also identify if any revisions to the SWPPP are warranted due to unexpected conditions. The SWPPP is meant

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to be a dynamic working guide that is to be kept current and amended whenever there is a change in design, construction, operation, or maintenance at the construction site that has or could have a significant effect on the discharge of pollutants or when the plan proves to be ineffective in eliminating or significantly minimizing pollutant discharges. The Contractor's failure to modify or report deficiencies to the Operator will result in the Contractor being liable for fines and construction delays resulting from any federal, state, or local agency enforcement action.

J. **FINAL STABILIZATION AND TERMINATION OF PERMIT COVERAGE:** A site can be considered finally stabilized when all soil disturbing activities have been completed and a uniform perennial vegetative cover with a density of **85%** for the unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been established and the facility no longer discharges storm water associated with construction activities and a Notice of Termination (NOT) form filed by the Operator(s) with the NYSDEC. The Operator's Project Manager must complete the NOT. The NOT must be signed by the signatory (or equivalent position) on the NOI and subsequently submitted to the appropriate agency. The Operator's Project Manager must provide a completed copy of the NOT to the Contractor for inclusion in the SWPPP, which will then be optically scanned into the final SWPPP document as required. This filing terminates coverage under the General Permit and terminates the Contractor's responsibility to implement the SWPPP, but the requirements of the SWPPP, including periodic inspections, must be continued until the NOT is filed. The **owner or operator** shall also have the **qualified inspector** perform a final site inspection prior to submitting the NOT to the Department. Final payment and/or the release of retainage will be withheld until all provisions of the SWPPP have been submitted, completed and accepted by the Operator.

102 PROJECT NAME AND LOCATION

Sheridan Drive Subdivision

4774 and 4780 Sheridan Drive

Town of Amherst, County of Erie, New York

Easting: 193693

Northing: 4765310

Estimated Area of Site ≈ 5.02 acres

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Estimated Area to be disturbed by Construction Activities ≈ 4.70 acres

A general location map is included as Appendix A.

103 OPERATOR'S NAME AND ADDRESS

MEL Investors, LLC

6790 Main Street, Suite 100

Williamsville, NY 14221

Contact Person: Paul Bliss

Telephone: 716-249-4008

104 PROJECT DESCRIPTION

This project is a redevelopment of a 5.02 acre site located on the north side of Sheridan Drive in the Town of Amherst for a single family subdivision cul-de-sac. Construction will consist of a proposed public roadway, public storm sewer, sanitary sewer and water mains, lighting and landscaping improvements. Thirteen (13) lots are proposed for the cul-de-sac, twelve (12) of which will be building lots. The remaining lot will be used for stormwater management. Currently the site consists of a landscape nursery and two single family houses, all of which are to be demolished. The proposed site development area to be disturbed for this project is approximately 4.70 acres when construction is completed.

Soil disturbing activities will include:

A. Construction of temporary construction exit points

B. Clearing & grubbing of the site within disturbance limits

C. Installation of the detention basin topsoil & seed

D. Installation of storm sewer pipes and inlets

E. Construction of utilities

F. Construction of curb and roadway

G. Final grading & landscaping

H. Construction of houses

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This project is owned by MEL Investors, LLC and will be developed by the same. The work area consists of approximately 5.02 acres for which erosion and sediment controls have been developed and fully addressed in this written plan and the Erosion and Sediment Control Plans. See the construction documents for additional details.

105 RUNOFF COEFFICIENT, SOILS, AND RAINFALL INFORMATION

The initial runoff curve number for the pre-construction site is "CN" = 84. The post-construction runoff curve number for the site will be "CN" = 84. The site is 5.02 acres of which approximately 4.70 acres will be disturbed by construction activities.

See soils information located in Appendix I.

The site is in Erie County, which receives an average of approximately 45 inches rainfall annually with the highest amounts of rainfall received in the months of May thru September. Annual snow for this area is approximately 120 inches.

106 WATERS

The runoff generated from this site will discharge to the drainage system on Sheridan Drive which is believed to ultimately discharge to Ellicott Creek.

107 INDIAN COUNTRY LANDS

This project is not located on Indian Lands.

108 ENDANGERED AND THREATENED SPECIES

No endangered or threatened species have been determined to be on the site.

109 CRITICAL HABITAT

See section 108 above.

110 HISTORIC PLACES

The assessed property is shown on the NYSHPO map as an archeologically sensitive area. The Cultural Resources Study performed by James Hartner and Kathryn Whalen, dated December 2018 found no items of significance. The NYSHPO clearance letter is included in Appendix K of this report.

111 WETLANDS AND/OR OTHER SURFACE WATERS

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There are no Federal or State wetlands located on the project site.

112 EROSION AND SEDIMENT CONTROLS

112.1 STABILIZATION PRACTICES

Stabilization practices for this site include:

A. Land clearing activities shall be done only in areas where earthwork will be performed and shall progress as earthwork is needed.

B. Use of stabilization method for all slopes having a slope greater than 1V:3H.

C. Permanent seeding and planting of all unpaved areas using the hydromulching grass seeding technique.

D. Mulching exposed areas.

E. Vegetation preservation in undisturbed areas.

F. Frequent watering to minimize wind erosion during construction.

a. **For sites where 5 acres or more are disturbed at any one time**: In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the New York Standards and Specifications for Erosion and Sediment Control.

b. The **owner or operator** shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

c. The **owner or operator** shall install any additional measures needed to protect water quality.

112.2 STRUCTURAL PRACTICES

Structural practices for this site may include:

A. Inlet protection using a method detailed in the Construction Documents.

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B. Perimeter protection using temporary silt fence/silt sock or silt sock.

C. Outlet protection using rip-rap stone and end sections.

D. Stabilized Construction Entrance.

E. Temporary stone wash off areas.

F. Storm sewer, curb/gutter.

G. Sediment traps and basins.

112.3 SEQUENCE OF MAJOR ACTIVITIES

The Contractor will be responsible for implementing the following erosion control and storm water management control measures. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor. The order of activities will be as follows:

A. Install temporary construction exits at locations shown on the Demolition & Erosion Control Plan Sheet.

B. Install perimeter silt fence/silt socks/silt sock in the locations shown on the Demolition & Erosion Control Plan Sheet.

C. Clear & Grub site.

D. Installation of detention basin to act as sediment basins

E. Commence site grading.

F. Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.

G. Installation of proposed utilities

H. Finalize pavement subgrade preparation.

I. Construct all curb, drainage inlets, storm sewer pipes and storm sewer manholes, as shown on the plans. Install temporary inlet protection at the locations of all inlets.

J. Dust control.

K. Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.

L. Install base material as required for pavement.

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M. Carry out final grading and seeding and planting.

N. Clean storm system following construction, clean detention basins of any silt and return to design grades.

O. Remove silt fencing/silt sock only after all paving is complete and exposed surfaces are stabilized.

P. Remove temporary construction exits only prior to pavement construction in these areas.

Note: Sediment control storage during construction (traps & basins) during construction shall be 134 cy per acre of disturbance per NYSDEC requirements.

112.4 STORM WATER MANAGEMENT

The existing site currently sheet drains in multiple directions, to the north and to the south. Stormwater that drains to the south sheet drains towards Sheridan Drive and is collected offsite by storm catch basins along the north side of Sheridan Drive. Stormwater that drains to the north is directed to one of two existing swales in either the northeast or northwest portions of the site and outlets offsite.

The storm water collection system proposed for the subdivision and will consist of HDPE pipe connected by a system of catch basins placed appropriately along the curb of the proposed roadway. Back yard and side yard swales and catch basins will be installed on certain building lots to direct storm water away from the proposed houses and into the storm sewer system. Stormwater runoff from the proposed project area will ultimately discharge to the existing storm sewer system along the north side of Sheridan Drive. Stormwater collected onsite will outlet to a proposed wet detention pond. An outlet control pipe will connect the pond with the existing storm sewer system that will restrict outflow to below existing conditions prior to discharge.

The proposed detention pond is designed to capture, retain and treat all stormwater runoff within the 5.02 acre project limits. It has also been designed to accommodate stormwater runoff for an additional 0.58 acres (0.23 acres pervious, 0.35 acres pervious) of surrounding residential area based on the assumption some neighboring runoff will outlet onto the proposed subdivision and be captured within the proposed onsite storm sewer system. The additional area is an assumption made to include the surrounding areas based on topography mapping provided by the Town of Amherst Engineering. The survey provided for this project did not extend beyond the project limits enough to

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determine an actual watershed area of neighboring properties that will contribute to the stormwater runoff rates of the proposed subdivision. Below are two summary event tables, one listing the runoff discharge for only the proposed subdivision project limits, the second listing the runoff discharge for both the proposed subdivision and the surrounding neighbors. The NYSDEC calculation sheets and the hydrocad printouts found in Attachment B of this report only pertain to the proposed subdivision area (5.02 acres).

Chapter 9 of the NYSDEC Stormwater Management Design Manual details design requirements for redevelopment projects, which this project is categorized as. Runoff reduction is not required for this project, since the proposed impervious area (1.15 ac) is less than existing impervious area (1.40 ac). Water Quality is required since the proposed reduction in impervious area (0.25 ac) is less than 25% of the existing impervious area (0.35 ac) of the site. Water quality and volume attenuation for the redevelopment have been designed in accordance with Chapter 4 of the manual.

The NYSDEC Stormwater Management Design Manual requires a five-step process for Stormwater Management Planning as outlined in Chapter 3. The five steps include:

1. Site planning to preserve natural features and reduce impervious cover.
    - A reduced amount of impervious area is to be constructed on site due to the nature of this residential development.
2. Calculation of Water Quality Volume (WQv=RRv) for site.
    - See Stormwater Drainage Calculations.
3. Incorporation of Green Infrastructure techniques and standard SMPs with Runoff Reduction Volume (RRv) capacity.
    - Runoff reduction volume (RRv) is not required for this project, since the proposed impervious area (1.15 ac) is less than existing impervious area (1.4 ac).
4. Use of standard SMPs where applicable, to treat the portion of water quality volume not addressed by green infrastructure techniques and standard SMPs with RRv capacity.
    - WQv will be treated in the detention pond.
5. Design of volume and peak rate control practices where required.
    - See Stormwater Drainage Calculations.

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The NYSDEC Stormwater Management Design Manual requires (5) five different criteria be considered when designing a stormwater management system. Those criteria are Water Quality, Runoff Reduction Volume, Channel Protection, Overbank Flooding and Extreme Storm Protection. Below is a summary of each item and how it is incorporated into this project.

Water Quality & Runoff Reduction Volume:

The NYSDEC requires reduction of the total water quality volume by green infrastructure techniques and SMP's to replicate pre-development hydrology. As explained above, runoff reduction (RRv) is not required for this project, since the proposed impervious area (1.15 ac) is less than existing impervious area (1.4 ac). Water quality treatment will occur in the detention basin in the forebay and permanent pool areas of the basin. The required WQv = 1,276 cf. The provided WQv in the detention basin = 2,085 cf. The sum of the WQv treated is greater than the required WQv, therefore the practice is acceptable.

Channel Protection:

The NYSDEC requires that 24-Hour extended detention be provided for the proposed 1-year storm event. A volume of 2,114 cf is accommodated in the retention basin at elevation 603.72.

Overbank Flooding:

The NYSDEC requires that the 10-year proposed storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event. A volume of 6,263 cf is accommodated in the retention basin at elevation 604.83.

Extreme Storm Protection:

The NYSDEC requires that the 100-year proposed storm event be attenuated with detention and that the outlet be restricted to the 100-year existing storm event. A volume of 18,477 cf is accommodated in the retention basin at elevation 607.06.

Town of Amherst Requirement:
The Town of Amherst requires that the 25-year proposed storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event. This volume of 9,722 cf is accommodated in the detention basin at elevation 605.58. At this elevation, the outlet discharge will be restricted to 3.67 cfs, which is less than the existing 10-year peak runoff outflow of 8.06 cfs.

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Refer to engineer's report for storm sewer design, runoff summary table and stormwater drainage calculations.

113 OTHER CONTROLS

113.1 OFF-SITE VEHICLE TRACKING

A stabilized construction exit will be provided to help reduce vehicle tracking of sediments. Existing paved areas will remain as long as possible and will be used for vehicle wash areas and to further aid in the reduction of vehicle tracking of sediments. The paved streets adjacent to the site entrance shall be inspected daily and swept as necessary to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material to/from the construction site will be covered with a tarpaulin. The job site superintendent will be responsible for seeing that these procedures are followed.

113.2 EXCAVATION SPOIL MATERIALS

Excavation spoil materials are generated during the excavation of the development's building and utilities installation. These materials must be properly managed to prevent them from contributing to storm water discharges. The materials generated from the development of this project will be hauled off-site or stockpiled for re-use in designated areas which will have temporary erosion & sediment control measures installed. Any removal from site will be done under the necessary permits required by the local governing agencies.

113.3 DUST CONTROL

Minimizing wind erosion and controlling dust will be accomplished by one or more of the following methods:

A. Frequent watering of excavation and fill areas.

B. Providing gravel or paving at entrance/exit drives, parking areas and transit paths.

113.4 WASTE DISPOSAL

If needed, all waste materials will be collected and stored in securely lidded metal dumpsters rented from an approved waste management company. The dumpster will comply with all local and state solid waste management regulations.

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All trash and construction debris from the site will be deposited in the dumpsters. The dumpsters will be emptied when full and then hauled to a NYSDEC approved landfill for proper disposal. No construction waste will be buried on-site. All personnel will be instructed regarding the correct procedures for waste disposal.

113.5 SANITARY WASTE

If needed, portable toilet units or field offices with toilet facilities connected to the municipal sanitary sewer will be used for sanitary purposes. All portable toilet units will be emptied a minimum of once per week by a licensed portable facility provided in compliance with local and state regulations.

113.6 CONCRETE WASTE FROM CONCRETE TRUCKS

A. Emptying of excess unhardened concrete and/or washout from concrete delivery trucks will be allowed on the job site, but in either (1) specifically designated diked areas which have been prepared to prevent contact between concrete and/or washout and storm water which will be discharged from the site or (2) in locations where waste concrete will be poured into forms to make rip-rap or other useful concrete products.

B. Hardened waste concrete from the designated diked areas described above will be disposed of in accordance with applicable local and state regulations with regards to disposal of construction debris.

113.7 HAZARDOUS SUBSTANCES & HAZARDOUS WASTE

A. All hazardous waste materials will be disposed of by the Contractor in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. Site personnel will be instructed in these practices by the job superintendent, who will also be responsible for seeing these practices are followed. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such products are stored and/or used and another copy of each MSDS will be maintained in the SWPPP file at the job site construction office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

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B. The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) Plan found within this SWPPP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled hazardous materials of hazardous wastes will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge shall be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the job superintendent to properly train all personnel in the use of the SPCC plan.

C. Any spills of hazardous materials which are in excess of the Reportable Quantities as defined by the EPA regulations shall be immediately reported to the EPA National Response Center at 1-100-424-1102. From SWPPP-9 "Reportable Quantity Release Form" must be filled out.

D. In order to minimize the potential for a spill of hazardous materials to come in contact with storm water, the following steps will be implemented:

1. All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.

2. The minimum practical quantity of all such materials will be kept on the job site.

3. A spill control and containment kit (containing for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

4. All of the product in a container will be used before the container is disposed of. All such containers will be triple rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with storm water discharges.

5. All products will be stored in and used from the original container with the original product label.

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6. All products will be used in strict compliance with instructions on the product label.

7. The disposal of excess or used products will be in strict compliance with instructions on the product label.

113.8 CONTAMINATED SOILS

A. Any contaminated soils (resulting from spills of materials with hazardous properties) which may result from construction activities will be contained and cleaned up immediately in accordance with the procedures given in the Spill Prevention Control and Countermeasures (SPCC) Plan and in accordance with applicable state and federal regulations.

B. The job site superintendent will be responsible for seeing that these procedures are followed.

114 COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The Contractor will obtain copies of any and all local and state regulations which are applicable to storm water management, erosion control, and pollution minimization at this job site and will comply fully with such regulations. The Contractor will submit written evidence of such compliance if requested by the Operator or any agent of a regulatory body. The Contractor will comply with all conditions of the SPDES General Permit for Construction Activity for the State of New York, including the conditions related to maintaining the SWPPP and evidence of compliance with the SWPPP at the job site and allowing regulatory personnel access to the job site and to records in order to determine compliance.

The SWPPP for this site development project requires regulated MS4 approval from the Town of Amherst. All changes to the SWPPP must be approved by the Town of Amherst prior to applying changes to the SWPPP in the field.

115 INSPECTION AND MAINTENANCE PROCEDURES

The following inspection and maintenance practices will be used to maintain erosion and sediment controls and stabilization measures.

1. All control measures will be inspected by the owner/operator at least weekly and shall continue until the site complies with the Final Stabilization section of this document (See Section 116).

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2. All control measures will be inspected by a Qualified Professional at least weekly and shall continue until the site complies with the Final Stabilization section of this document (See Section 116).

3. All measures will be maintained in good working order; if repairs or other measures are found to be necessary, they will be initiated within 24 hours of report.

4. Built up sediment will be removed from silt fence/silt sock when it has reached one-third the height of the fence.

5. Silt fence/silt socks will be inspected for depth of sediment, tears, etc., to see if the fabric is securely attached to the fence posts, and to see that the fence posts are securely in the ground.

6. Temporary and permanent seeding and all other stabilization measures will be inspected for bare spots, washouts, and healthy growth.

7. A maintenance inspection report will be made after each inspection. Copies of the report forms to be completed by the inspector are included in this SWPPP.

8. The job site superintendent will be responsible for selecting and training the individuals who will be responsible for these inspections, maintenance and repair activities, and filling out inspection and maintenance reports.

9. Personnel selected for the inspection and maintenance responsibilities will receive training from the job site superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls that are used onsite in good working order. They will also be trained in the completion of, initiation of actions required by, and the filing of the inspection forms. Documentation of this personnel training will be kept on site with the SWPPP.

10. Disturbed areas and materials storage areas will be inspected for evidence of or potential for pollutants entering stormwater systems.

11. Report to the NYSDEC within 24 hours any noncompliance with the SWPPP that will endanger public health or the environment. Follow up with a written report within 5 days of the noncompliance event. The following events require 24 hour reporting: a) any unanticipated bypass which exceeds any effluent limitation in the permit, b) any upset which exceeds any effluent limitation in the permit, and c) a violation of a maximum daily

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discharge limitation for any of the pollutants listed by the NYSDEC in the permit to be reported within 24 hours. The written submission must contain a description of the non-compliance and its cause; the period of non-compliance, including exact dates and times, and if the non-compliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the non-compliance.

12. Releases of hazardous substances or oil in excess of reportable quantities (as established under 40 CFR 110, 40 CFR 117 or 40 CFR 302) must be reported.

Upon completion of construction, the property owner is responsible for ensuring that the stormwater facilities are regularly inspected and maintained. Maintenance and inspection procedures are as follows.

1. On a quarterly basis and following significant rainfall events or snow-melts, perform the following:

   - Inspect catch basins, storm manholes, treatment structures, storm piping and stormwater pond for debris and accumulation of sediment.
   - Remove and properly dispose of any collected debris and sediment in accordance with applicable state, federal and local regulations.
   - Flush piping with water if necessary to remove accumulated sediment.
   - Clean treatment structures per manufacturer's recommendations
   - Check all stone outfall structures for erosion and re-stone if necessary to prevent further erosion.
   - Inspect grassed/landscaped areas for un-vegetated areas or areas with less than 85% healthy stand of grass and reseed and mulch as necessary. Water daily if reseeded in July and August.
   - A record of all inspections should be kept.

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2. Maintain all lawn areas by regular mowing, including the grassed slopes of the stormwater pond and any grass swales. Any eroded areas shall be regarded, seeded and mulched immediately.

116 INSPECTION AND MAINTENANCE REPORT FORMS

Once installation of any required or optional erosion control device or measure has been implemented, inspections shall be performed by a Qualified Professional at least once every seven (7) calendar days. For construction sites where soil disturbance activities are on-going and the **owner or operator** has received authorization in accordance with Part II.C.3 of the General Permit to disturb greater than five (5) acres of soil at any one time, the **qualified inspector** shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days. The owner and contractor shall obtain from the MS4 an approval for disturbing more than five-acres at any given time. For construction sites where active construction has been suspended, inspection frequency under the general permit can be reduced to once every 30 days, provided temporary stabilization measures have been applied to all disturbed areas. The forms found in this SWPPP shall be used by the inspectors to inventory and report the condition of each measure to assist in maintaining the erosion and sediment control measures in good working order.

These report forms shall become an integral part of the SWPPP and shall be made readily accessible to governmental inspection officials, the Operator's Engineer, and the Operator for review upon request during visits to the project site. In addition, copies of the reports shall be provided to any of these persons, upon request, via mail or facsimile transmission. Inspection and maintenance report forms are to be maintained by the permittee for five years following the final stabilization of the site.

117 OTHER RECORD-KEEPING REQUIREMENTS

The Contractor shall keep the following records related to construction activities at the site:

- Dates when major grading activities occur and the areas which were graded
- Dates and details concerning the installation of structural controls
- Dates when construction activities cease in an area

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- Dates when an areas is stabilized, either temporarily or permanently
- Dates of rainfall and the amount of rainfall
- Dates and descriptions of the character and amount of any spills of hazardous materials
- Records of reports filed with regulatory agencies if reportable quantities of hazardous materials spilled

118 SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN

118.1 MATERIALS COVERED

The following materials or substances are expected to be present onsite during construction:

- Concrete/Additives/Wastes
- Cleaning solvents
- Sanitary wastes
- Detergents
- Petroleum based products
- Paints/Solvents
- Pesticides
- Solid and construction wastes
- Acids
- Fertilizers
- Soil stabilization additives

118.2 MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The job site superintendent will be responsible for ensuring that these procedures are followed.

A. Good Housekeeping

The following good housekeeping practices will be followed onsite during the construction project.

1. An effort will be made to store only enough products required to do the job.

2. All materials stored onsite will be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a

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minimum, all containers will be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.

3. Products will be kept in their original containers with the original manufacturer's label in legible condition.

4. Substances will not be mixed with one another unless recommended by the manufacturer.

5. Whenever possible, all of a product will be used up before disposing of the container.

6. Manufacturer's recommendations for proper use and disposal will be followed.

7. The job site superintendent will be responsible for daily inspections to ensure proper use and disposal of materials.

B. Hazardous Products

These practices will be used to reduce the risks associated with hazardous materials. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will be maintained in the SWPPP file at the job site construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

1. Products will be kept in original containers with the original labels in legible condition.

2. Original labels and material safety data sheets (MSDS's) will be procured and used for each material.

3. If surplus product must be disposed of, manufacturer's or local/state/federal recommended methods for proper disposal will be followed.

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4. A spill control and containment kit (containing for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

5. All of the product in a container will be used before the container is disposed of. All such containers will be triple rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with storm water discharges.

C. Hazardous Waste

All hazardous waste materials will be disposed of by the Contractor in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. Site personnel will be instructed in these practices by the job site superintendent, who will also be responsible for seeing that these practices are followed.

D. Product Specific Practices

The following product specific practices will be followed on the job site.

1. Petroleum Products

All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any petroleum storage tanks stored onsite will be located within a containment area that is designed with an impervious surface between the tank and the ground. The secondary containment must be designed to provide a containment volume that is equal to 110% of the volume of the largest tank. Drip pans shall be provided for all dispensers. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on a plan by the contractor once the locations have been determined.

2. Fertilizers

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Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked in the soil to limit exposure to stormwater. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

3. Paints, Paint Solvents, and Cleaning Solvents

All containers will be tightly sealed and stored when not in use. Excess paint and solvents will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or state and federal regulations.

4. Concrete Wastes

Concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water on the site, but only in either (1) specifically designated diked areas which have been prepared to prevent contact between the concrete and/or wash out and storm water which will be discharged from the site or (2) in locations where waste concrete can be poured into forms to make riprap or other useful concrete products.

The hardened residue from the concrete wash out diked areas will be disposed of in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. The job site superintendent will be responsible for seeing that these procedures are followed.

All concrete wash out areas will be located in an area where the likelihood of the area contributing to storm water discharges is negligible. If required, additional BMPs must be implemented to prevent concrete wastes from contributing to storm water discharges. The location of concrete wash out area(s) must be identified on a plan by the contractor once the locations have been determined. In addition, a standard detail on the construction of the concrete wash out shall be included on this plan.

E. Solid and Construction Wastes

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All waste materials will be collected and stored in an appropriately covered container and/or securely lidded metal dumpster rented from a local waste management company which must be a solid waste management company licensed to do business in New York and the Town of Amherst. The dumpster will comply with all local and state solid waste management regulations.

All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of twice per week or more often if necessary, and the trash will be hauled to a landfill approved by the NYSDEC. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedures for waste disposal.

All waste dumpsters and roll-off containers will be located in an area where the likelihood of the containers contributing to storm water discharges is negligible. If required, additional BMPs must be implemented, such as sandbags around the base, to prevent wastes from contributing to storm water discharges. The location of waste dumpsters and roll-off containers must be identified on a plan by the contractor once the locations have been determined.

F. Sanitary Wastes

Portable toilet units or field offices with toilet facilities connected to the municipal sanitary sewer will be used for sanitary purposes. All portable toilet units will be emptied a minimum of once per week by a licensed portable facility provided in compliance with local and state regulations.

All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharges is negligible. If required, additional BMPs must be implemented, such as sandbags around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on a plan by the contractor once the locations have been determined.

G. Contaminated Soils

Any contaminated soils (resulting from spills of materials with hazardous properties) which may result from construction activities will be contained and cleaned up immediately in accordance with the procedures given in

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the Materials Management Plan and in accordance with applicable state and federal regulations.

118.3 SPILL PREVENTION AND RESPONSE PROCEDURES

The Contractor will train all personnel in the proper handling and cleanup of spilled materials. No spilled hazardous materials or hazardous wastes will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge will be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the job site superintendent to properly train all personnel in spill prevention and clean up procedures.

A. In order to minimize the potential for a spill of hazardous materials to come into contact with storm water, the following steps will be implemented:

1. All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) will be stored in a secure location, with their lids on, preferably under cover, when not in use.

2. The minimum practical quantity of all such materials will be kept on the job site.

3. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

4. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.

B. In the event of a spill, the following procedures should be followed

1. All spills will be cleaned up immediately after discovery.

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2. The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with the hazardous substances.

3. The project manager and the Engineer of Record will be notified immediately.

   Spills of toxic or hazardous materials will be reported to the appropriate federal, state, and/or local government agency, regardless of the size of the spill. Spills of amounts that exceed Reportable Quantities of certain substances specifically mentioned in federal regulations (40 CFR 110, 40 CFR 117, and 40 CFR 302) must be immediately reported to the EPA National Response Center, telephone 1-100-424-1102. From SWPPP-9 "Reportable Quantity Release Form" must be filled out.

4. If the spill exceeds a Reportable Quantity, the SWPPP must be modified within seven (7) calendar days of knowledge of the discharge to provide a description of the release, the circumstances leading to the release, and the date of the release. The plans must identify measures to prevent the recurrence of such releases and to respond to such releases.

C. The job site superintendent will be the spill prevention and response coordinator. He will designate the individuals who will receive spill prevention and response training. These individuals will each become responsible for a particular phase of prevention and response. The names of these personnel will be posted in the material storage area and in the office trailer onsite.

119 CONTROL OF NON-STORM WATER DISCHARGES

Certain types of discharges are allowable under the NYSDEC SPDES General Permit for Construction Activity for the State of New York, and it is the intent of this SWPPP to allow such discharges. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures which have been outlined previously in this SWPPP will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. The following allowable non-storm water discharges which may occur at the job site include:

A. Discharges from firefighting activities.

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B. Fire hydrant flushings (see note below)

C. Waters used to wash vehicles or control dust in order to minimize offsite sediment tracking.

D. Routine external building washdown which does not use detergents.

E. Pavement wash waters where spills or leaks of hazardous materials have not occurred or detergents have not been used.

F. Air conditioning condensate.

G. Springs or other uncontaminated groundwater, including dewatering ground water infiltration.

H. Foundation or footing drains where no contamination with process materials such as solvents is present.

Note: The Contractor shall discharge any super-chlorinated water from water distribution pipe disinfection activities into sanitary sewer system.

120 STORM WATER CONTROL FACILITY MAINTENANCE

The frequency of inspections for the stormwater pond shall match the frequencies listed on the "Stormwater Pond/Wetland Operation, Maintenance and Management Inspection Checklist" in Appendix L of the SWPPP.

The proposed catch basins, as per section 115, shall be inspected 4 times per year for removal of floatable debris. Any silt buildup over 6" in depth shall be removed and disposed of properly off-site.

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Appendix A

Site Location Map

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Erie County On-Line Mapping Application



Legend

- Parcels
- Municipal Boundaries

376.17 752.3 Feet

VGS_1984_Web_Mercator_Auxiliary_Sphere

HIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 4,514

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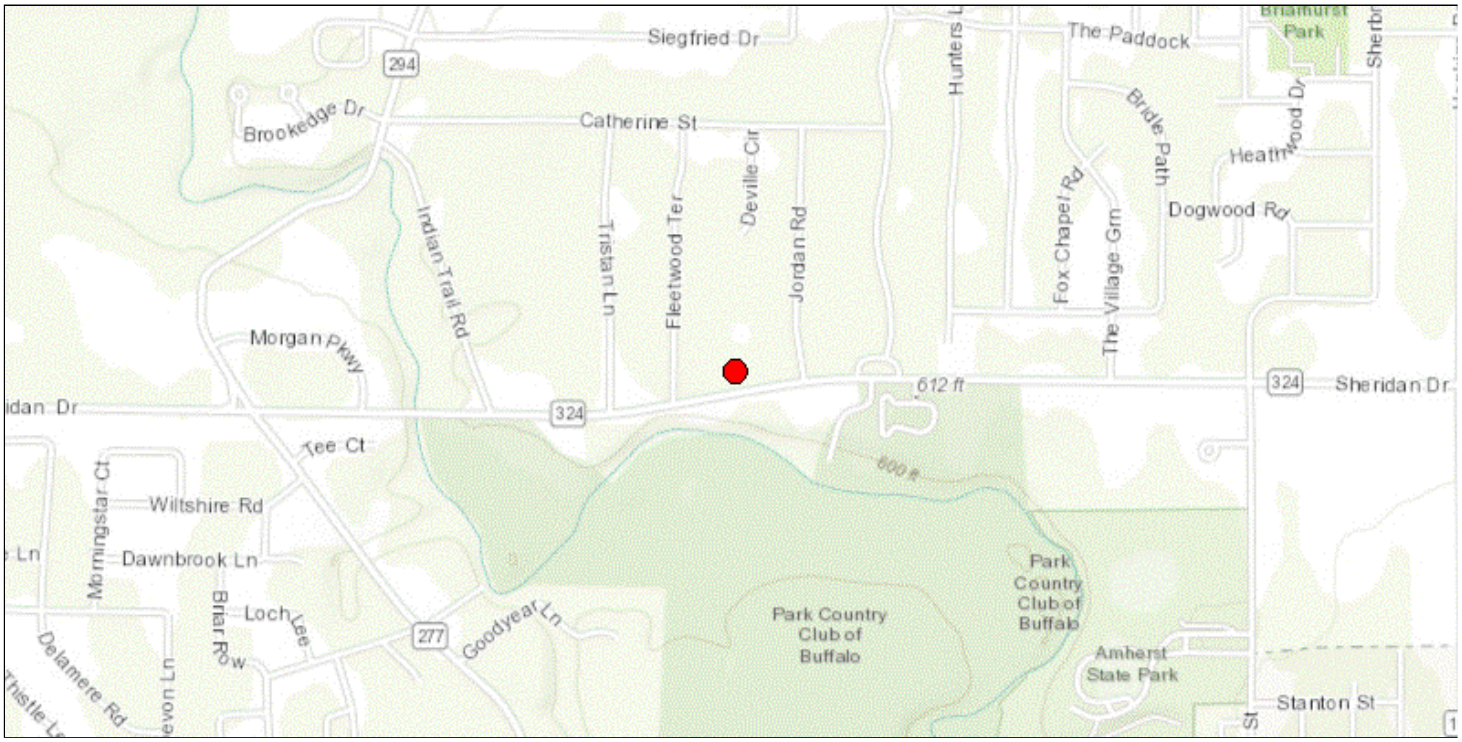
Stormwater Interactive Map



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	193693.088	**Northing:**	4765310.135
Longitude/Latitude	**Longitude:**	-78.757	**Latitude:**	42.979

The approximate address of the point you clicked on is:
4784 Sheridan Dr, Buffalo, New York, 14221

County: Erie
Town: Amherst
USGS Quad: BUFFALO NE

DEC Administrative Boundaries

Region 9:
(Western New York) Allegany, Chautauqua, Cattaraugus, Erie, Niagara and Wyoming counties. For more information visit http://www.dec.ny.gov/about/617.html.

Regulated MS4s

UA 2000: 11350
Standard: Buffalo
Municipality: AMHERST
SWIS: 142200
Regulated: Automatic

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Appendix B

NYSDEC Notice of Intent (NOI)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR _____
(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-
RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
MEL Investors, LLC

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Bliss

Owner/Operator Contact Person First Name
Paul

Owner/Operator Mailing Address
6790 Main Street, Suite 100

City
Williamsville

State
NY

Zip
14221-

Phone (Owner/Operator)
716-249-4008

Fax (Owner/Operator)

Email (Owner/Operator)
pblisss@blissco.net

FED TAX ID
--
(not required for individuals)

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Project Site Information

Project/Site Name

Sheridan Drive Subdivision

Street Address (NOT P.O. BOX)

4774 & 4780 Sheridan Drive

Side of Street

● **North** ○ **South** ○ **East** ○ **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)

Amherst

State: NY

Zip: 14221 -

County: Erie

DEC Region: 9

Name of Nearest Cross Street

Fleetwood Terrace

Distance to Nearest Cross Street (Feet)

200

Project In Relation to Cross Street

○ **North** ○ **South** ● **East** ○ **West**

Tax Map Numbers
Section-Block-Parcel

68.12-1-10

Tax Map Numbers

68.12-1-11

1. Provide the Geographic Coordinates for the project site. To do this, go to the NYSDEC Stormwater Interactive Map on the DEC website at:

https://gisservices.dec.ny.gov/gis/stormwater/

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located the centroid of your project site, go to the bottom right hand corner of the map for the X, Y coordinates. Enter the coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting)

-78.757

Ex. -73.749

Y Coordinates (Northing)

42.979

Ex. 42.652

2. What is the nature of this construction project?

○ **New Construction**

○ **Redevelopment with increase in impervious area**

● **Redevelopment with no increase in impervious area**

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3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ○ FOREST
- ○ PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ● SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ○ OTHER

Post-Development Future Land Use

- ○ SINGLE FAMILY HOME
- ● SINGLE FAMILY SUBDIVISION — Number of Lots: 13
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ○ OTHER

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
5.0	4.7	1.4	1.1

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
%	%	%	100 %

7. Is this a phased project? ○ **Yes** ● **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date	End Date
10/01/2021	10/01/2022

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9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

Ellicott Creek

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ● Stream / Creek Off Site
- ○ River On Site
- ○ River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ○ Regulatory Map
- ○ Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001? ● **Yes** ○ **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001? ○ **Yes** ● **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ● **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ○ **No**
If Yes, what is the acreage to be disturbed?

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

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15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ◉ Yes ○ No ○ Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

New York State Department of Transportation

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ Yes ◉ No ○ Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ Yes ◉ No

19. Is this property owned by a state authority, state agency, federal government or local government? ○ Yes ◉ No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ Yes ◉ No

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ◉ Yes ○ No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ◉ Yes ○ No
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ◉ Yes ○ No

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0251089825

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
Carmina Wood Morris, DPC

Contact Name (Last, Space, First)
Wood Christopher

Mailing Address
487 Main Street, Suite 500

City
Buffalo

State NY Zip 14203-

Phone 716-842-3165

Fax 716-842-2065

Email
cwood@cwm-ae.com

SWPPP Preparer Certification

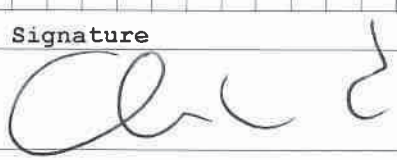
I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-15-002. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name
Christopher

MI

Last Name
Wood

Signature



Date
02 / 22 / 2021

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25. Has a construction sequence schedule for the planned management practices been prepared? ● Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ● Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ● Sediment Basin
- ○ Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ● Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ○ Mulching
- ○ Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ● Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ○ Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ○ Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

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Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ● **Preservation of Undisturbed Areas**
- ○ **Preservation of Buffers**
- ○ **Reduction of Clearing and Grading**
- ○ **Locating Development in Less Sensitive Areas**
- ○ **Roadway Reduction**
- ○ **Sidewalk Reduction**
- ○ **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ○ **Building Footprint Reduction**
- ○ **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ● All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

0.028 **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

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Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area(acres)
RR Techniques (Area Reduction)			
○ Conservation of Natural Areas (RR-1)		and/or	
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or	
○ Tree Planting/Tree Pit (RR-3)		and/or	
○ Disconnection of Rooftop Runoff (RR-4)		and/or	
RR Techniques (Volume Reduction)			
○ Vegetated Swale (RR-5)			
○ Rain Garden (RR-6)			
○ Stormwater Planter (RR-7)			
○ Rain Barrel/Cistern (RR-8)			
○ Porous Pavement (RR-9)			
○ Green Roof (RR-10)			
Standard SMPs with RRv Capacity			
○ Infiltration Trench (I-1)			
○ Infiltration Basin (I-2)			
○ Dry Well (I-3)			
○ Underground Infiltration System (I-4)			
○ Bioretention (F-5)			
○ Dry Swale (O-1)			
Standard SMPs			
○ Micropool Extended Detention (P-1)			
○ Wet Pond (P-2)	1		1
○ Wet Extended Detention (P-3)			
○ Multiple Pond System (P-4)			
○ Pocket Pond (P-5)			
○ Surface Sand Filter (F-1)			
○ Underground Sand Filter (F-2)			
○ Perimeter Sand Filter (F-3)			
○ Organic Filter (F-4)			
○ Shallow Wetland (W-1)			
○ Extended Detention Wetland (W-2)			
○ Pond/Wetland System (W-3)			
○ Pocket Wetland (W-4)			
○ Wet Swale (O-2)			

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Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area(acres)
○ Hydrodynamic	
○ Wet Vault	
○ Media Filter	
○ Other	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

0.0 **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

○ **Yes** ● **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

0.0 **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

● **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

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33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

0.028 **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

0.028

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ● **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

0.049 **acre-feet**

CPv Provided

0.049 **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

○ Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

8.06 **CFS**

Post-development

3.20 **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

17.58 **CFS**

Post-development

4.38 **CFS**

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37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ○ **Yes** ○ **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

MEL Investors, LLC

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

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40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP [N][Y][R][ ][ ][ ][ ][ ][ ]
- ○ Other [ ]
- ● None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ● **No**
If Yes, Indicate Size of Impact. [ ][ ][ ][ ][ ][ ].[ ]

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● **Yes** ○ **No**
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ● **Yes** ○ **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. [N][Y][R][ ][ ][ ][ ][ ][ ]

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name: Paul

MI:

Print Last Name: Bliss

Owner/Operator Signature:

Date: / /

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Appendix C

MS4 SWPPP Acceptance Form

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	MEL Investors, LLC
2. Contact Person:	Paul Bliss
3. Street Address:	6790 Main Street, Suite 100
4. City/State/Zip:	Williamsville, NY 14221
II. Project Site Information	
5. Project/Site Name:	Sheridan Drive Subdivision
6. Street Address:	4774 & 4780 Sheridan Drive
7. City/State/Zip:	Amherst, NY 14221
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	
9. Title/Position:	
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4:	
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Contact Person:	
14. Street Address:	
15. City/State/Zip:	
16. Telephone Number:	

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MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

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Appendix D

Engineer's Report

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Carmina · Wood · Morris DPC

487 Main Street Suite 600 Buffalo, New York 14203 P: 716.842.3165 F: 716.842.0263 W: cwm-ae.com

ENGINEER'S REPORT
for

Sheridan Drive Subdivision

4774 & 4780 Sheridan Drive

Town of Amherst, Erie County, New York

Prepared for

MEL Investors, LLC

6790 Main Street, Suite 100
Williamsville, NY 14221

Prepared by

Carmina Wood Morris, D.P.C.

487 Main Street, Suite 500
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

February 2021



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

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Section 2 - Water Service
Section 3 - Sanitary Sewer Service
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- Downstream Sewer Capacity Analysis

Attachment B Storm Sewer System Drainage Calculations

- Existing Runoff
- Proposed Runoff
    - o Green Infrastructure & Water Quality Calculations

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Section 1 - Location & Description

This project is a redevelopment of a 5.02 acre site located on the north side of Sheridan Drive in the Town of Amherst for a single family subdivision cul-de-sac. Construction will consist of a proposed public roadway, public storm sewer, sanitary sewer and water mains, lighting and landscaping improvements. Thirteen (13) lots are proposed for the cul-de-sac, twelve (12) of which will be building lots. The remaining lot will be used for stormwater management. Currently the site consists of a landscape nursery and two single family houses, all of which are to be demolished. The proposed site development area to be disturbed for this project is approximately 4.70 acres when construction is completed.

Section 2 - Water Service

An existing 8" public water main is located along the north side of Heim Road that will be the source of water for this project. Approximately 865 LF of new 8" AWWA C-900 PVC water main will be installed along the public roadway and connected to both the existing watermain along Sheridan Drive. New ¾" Type 'k" copper services will tap the new 8" main and be installed for each building lot. Two (2) new public fire hydrants will be installed with maximum spacing not to exceed 400 feet.

Pipe material for the new main, hydrant installation and all fittings, valves, etc. will be in accordance with Erie County Water Authority (ECWA) standards. Per hydrant flow test provided by ECWA, the existing static pressure in the 8" PVC water main on Sheridan Drive was approximately 84 psi and the residual pressure was 72 psi. The proposed main, hydrant branches and hydrants will be installed and tested in accordance with ECWA Standard Specifications. Inspection and certification of the installation and testing of the water samples will be done by the ECWA. There are no conflicts with existing utilities in the area. The proposed water main will maintain physical separation from other utilities as specified per Ten States Standards.

Domestic Summary:

Peak Operating Demand:	36 gpm
Water Main:	8" on Sheridan Drive
Static Pressure:	84 psi (per ECWA)

See attached water demand calculations in Appendix A for additional information.

Section 3 - Sanitary Sewer Service

Proposed is 546 lf of 8" SDR-35 PVC public sanitary sewer, connected to the existing 8" sanitary sewer main along the north side of Sheridan Drive. The proposed sewer extension will run along the east side of the proposed roadway. Each proposed

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building lot will wye connect to the proposed 8" sanitary sewer via a 6" SDR-35 PVC sanitary lateral at 1.0% minimum slope.

Design Parameters
4-bedroom house: 440 gal/day/house x 12 houses = 5,280 gpd

5,280 gpd * 4.31 = 22,756 gpd *use peaking factor of 4.31

The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC.

Downstream sewer capacity analysis is included within Attachment A of this report.

Section 4 - Storm Sewer Service

The existing site currently sheet drains in multiple directions, to the north and to the south. Stormwater that drains to the south sheet drains towards Sheridan Drive and is collected offsite by storm catch basins along the north side of Sheridan Drive. Stormwater that drains to the north is directed to one of two existing swales in either the northeast or northwest portions of the site and outlets offsite.

The storm water collection system proposed for the subdivision and will consist of HDPE pipe connected by a system of catch basins placed appropriately along the curb of the proposed roadway. Back yard and side yard swales and catch basins will be installed on certain building lots to direct storm water away from the proposed houses and into the storm sewer system. Stormwater runoff from the proposed project area will ultimately discharge to the existing storm sewer system along the north side of Sheridan Drive. Stormwater collected onsite will outlet to a proposed wet detention pond. An outlet control pipe will connect the pond with the existing storm sewer system that will restrict outflow to below existing conditions prior to discharge.

The proposed detention pond is designed to capture, retain and treat all stormwater runoff within the 5.02 acre project limits. It has also been designed to accommodate stormwater runoff for an additional 0.58 acres (0.23 acres pervious, 0.35 acres pervious) of surrounding residential area based on the assumption some neighboring runoff will outlet onto the proposed subdivision and be captured within the proposed onsite storm sewer system. The additional area is an assumption made to include the surrounding areas based on topography mapping provided by the Town of Amherst Engineering. The survey provided for this project did not extend beyond the project limits enough to determine an actual watershed area of neighboring properties that will contribute to the stormwater runoff rates of the proposed subdivision. Below are two summary event tables, one listing the runoff discharge for only the proposed subdivision project limits, the second listing the runoff discharge for both the proposed subdivision and the surrounding neighbors. The NYSDEC calculation sheets and the hydrocad printouts found in Attachment B of this report only pertain to the proposed subdivision area (5.02 acres).

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Chapter 9 of the NYSDEC Stormwater Management Design Manual details design requirements for redevelopment projects, which this project is categorized as. Runoff reduction is not required for this project, since the proposed impervious area (1.15 ac) is less than existing impervious area (1.40 ac). Water Quality is required since the proposed reduction in impervious area (0.25 ac) is less than 25% of the existing impervious area (0.35 ac) of the site. Water quality and volume attenuation for the redevelopment have been designed in accordance with Chapter 4 of the manual.

Town of Amherst Requirement:
The Town of Amherst requires that the 25-year proposed storm event be attenuated with detention and that the outlet be restricted to the 10-year existing storm event. This volume of 9,722 cf is accommodated in the detention basin at elevation 605.58. At this elevation, the outlet discharge will be restricted to 3.67 cfs, which is less than the existing 10-year peak runoff outflow of 8.06 cfs.

Detention Pond Summary:
Top of basin elevation = 609.00
Bottom of basin elevation = 597.00
Normal Water, WQv elevation = 602.83
WQv = Forebay + Permanent Pool = 522 + 1,067 = 1,589 cf
100-yr storm storage volume = 18,477 cf @ 607.06

Water Quality Summary:
WQv req'd = 1,238 cf (0.028 ac-ft)
RRv min. req'd = 0 cf (0.000 ac-ft)
WQv provided - detention pond = 1,589 cf (0.036 ac-ft)

Detention: Comparison of the existing 1-year vs. the proposed 1-year runoff
Comparison of the existing 10-year vs. the proposed 10-year runoff
Comparison of the existing 10-year vs. the proposed 25-year runoff
Comparison of the existing 100-year vs. the proposed 100-year runoff

RUNOFF SUMMARY – PROPOSED SUBDIVISION

EVENT	EX. RUNOFF (cfs)*	PRO. RUNOFF (cfs)**	RESULT (cfs)
1-year	2.94	1.38	-1.56
2-year	4.18	1.83	-2.35
5-year	6.15	2.61	-3.54
10-year	8.06	3.20	-4.86
25-year	11.18	3.67	-7.51
50-year	14.10	4.02	-10.08
100-year	17.58	4.38	-13.20

*Existing runoff flowrate is the total of the existing runoff flow rates from existing subcatchment areas 1S and 2S. See attached hydrocad printouts in the storm drainage calculations found in Attachment B for additional information.
**Proposed runoff flowrate is the rate controlled by the outlet pipe from the detention pond which discharges to an existing catch basin along Sheridan Drive as shown Attachment B of this report.

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RUNOFF SUMMARY – PROPOSED SUBDIVISION W/ NEIGHBORING PROPERTIES

EVENT	EX. RUNOFF (cfs)*	PRO. RUNOFF (cfs)**	RESULT (cfs)
1-year	3.74	1.63	-2.11
2-year	5.20	2.20	-3.00
5-year	7.49	2.97	-4.52
10-year	9.70	3.44	-6.26
25-year	13.29	3.89	-9.40
50-year	16.64	4.26	-12.38
100-year	20.62	4.62	-16.00

*Existing runoff flowrate is the total of the existing runoff flow rates from existing subcatchment areas 1S and 2S and the assumed neighboring properties of 0.58 acres (0.23 acres pervious, 0.35 acres pervious).

**Proposed runoff flowrate is the rate controlled by the outlet pipe from the detention pond which discharges to an existing catch basin along Sheridan Drive as shown Attachment B of this report.

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Attachment A

Sanitary Sewer and Water Demand Calculations

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

CARMINA WOOD MORRIS, D.P.C.
487 MAIN STREET, SUITE 500
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 20.252 Date: 2/22/2021
Project Name: Sheridan Drive Subdivision
Project Address: 4774 & 4780 Sheridan Drive Amherst, NY
Subject: Sanitary Sewage Calculations
Sheet: 1 of 1

Sanitary Sewage Demand Calculations:

Sheridan Drive Subdivision

440 gal/d/unit x 12 unit = 5,280 gpd *use 440 gallons per day per 4 bedroom uni

Total Site Sanitary Demand: = 5,280 gpd Average

* The hydraulic loading rate is per "Design Standards for Intermediate Sized Wastewater Treatment Systems" 2014, NYSDEC.

Find Peak Sanitary Demand:

Peaking Factor based on Population:
Total demand: 5,280 gpd / 100 gpcd = 53 per capita

Population (P) = 53 people

Peaking Factor : $(18 + \sqrt{P}) / (4 + \sqrt{P})$ where P is in thousands

Peaking Factor = 4.31

Peak Sanitary Demand = 5,280 x 4.31 = 22,756 gpd
= 0.023 MGD
= 0.035 cfs

Required Infiltration and Inflow Mitigation:

Peak Sanitary Flow = 22,756 gpd = 15.81 gpm

4:1 offset flow per NYSDEC requirements = 15.81 x 4 = 63.24 gpm req'd

Mitigation Credit = $250 / gpm

Mitigation Agreement Amount = $15,810.00

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CARMINA WOOD MORRIS, D.P.C.
487 MAIN STREET, SUITE 500
BUFFALO, NEW YORK, 14203
(716) 842-3165
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Project No.: 20.252 Date: 2/22/2021
Project Name: Sheridan Drive Subdivision
Project Address: 4774 & 4780 Sheridan Drive Amherst, NY
Subject: Domestic Water Demand Calculations
Sheet: 1 of 1

Domestic Water Demand Calculations:

Sheridan Drive Subdivision

Q = 5,280 gpd * use 100% of Total Sanitary Average Daily Demand

Q = 3.67 gpm * assume 24 hour day

Sheridan Drive Subdivision

Q_{peak} = 12 Units @ 3 gpm = 36 gpm Peak Demand
* use 3 gpm per unit (per ECDOH peak flow)

Headlosses:

Q_{peak} = 36 gpm
Pipe = 8 inch C-900 PVC C = 140
Length = 867 LF (approx. distance from HYD K05-A08 on Heim Rd to last prop. hydrant)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(867)(36)^{1.85}}{(140)^{1.85}\ (8)^{4.866}} = 0.03 \text{ ft} = 0.01 \text{ psi}$$

Δ elev = 0 ft = 0.00 psi
Total Losses = 0.01 psi
Static Pressure = 84 psi *per ECWA
Residual Pressure in main @ last prop. Hydrant = 84 - 0.01 = 83.99 psi

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CARMINA WOOD MORRIS, D.P.C.
487 MAIN STREET, SUITE 500
BUFFALO, NEW YORK, 14203
(716) 842-3165
FAX (716) 842-0263

Project No.: 20.252 Date: 2/22/2021
Project Name: Sheridan Drive Subdivision
Project Address: 4774 & 4780 Sheridan Drive Amherst, NY
Subject: Fire Flow Demand Calculations
Sheet: 1 of 1

Peak Domestic Demand:

Sheridan Drive Subdivision

12 Units @ 3 gpm = 36 gpm Peak Domestic Demand

* use 3 gpm per unit (per ECDOH peak flow)

Water Demand Calculations (fire):

Fire Flow, Q	=	1000	gpm	* per ISO Guidelines	
Elev. @ ex. residual hyd. K06-E57	=	610	ft		
Static pressure @ ex. hyd. K06-E57	=	84	psi	* per ECWA	
Elev. @ connection:	=	610	ft		
Δ elev ex. hyd. K06-E57 to connection	=	0.00	= 0.00	psi	(positive is decrease in pressure from static) (negative is increase in pressure from static)
Static pressure @ connection	=	84.0	psi		
Elev. @ furthest pro. hydrant	=	610	ft		
Δ elev connection point to furthest hydrant	=	0	= 0.0	psi	(positive is decrease in pressure from static) (negative is increase in pressure from static)

Find residual at furthest hydrant using fire flow:

Headlosses:

Q_{peak} = 1000 gpm

Pipe = 8 inch C-900 PVC C = 140

Length = 867 LF (approx. distance from connection to furthest pro. hydrant)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(867)(1000)^{1.85}}{(140)^{1.85}\ (8)^{4.866}} = 13.87 \text{ ft} = 6.0 \text{ psi}$$

Residual pressure at furthest pro. Hydrant = Static pressure at connection - headloss - Δ elev

= 84.0 - 6.0 - 0.0

= 78.0 psi

Find residual at furthest hydrant using total flow:

Total flow = Fire Flow + Peak Domestic Flow = 1036 gpm

Headlosses:

Q_{peak} = 1036 gpm

Pipe = 8 inch C-900 PVC C = 140

Length = 675 LF (approx. distance from connection to furthest pro. hydrant)

$$H_L = \frac{10.44\ L\ Q^{1.85}}{C^{1.85}\ D^{4.866}} = \frac{10.44(675)(1057)^{1.85}}{(140)^{1.85}\ (8)^{4.866}} = 11.53 \text{ ft} = 5.0 \text{ psi}$$

Residual pressure at furthest pro. Hydrant = Static pressure at connection - headloss - Δ elev

= 84.0 - 5.0 - 0.0

= 79.0 psi

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Downstream Sewer Capacity Analysis

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Carmina · Wood · Morris DPC

487 Main Street Suite 600 Buffalo, New York 14203 P: 716.842.3165 F: 716.842.0263 W: cwm-ae.com

DOWNSTREAM SANITARY SEWER CAPACITY ANALYSIS REPORT

for

Sheridan Drive Subdivision

4774 & 4780 Sheridan Drive

Town of Amherst, Erie County, New York

Prepared for

Bliss Construction

6790 Main Street, Suite 100
Williamsville, NY 14221

Prepared by

Carmina Wood Morris, D.P.C.

487 Main Street, Suite 500
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

February 2021



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Project Description

This project is a redevelopment of a 5.02 acre site located on the north side of Sheridan Drive in the Town of Amherst. Construction will consist of a proposed local street with a cul-de-sac turn around. The property will be subdivided to accommodate lots for 12 single family home lots to be built at a later date, a 13th lot will be used for stormwater management. The site will also include the construction of on-site utility, lighting and landscaping improvements. The site is currently developed as a landscape nursery and two residential houses, both of which are to be demolished.

Proposed is 550 lf of 8" SDR-35 PVC public sanitary sewer, connected to the existing 8" sanitary sewer main along the north side of Sheridan Drive. The proposed sewer extension will run along the east side of the proposed roadway. Each proposed building lot will wye connect to the proposed 8" sanitary sewer via a 6" SDR-35 PVC sanitary lateral at 1.0% minimum slope. Wastewater from the proposed subdivision will flow west along Sheridan Drive, north along Tristian Lane, and west along Catherine Street until reaching North French Road (8"). Flow then continues north along Campbell Blvd (30") until reaching the Town's Peanut Line sewer (60"), where flow goes west until the Town's West Side Interceptor sewer. Flow then goes north until ultimately reaching the Town of Amherst Wastewater Treatment Facility (60" to 84"). Refer to the sewer interceptor map located in the TECSmith monitoring section of the downstream sewer capacity analysis report.

Node 1 – 1260 North Forest (15"):

Existing Peak Flow measured (wet weather event)	= 4.585 cfs (2.964 mgd)*
Proposed Sheridan Drive Subdivision Peak Flow	= 0.035 cfs **
Proposed Peak Flow	= 4.620 cfs

Existing Peak Flow measured (overall)	= 4.687 cfs (3.030 mgd)*
Proposed Sheridan Drive Subdivision Peak Flow	= 0.035 cfs **
Proposed Peak Flow	= 4.722 cfs

Capacity of existing 15" RCP pipe @ 0.15% = 2.708 cfs

Conclusion: Monitored flows the day following the 1.46" rainfall event exceeded the capacity of the existing pipe 15" sewer. Two times during the monitoring period the flow depth exceeded the pipe diameter at Node 1, but at no time during the monitoring period did the flow at any point slow or stall which would have caused a backup or flooding at the manhole. I/I mitigation shall be required for the contribution proposed for this project.

Node 2 – 1405 North Forest (24"):

Existing Peak Flow measured (wet weather event)	= 11.970 cfs (7.738 mgd)*
Proposed Sheridan Drive Subdivision Peak Flow	= 0.035 cfs **
Proposed Peak Flow	= 11.935 cfs

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Existing Peak Flow measured (overall)	= 12.059 cfs (7.795 mgd)*
Proposed Sheridan Drive Subdivision Peak Flow	= 0.035 cfs **
Proposed Peak Flow	= 12.094 cfs

Capacity of existing 24" RCP pipe @ 0.14% = 9.162 cfs

Conclusion: Monitored flows the day following the 1.46" rainfall event exceeded the capacity of the existing pipe 24" sewer. Two times during the monitoring period the flow depth exceeded the pipe diameter at Node 2, but at no time during the monitoring period did the flow at any point slow or stall which would have caused a backup or flooding at the manhole. I/I mitigation shall be required for the contribution proposed for this project.

Node 3 – Town of Amherst 60-Inch Peanut Line:

Existing Peak Flow measured (wet weather event)	= 43.997 cfs (28.44 mgd)
Proposed Sheridan Drive Subdivision Peak Flow	= 0.035 cfs **
Proposed Peak Flow	= 44.032 cfs

Capacity of existing 60" pipe = 68.996 cfs (44.60 mgd)

Conclusion: The proposed peak flow is less than the capacity of the 60" pipe, therefore there is sufficient capacity. At no time during the monitoring did the flow depth exceed the pipe diameter at Node 3 of the downstream monitoring points during the rain events monitored. (Note: Data used for Node 3 is found on the Town of Amherst Main Sanitary Sewer Interceptor map)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Foot Notes:
Downstream capacity node information provided by Town of Amherst
*Converted from measurements in TECSmith report dated 11/26/18
** See Sanitary Sewage Demand Calculations

TECSmith Monitoring Report

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Date	Node 1			Node 2			Rain[2]	Snow
	1260 North Forest (15")			1405 North Forest (24")				
	FLOW (GAL x 1,000)	PEAK FLOW (MGD)	PEAK LEVEL (IN)	FLOW (GAL x 1,000)	PEAK FLOW (MDG)	PEAK LEVEL (IN)	(inches)	(inches)
10/22/2018	170.991	0.560	8.529	1070.891	2.260	9.948	0	0
10/23/2018	315.314	0.571	8.642	1750.536	2.148	10.265	0.05	0
10/24/2018	286.859	0.534	8.402	1694.819	2.096	9.210	0	0
10/25/2018	281.960	0.518	8.352	1753.549	2.418	9.885	0	0
10/26/2018	272.926	0.512	8.351	1739.778	2.118	10.145	0	0
10/27/2018	761.760	1.244	11.857	3000.645	4.657	15.451	0.51	0
10/28/2018	597.956	0.813	10.009	2668.198	3.546	12.966	0.17	0
10/29/2018	559.200	0.822	9.847	2389.054	3.278	12.522	0.1	0
10/30/2018	383.929	0.608	8.649	1821.868	2.417	10.953	0.02	0
10/31/2018	713.131	1.183	11.737	2919.688	4.382	15.053	0.28	0
11/1/2018	1558.093	2.964	105.481	4604.073	7.738	89.967	1.46	0
11/2/2018	1970.683	3.030	104.398	6224.030	7.795	89.960	0.15	0
11/3/2018	963.189	1.655	13.583	4640.797	5.934	19.803	0.13	0
11/4/2018	689.911	0.813	9.733	3291.597	4.109	13.514	0	0
11/5/2018	605.398	0.788	9.826	2555.198	3.320	12.225	0.02	0
11/6/2018	745.652	1.603	13.604	3264.336	5.088	17.356	0.29	0
11/7/2018	497.898	0.625	8.815	2315.540	3.088	11.480	0.03	0
11/8/2018	398.525	0.571	8.642	2031.163	2.540	10.592	0	0
11/9/2018	821.899	2.413	34.775	3221.612	7.310	32.897	0.57	0.6
11/10/2018	861.227	1.812	19.452	3751.452	6.317	25.929	0	0
11/11/2018	468.907	0.690	9.107	2395.918	3.221	11.359	0.01	0
11/12/2018	408.530	0.607	8.732	2139.022	2.850	10.730	0	0
11/13/2018	384.569	0.578	8.528	2049.492	2.794	10.741	0.02	0.02
11/14/2018	346.911	0.616	8.927	1908.461	2.749	10.435	0	0
11/15/2018	428.155	1.109	11.554	2062.673	4.169	13.877	0.55	1.4
11/16/2018	1093.576	1.803	14.324	4207.960	5.916	21.094	0.33	1.4
11/17/2018	1150.595	1.413	12.490	4347.708	5.347	17.477	0	0
11/18/2018	688.159	0.868	10.196	3262.521	3.929	13.040	0.06	0.1
11/19/2018	316.282	0.766	9.619	1600.389	3.552	11.886	0	0
---	---	---	---	---	---	---	4.75	3.52

TECsmith

TECSMITH, Inc.
PO Box 383
Elma, New York 14059-0383
Tel: 716-687-1418
Fax: 716-655-3369

Date: November 26, 2018

SANITARY SEWER FLOW CAPACITY STUDY – Summary Review

Prepared For: 4774 and 4780 Sheridan Drive Capacity Analysis

Chris Woods
487 Main Street, Suite 600
Buffalo, New York 14203
P: (716) 842-3165
F: (716) 842-0263

Project Name: 4774 and 4780 Sheridan Drive Capacity Analysis

Flow Monitoring Period: October 22, 2018 to November 19, 2018

Rain Events (> 0.5-inches) Monitored: October 27 (51”), November 1 (1.46”), November 9 (0.57”), and November 15 (0.55”)

Number of Monitoring Nodes: Two (2) downstream manholes

Node Locations and Descriptions:

- Node 1 1260 North Forest (15")
- Node 2 1405 North Forest (24")

Summary Conclusion:

Based on the data presented in this report, specifically the flow depth measurements recorded (see graphs below)

- Two times the flow depth exceed pipe diameter at any of the downstream nodes during the rain vents monitored.
- At no time during the monitoring period did the flow at any point slow or stall.

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

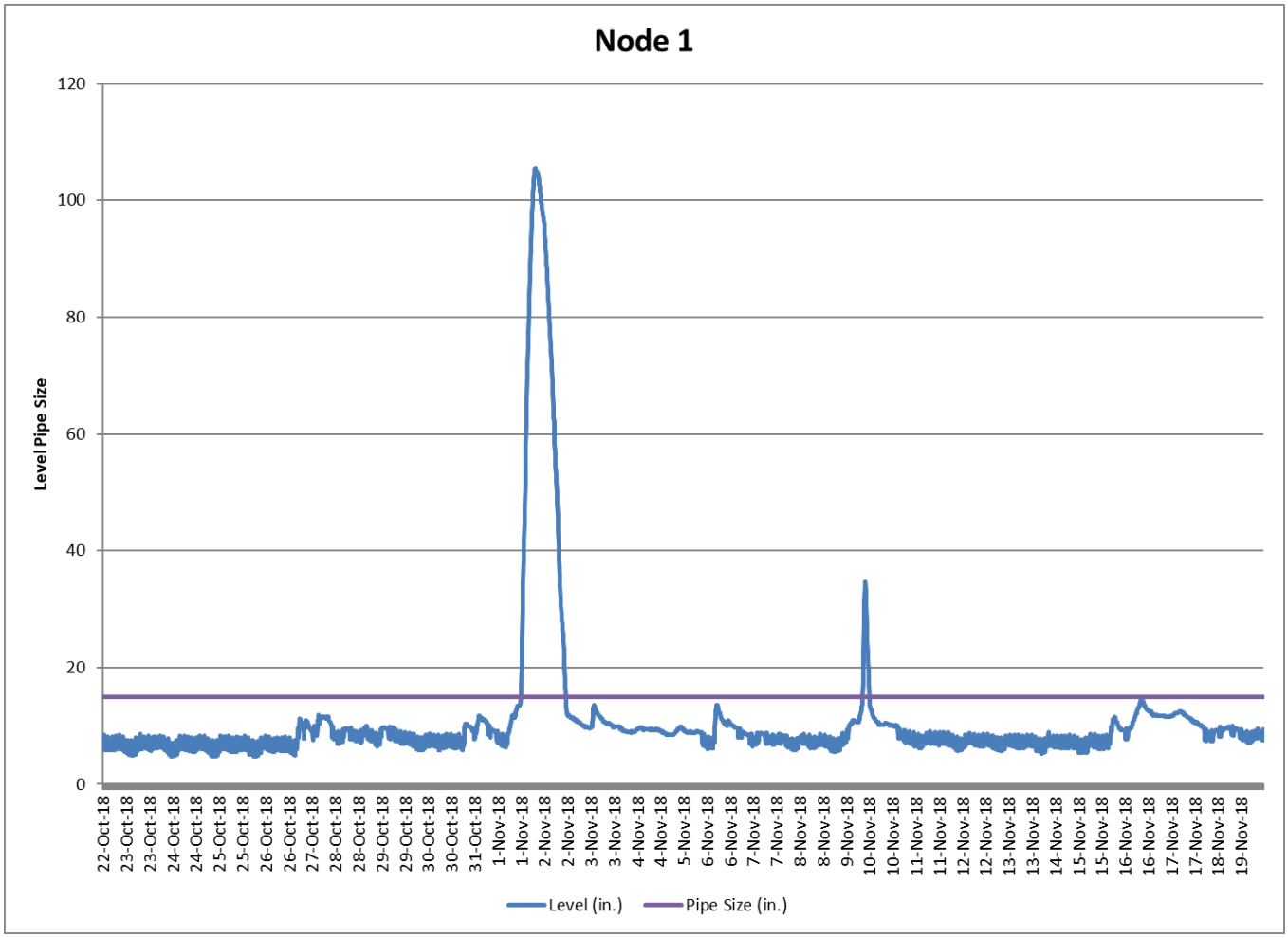
TECsmith

TECSMITH, Inc.
PO Box 383
Elma, New York 14059-0383
Tel: 716-687-1418
Fax: 716-655-3369

Depth of Flow Capacity Summary:

Depth of flow capacity is based on diameter of pipe. See graphs below.

- Two times during the monitoring period did depth of flow exceed pipe diameter at Node 1

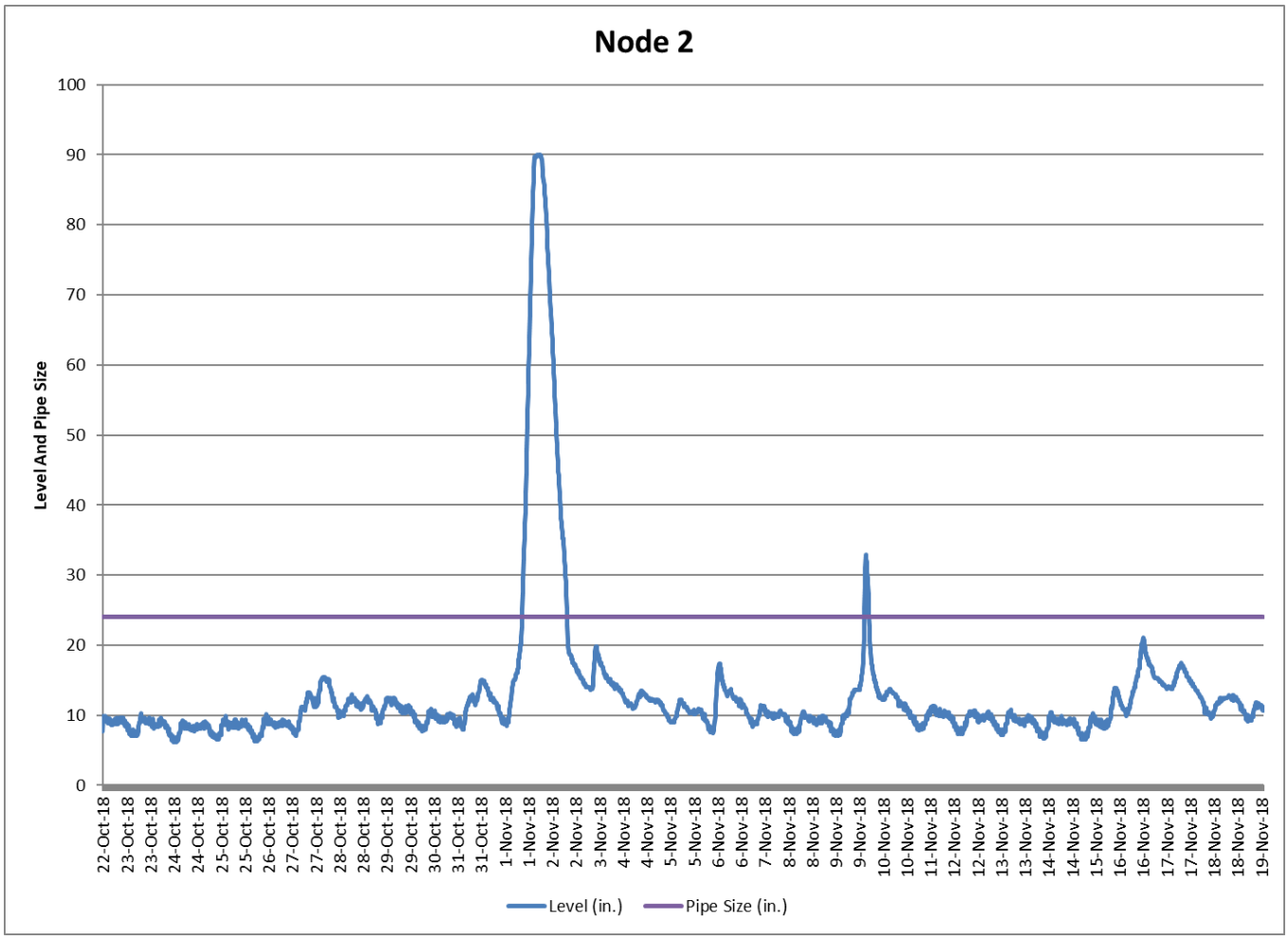


Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

TECsmith

TECSMITH, Inc.
PO Box 383
Elma, New York 14059-0383
Tel: 716-687-1418
Fax: 716-655-3369

- Twos times during the monitoring period did depth of flow exceed pipe diameter at Node 2.



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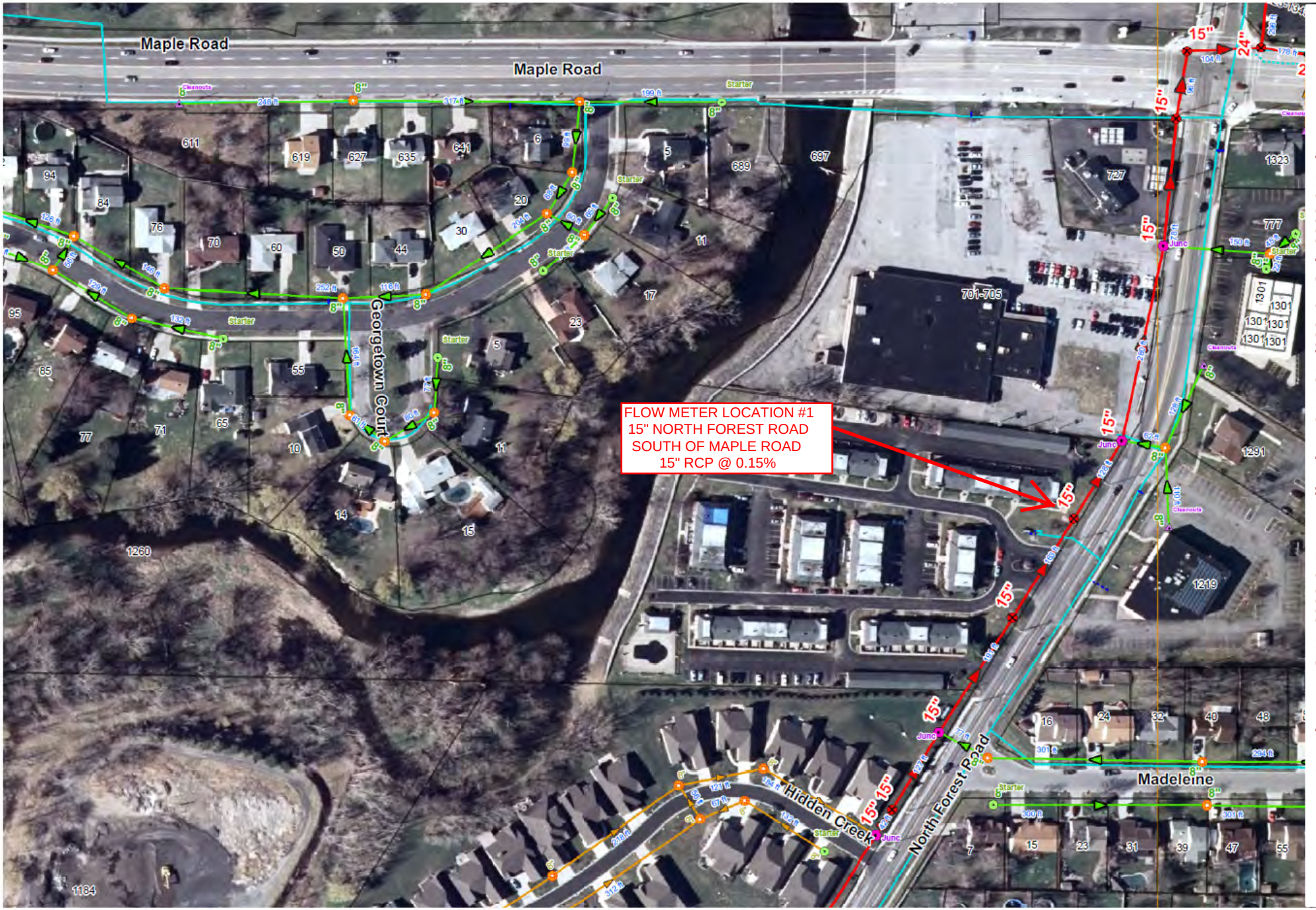
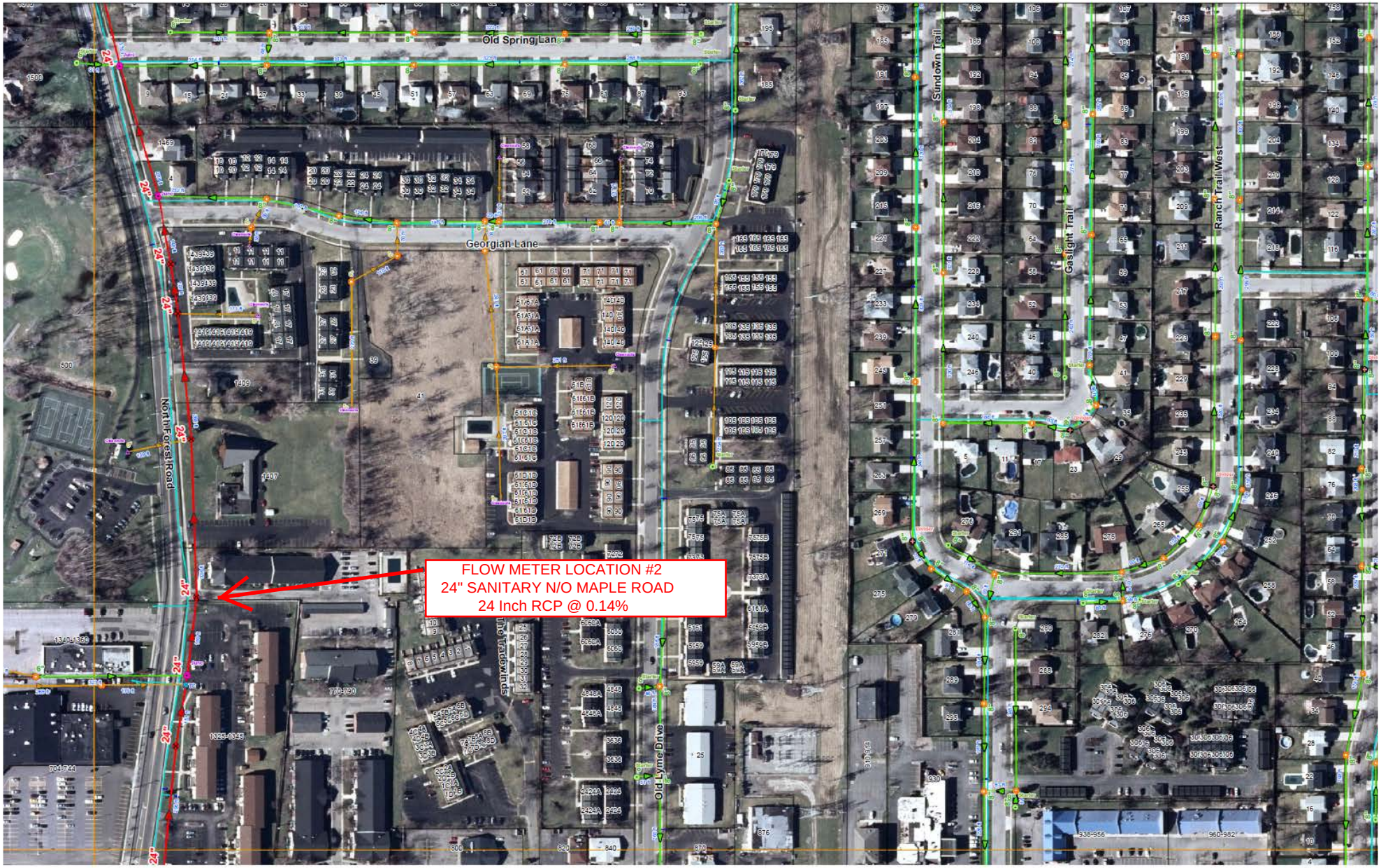


4774 & 4780 SHERIDAN DRIVE - FLOW METER LOCATION #1

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



4774 & 4780 SHERIAN DRIVE PROJECT - FLOW METER LOCATION #2

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Town of Amherst Engineering Department
Sewer Maintenance Division

Main Sanitary Sewer Interceptors

DOWNSTREAM SEWER

AMHERST PEANUT LINE & WEST SIDE INTERCEPTOR

4774 & 4780 Sheridan Drive - Amherst, NY

AMHERST CONSOLIDATED SANITARY SEWER DISTRICT

Project Location

Sanitary Routing

OCTOBER 2018

FLOW LOCATION POINT

Flows Updated: 6/18/18

84-Inch West Side Interceptor
Capacity: 104.10 mgd
21.12 mgd Avg. Daily Flow
26.85 mgd Daily Peak Flow
91.70 mgd 2 yr.-6 hr. Flow
99.92 mgd 5 yr.-6 hr. Flow

66-Inch Peanut Line
Capacity: 57.4 mgd
8.37 mgd Avg. Daily Flow
11.55 mgd Daily Peak Flow
36.60 mgd 2 yr.- 6 hr. Flow
39.02 mgd 5 yr.- 6 hr. Flow

54-Inch Peanut Line
Capacity: 36.0 mgd
3.55 mgd Avg. Daily Flow
5.06 mgd Daily Peak Flow
16.53 mgd 2 yr.-6 hr. Flow
18.31 mgd 5 yr.-6 hr. Flow

48-Inch Peanut Line
Capacity: 24.6 mgd
1.90 mgd Avg. Daily Flow
2.82 mgd Daily Peak Flow
5.98 mgd 2 yr.-6 hr. Flow
6.88 mgd 5 yr.-6 hr. Flow

18-Inch Peanut Line
Capacity: 2.75 mgd
0.52 mgd Avg. Daily
0.80 mgd Daily Peak
1.05 mgd 2 yr.-6 hr.
1.15 mgd 5 yr.-6 hr.

60-Inch West Side Interceptor
Capacity: 49.1 mgd
12.64 mgd Avg. Daily Flow
15.33 mgd Daily Peak Flow
54.10 mgd 2 yr.-6 hr. Flow
59.80 mgd 5 yr.-6 hr. Flow

60-Inch Peanut Line
Capacity: 44.60 mgd
6.71 mgd Avg. Daily Flow
9.10 mgd Daily Peak Flow
26.33 mgd 2 yr.-6 hr. Flow
28.44 mgd 5 yr.-6 hr. Flow

54-Inch Peanut Line
Capacity: 36.0 mgd
3.01 mgd Avg. Daily Flow
4.35 mgd Daily Peak Flow
14.98 mgd 2 yr.-6 hr. Flow
16.38 mgd 5 yr.-6 hr. Flow

30-Inch Peanut Line
Capacity: 8.71 mgd
1.25 mgd Avg. Daily Flow
1.83 mgd Daily Peak Flow
3.72 mgd 2 yr.-5 hr. Flow

30-Inch Stahl Road Sewer
Capacity: 7.35 mgd
3.65 mgd Avg. Daily Flow
4.55 mgd Daily Peak Flow
7.30 mgd 2 yr.-5 hr. Flow
8.05 mgd 5 yr.-6 hr. Flow

18-Inch Youngs Road
Capacity: 2.92 mgd
0.55 mgd Avg. Daily Flow
0.90 mgd Daily Peak Flow
2.20 mgd 2 yr.-6 hr. Flow
2.55 mgd 5 yr.-6 hr. Flow

54-Inch West Side Interceptor
Capacity: 38.5 mgd
11.27 mgd Avg. Daily Flow
13.88 mgd Daily Peak Flow
56.65 mgd 2 yr.-6 hr. Flow
60.95 mgd 5 yr.-6 hr. Flow

48-Inch West Side Interceptor
Capacity: 24.6 mgd
3.10 mgd Avg. Daily Flow
4.15 mgd Daily Peak Flow
19.75 mgd 2 yr.-6 hr. Flow
21.50 mgd 5 yr.-6 hr. Flow

54-Inch West Side Interceptor
Capacity: 36.5 mgd
8.05 mgd Avg. Daily Flow
9.55 mgd Daily Peak Flow
36.50 mgd 2 yr.-6 hr. Flow
38.75 mgd 5 yr.-6 hr. Flow

State University of New York at Buffalo

Village of Williamsville

Engineering Department
Highway Department - Plant 1

1 0 1 Miles

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Attachment B

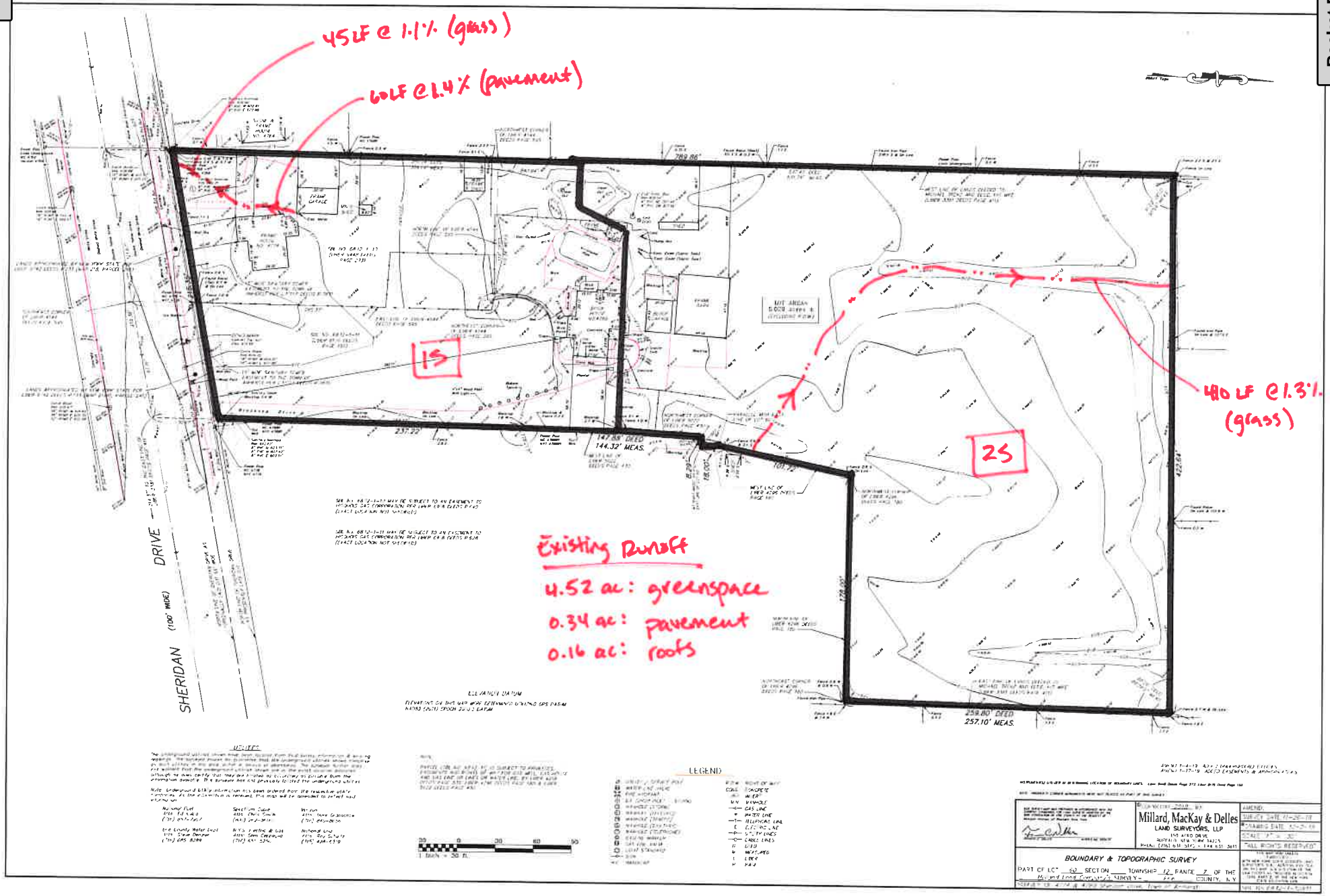
Storm Sewer System Drainage Calculations

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Existing Runoff

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04PP)



Events for Subcatchment 1S: Existing

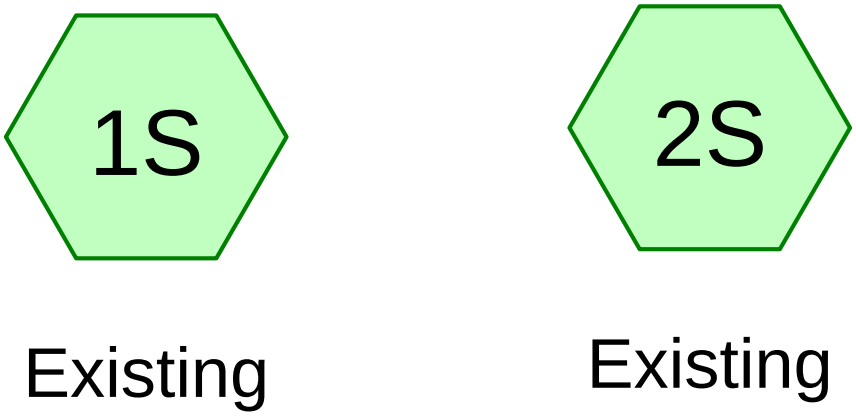
Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	1.69	3,795	0.65
2-Year	2.31	5,161	0.89
5-Year	3.30	7,349	1.27
10-Year	4.25	9,480	1.63
25-Year	5.77	12,956	2.23
50-Year	7.18	16,254	2.80
100-Year	**8.85**	**20,220**	**3.48**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Events for Subcatchment 2S: Existing

Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	1.27	6,503	0.52
2-Year	1.87	9,124	0.73
5-Year	2.85	13,409	1.08
10-Year	3.81	17,654	1.42
25-Year	5.41	24,676	1.99
50-Year	6.92	31,419	2.53
100-Year	**8.73**	**39,596**	**3.19**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



Subcat Reach Pond Link

Routing Diagram for 20.252 existing
Prepared by {enter your company name here}, Printed 2/20/2021
HydroCAD® 10.00-18 s/n 05021 © 2016 HydroCAD Software Solutions LLC

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
196,891	80	>75% Grass cover, Good, HSG D (1S, 2S)
14,810	98	Paved parking, HSG D (1S, 2S)
6,970	98	Roofs, HSG D (1S, 2S)
218,671	**82**	**TOTAL AREA**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
218,671	HSG D	1S, 2S
0	Other	
218,671		**TOTAL AREA**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

20.252 existing
Prepared by {enter your company name here}
HydroCAD® 10.00-18 s/n 05021 © 2016 HydroCAD Software Solutions LLC

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	196,891	0	196,891	>75% Grass cover, Good	
0	0	0	14,810	0	14,810	Paved parking	
0	0	0	6,970	0	6,970	Roofs	
0	**0**	**0**	**218,671**	**0**	**218,671**	**TOTAL AREA**	

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Runoff Area=1.600 ac 21.88% Impervious Runoff Depth=0.65"
Flow Length=105' Tc=8.5 min CN=84 Runoff=1.69 cfs 3,795 cf

Subcatchment 2S: Existing Runoff Area=3.420 ac 4.39% Impervious Runoff Depth=0.52"
Flow Length=410' Slope=0.0130 '/' Tc=34.0 min CN=81 Runoff=1.27 cfs 6,503 cf

Total Runoff Area = 218,671 sf Runoff Volume = 10,297 cf Average Runoff Depth = 0.57"
90.04% Pervious = 196,891 sf 9.96% Impervious = 21,780 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Existing

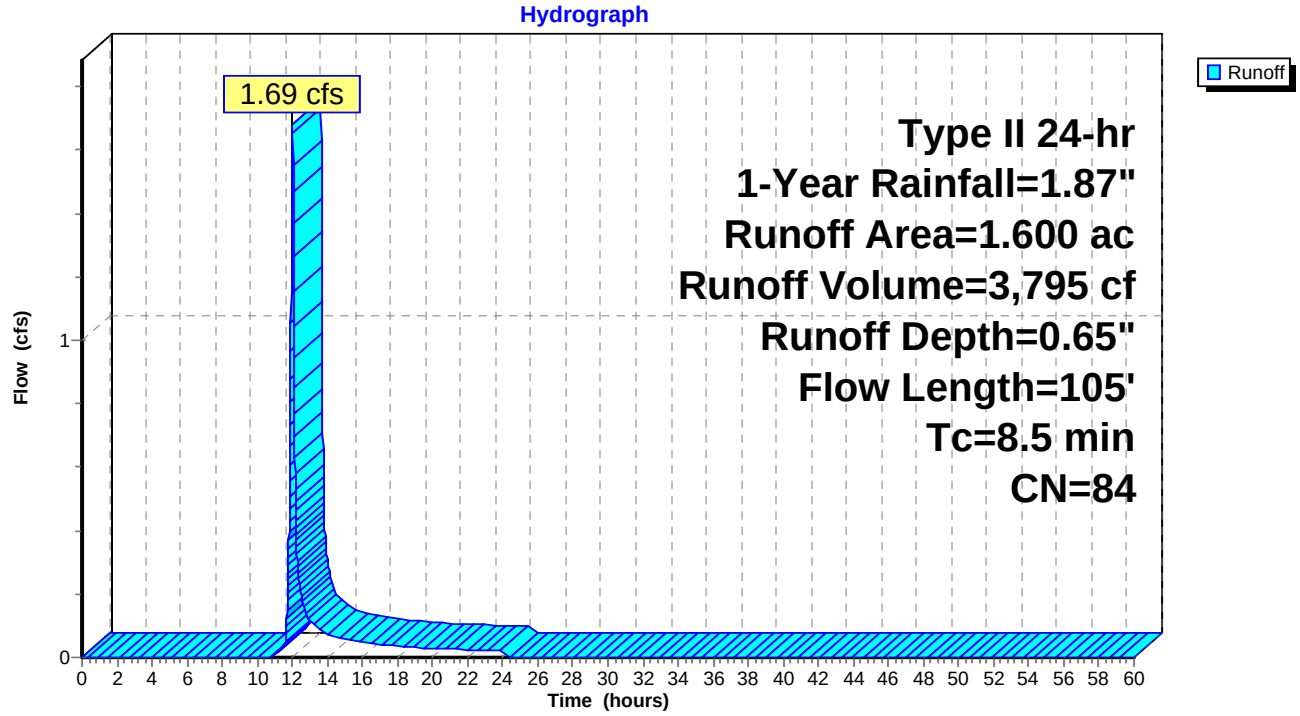
Runoff = 1.69 cfs @ 12.01 hrs, Volume= 3,795 cf, Depth= 0.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
1.250	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.100	98	Roofs, HSG D
1.600	84	Weighted Average
1.250		78.13% Pervious Area
0.350		21.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0140	0.95		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
7.4	45	0.0110	0.10		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
8.5	105	Total			

Subcatchment 1S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 2S: Existing

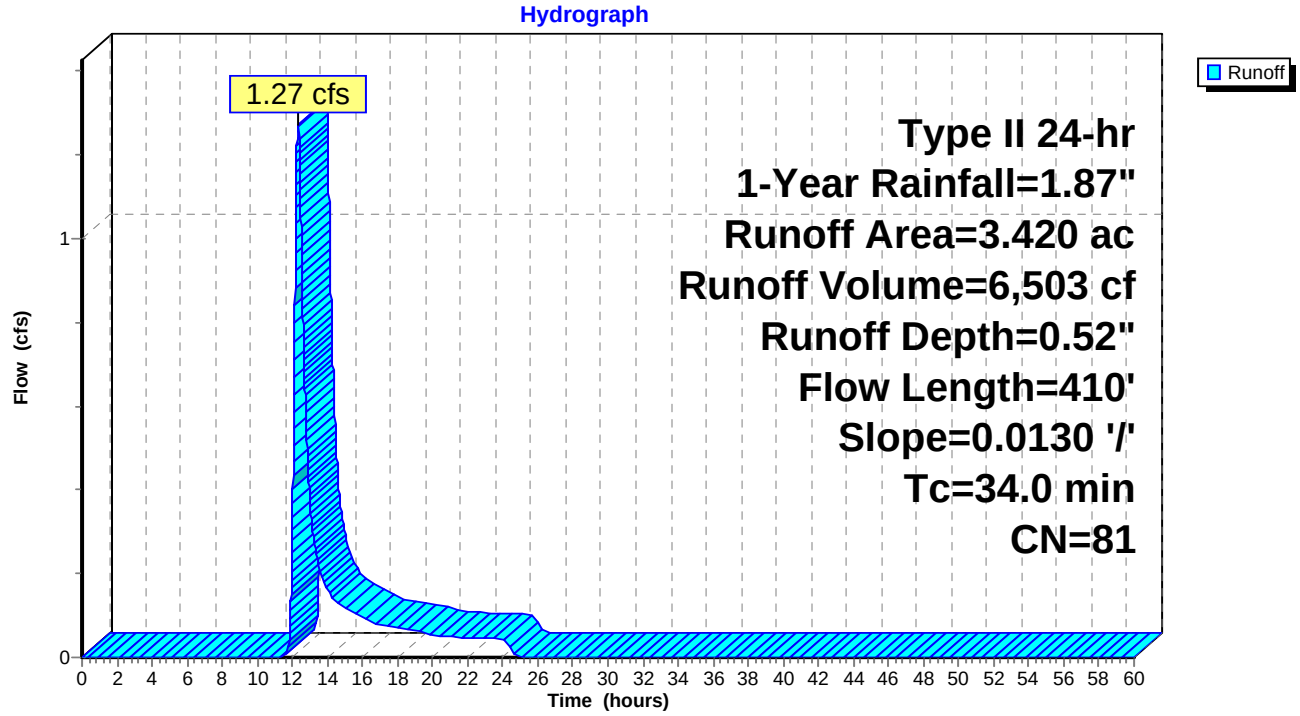
Runoff = 1.27 cfs @ 12.32 hrs, Volume= 6,503 cf, Depth= 0.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
3.270	80	>75% Grass cover, Good, HSG D
0.090	98	Paved parking, HSG D
0.060	98	Roofs, HSG D
3.420	81	Weighted Average
3.270		95.61% Pervious Area
0.150		4.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.7	300	0.0130	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	110	0.0130	0.80		**Shallow Concentrated Flow, grass** Short Grass Pasture Kv= 7.0 fps
34.0	410	Total			

Subcatchment 2S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Runoff Area=1.600 ac 21.88% Impervious Runoff Depth=0.89"
Flow Length=105' Tc=8.5 min CN=84 Runoff=2.31 cfs 5,161 cf

Subcatchment 2S: Existing Runoff Area=3.420 ac 4.39% Impervious Runoff Depth=0.73"
Flow Length=410' Slope=0.0130 '/' Tc=34.0 min CN=81 Runoff=1.87 cfs 9,124 cf

Total Runoff Area = 218,671 sf Runoff Volume = 14,285 cf Average Runoff Depth = 0.78"
90.04% Pervious = 196,891 sf 9.96% Impervious = 21,780 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Existing

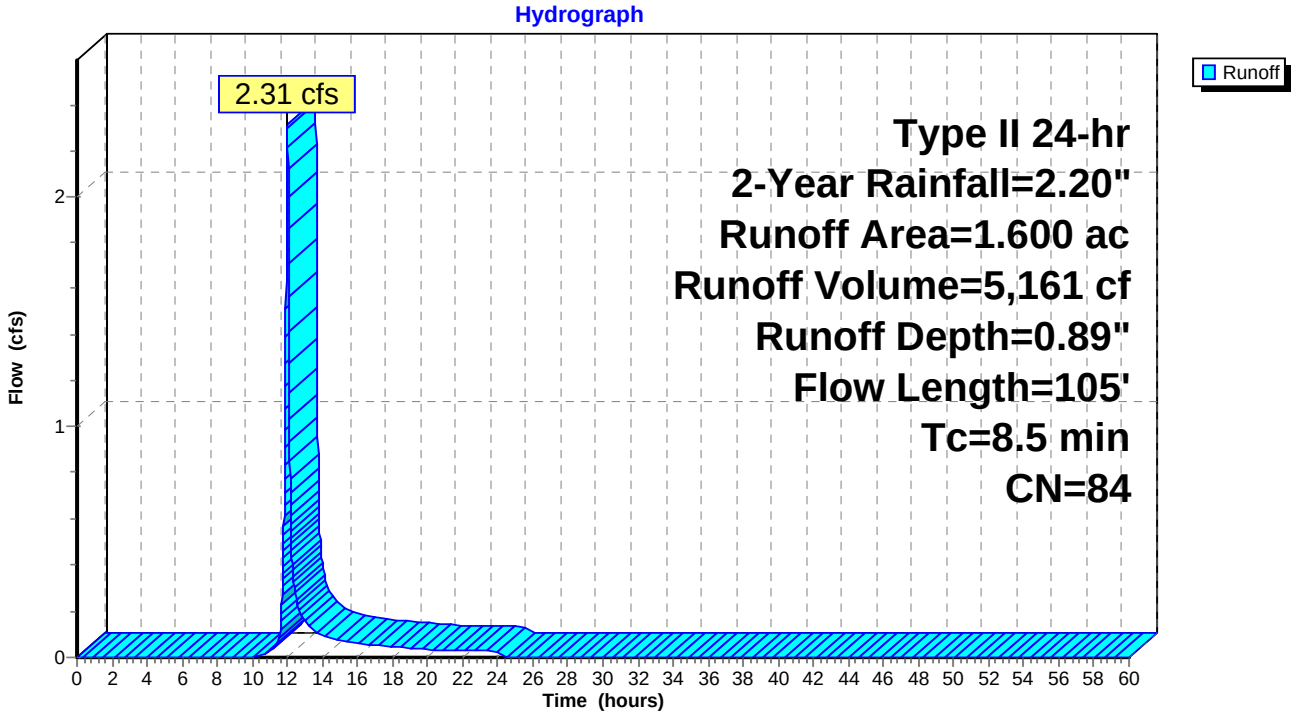
Runoff = 2.31 cfs @ 12.01 hrs, Volume= 5,161 cf, Depth= 0.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 2-Year Rainfall=2.20"

Area (ac)	CN	Description
1.250	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.100	98	Roofs, HSG D
1.600	84	Weighted Average
1.250		78.13% Pervious Area
0.350		21.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0140	0.95		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
7.4	45	0.0110	0.10		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
8.5	105	Total			

Subcatchment 1S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 2S: Existing

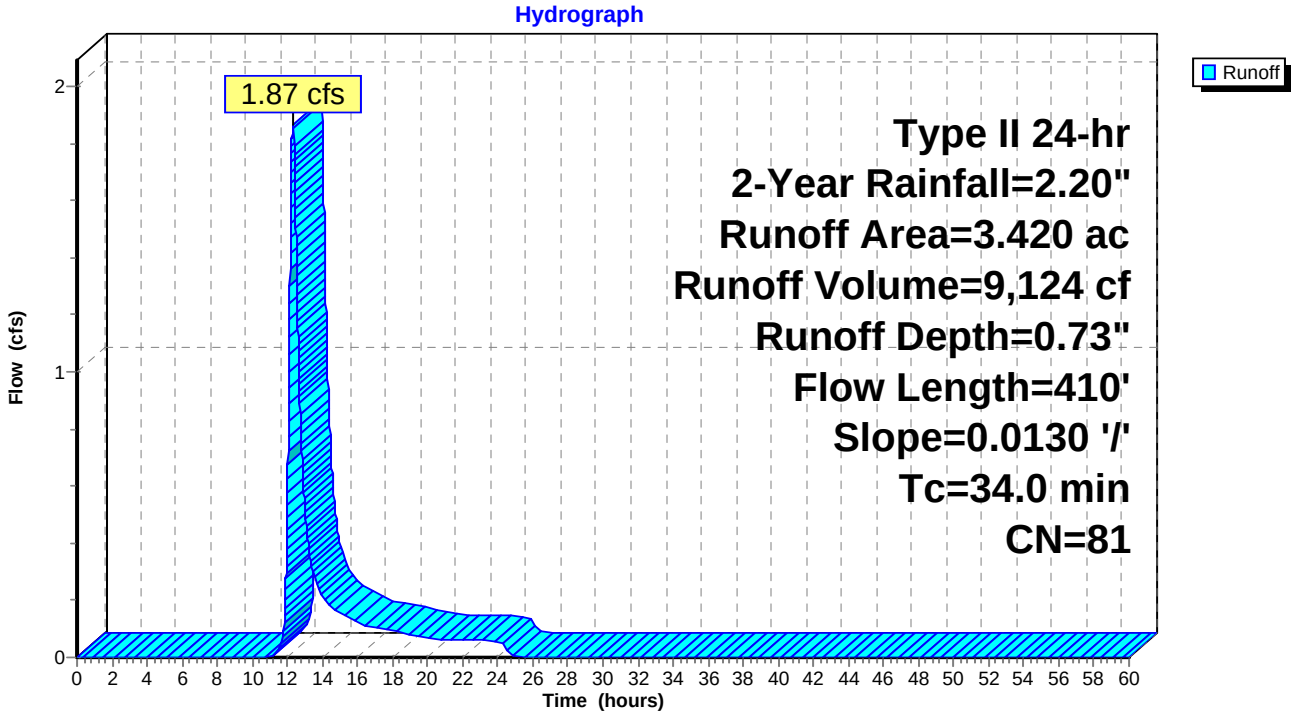
Runoff = 1.87 cfs @ 12.32 hrs, Volume= 9,124 cf, Depth= 0.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 2-Year Rainfall=2.20"

Area (ac)	CN	Description
3.270	80	>75% Grass cover, Good, HSG D
0.090	98	Paved parking, HSG D
0.060	98	Roofs, HSG D
3.420	81	Weighted Average
3.270		95.61% Pervious Area
0.150		4.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.7	300	0.0130	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	110	0.0130	0.80		**Shallow Concentrated Flow, grass** Short Grass Pasture Kv= 7.0 fps
34.0	410	Total			

Subcatchment 2S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Runoff Area=1.600 ac 21.88% Impervious Runoff Depth=1.27"
Flow Length=105' Tc=8.5 min CN=84 Runoff=3.30 cfs 7,349 cf

Subcatchment 2S: Existing Runoff Area=3.420 ac 4.39% Impervious Runoff Depth=1.08"
Flow Length=410' Slope=0.0130 '/' Tc=34.0 min CN=81 Runoff=2.85 cfs 13,409 cf

Total Runoff Area = 218,671 sf Runoff Volume = 20,758 cf Average Runoff Depth = 1.14"
90.04% Pervious = 196,891 sf 9.96% Impervious = 21,780 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Existing

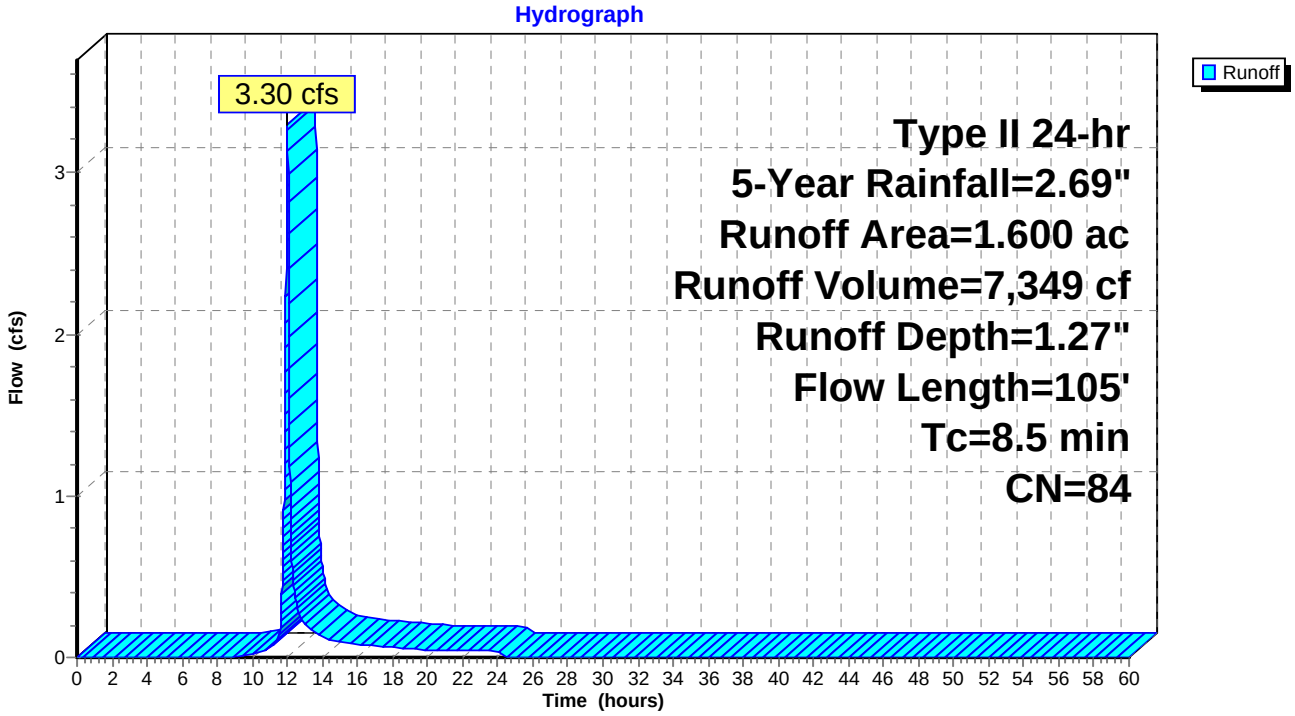
Runoff = 3.30 cfs @ 12.00 hrs, Volume= 7,349 cf, Depth= 1.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 5-Year Rainfall=2.69"

Area (ac)	CN	Description
1.250	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.100	98	Roofs, HSG D
1.600	84	Weighted Average
1.250		78.13% Pervious Area
0.350		21.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0140	0.95		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
7.4	45	0.0110	0.10		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
8.5	105	Total			

Subcatchment 1S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 2S: Existing

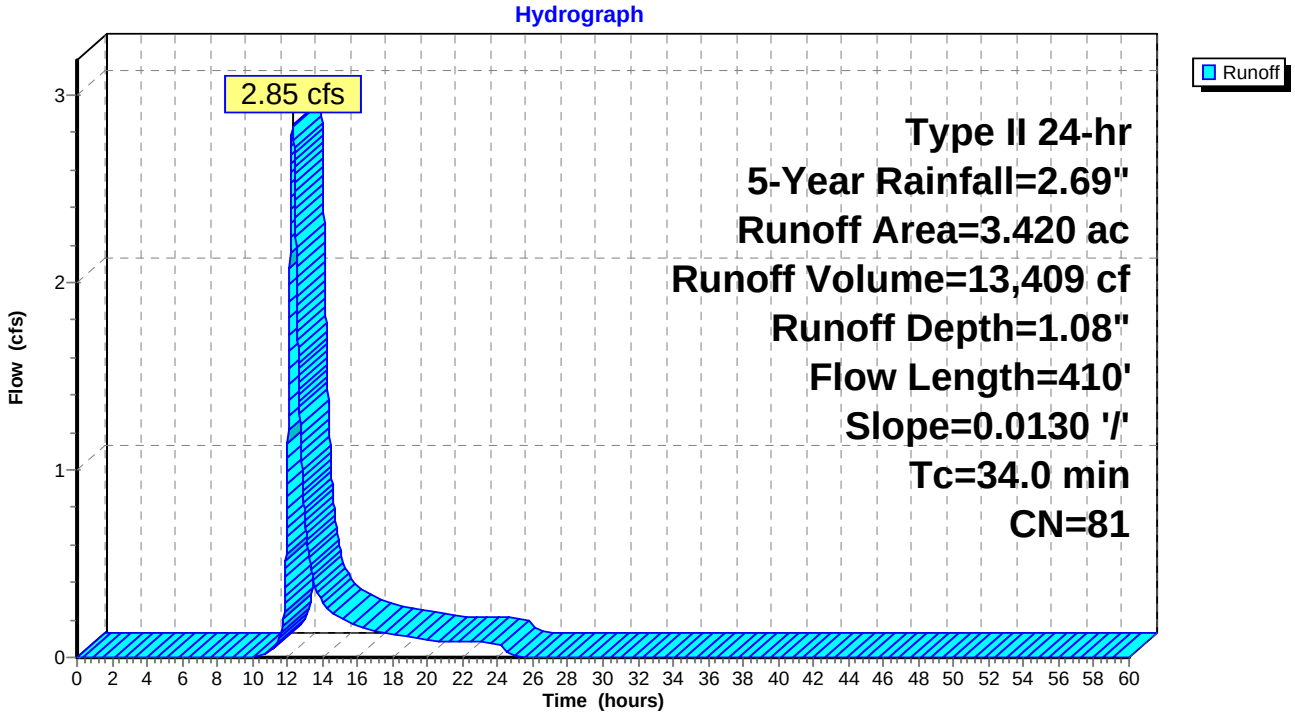
Runoff = 2.85 cfs @ 12.31 hrs, Volume= 13,409 cf, Depth= 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 5-Year Rainfall=2.69"

Area (ac)	CN	Description
3.270	80	>75% Grass cover, Good, HSG D
0.090	98	Paved parking, HSG D
0.060	98	Roofs, HSG D
3.420	81	Weighted Average
3.270		95.61% Pervious Area
0.150		4.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.7	300	0.0130	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	110	0.0130	0.80		**Shallow Concentrated Flow, grass** Short Grass Pasture Kv= 7.0 fps
34.0	410	Total			

Subcatchment 2S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Runoff Area=1.600 ac 21.88% Impervious Runoff Depth=1.63"
Flow Length=105' Tc=8.5 min CN=84 Runoff=4.25 cfs 9,480 cf

Subcatchment 2S: Existing Runoff Area=3.420 ac 4.39% Impervious Runoff Depth=1.42"
Flow Length=410' Slope=0.0130 '/' Tc=34.0 min CN=81 Runoff=3.81 cfs 17,654 cf

Total Runoff Area = 218,671 sf Runoff Volume = 27,133 cf Average Runoff Depth = 1.49"
90.04% Pervious = 196,891 sf 9.96% Impervious = 21,780 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Existing

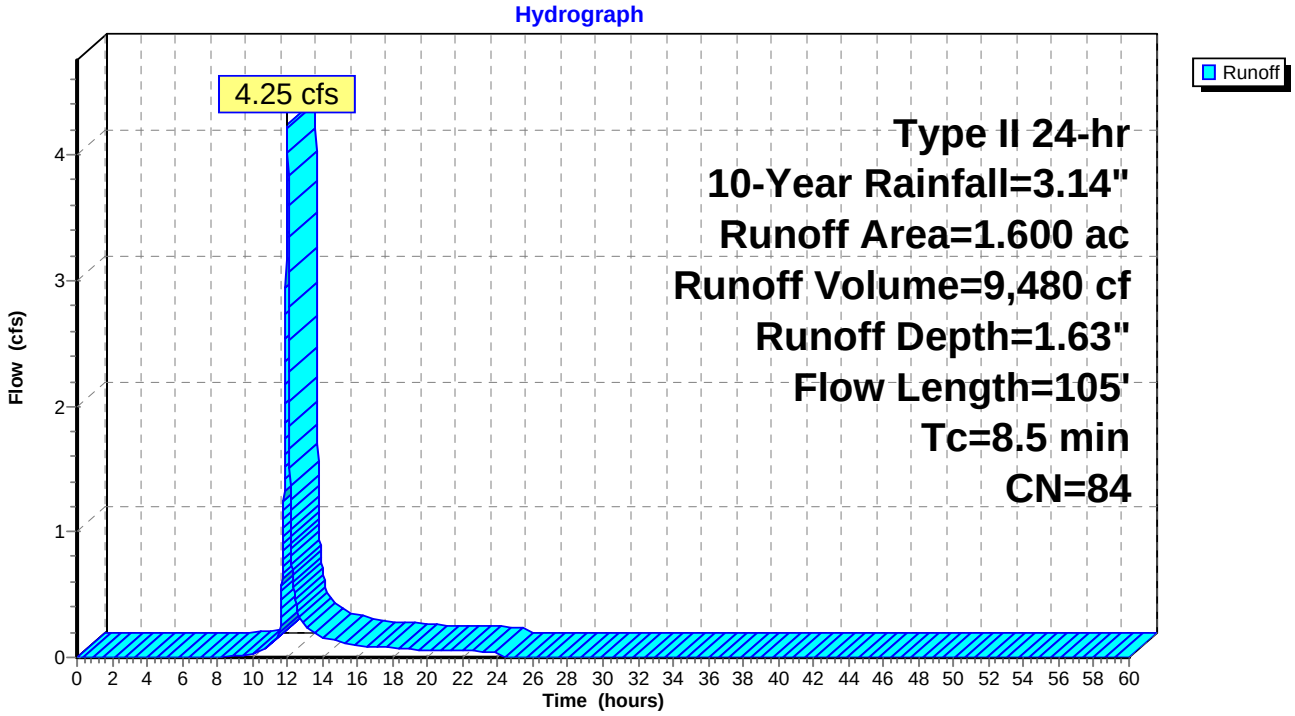
Runoff = 4.25 cfs @ 12.00 hrs, Volume= 9,480 cf, Depth= 1.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
1.250	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.100	98	Roofs, HSG D
1.600	84	Weighted Average
1.250		78.13% Pervious Area
0.350		21.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0140	0.95		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
7.4	45	0.0110	0.10		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
8.5	105	Total			

Subcatchment 1S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 2S: Existing

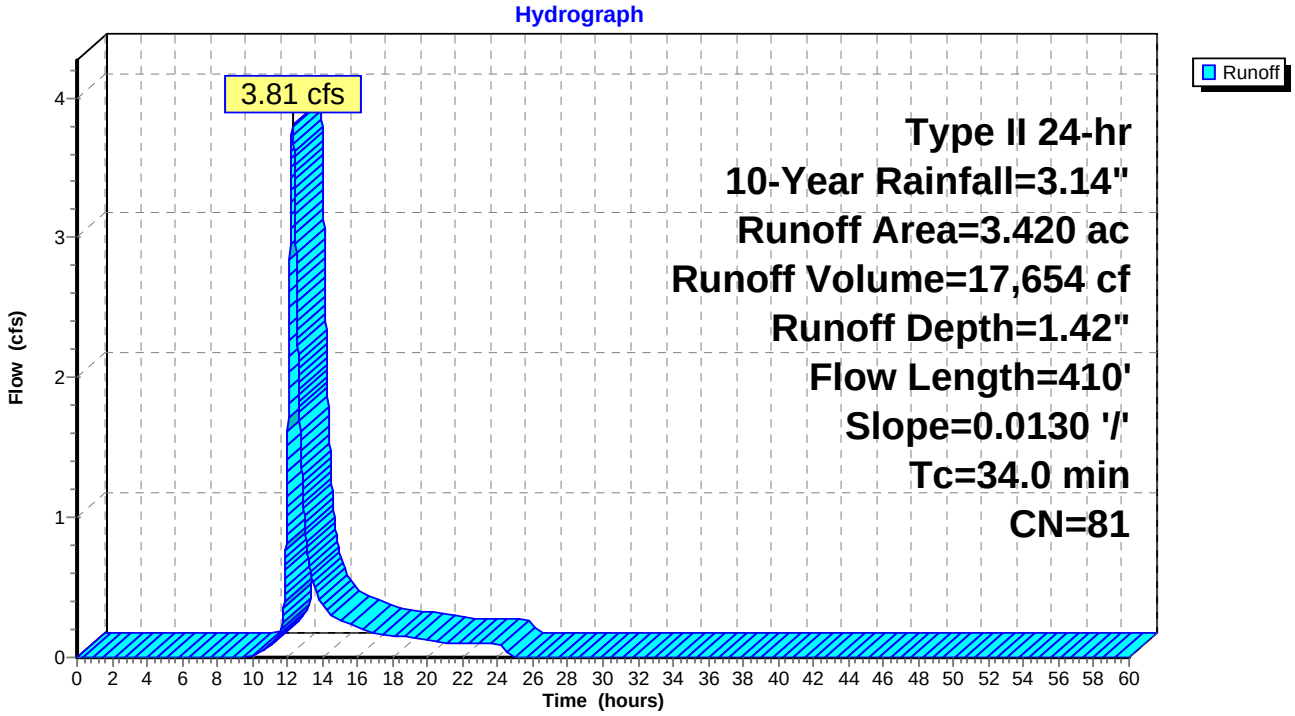
Runoff = 3.81 cfs @ 12.28 hrs, Volume= 17,654 cf, Depth= 1.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
3.270	80	>75% Grass cover, Good, HSG D
0.090	98	Paved parking, HSG D
0.060	98	Roofs, HSG D
3.420	81	Weighted Average
3.270		95.61% Pervious Area
0.150		4.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.7	300	0.0130	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	110	0.0130	0.80		**Shallow Concentrated Flow, grass** Short Grass Pasture Kv= 7.0 fps
34.0	410	Total			

Subcatchment 2S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Runoff Area=1.600 ac 21.88% Impervious Runoff Depth=2.23"
Flow Length=105' Tc=8.5 min CN=84 Runoff=5.77 cfs 12,956 cf

Subcatchment 2S: Existing Runoff Area=3.420 ac 4.39% Impervious Runoff Depth=1.99"
Flow Length=410' Slope=0.0130 '/' Tc=34.0 min CN=81 Runoff=5.41 cfs 24,676 cf

Total Runoff Area = 218,671 sf Runoff Volume = 37,632 cf Average Runoff Depth = 2.07"
90.04% Pervious = 196,891 sf 9.96% Impervious = 21,780 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Existing

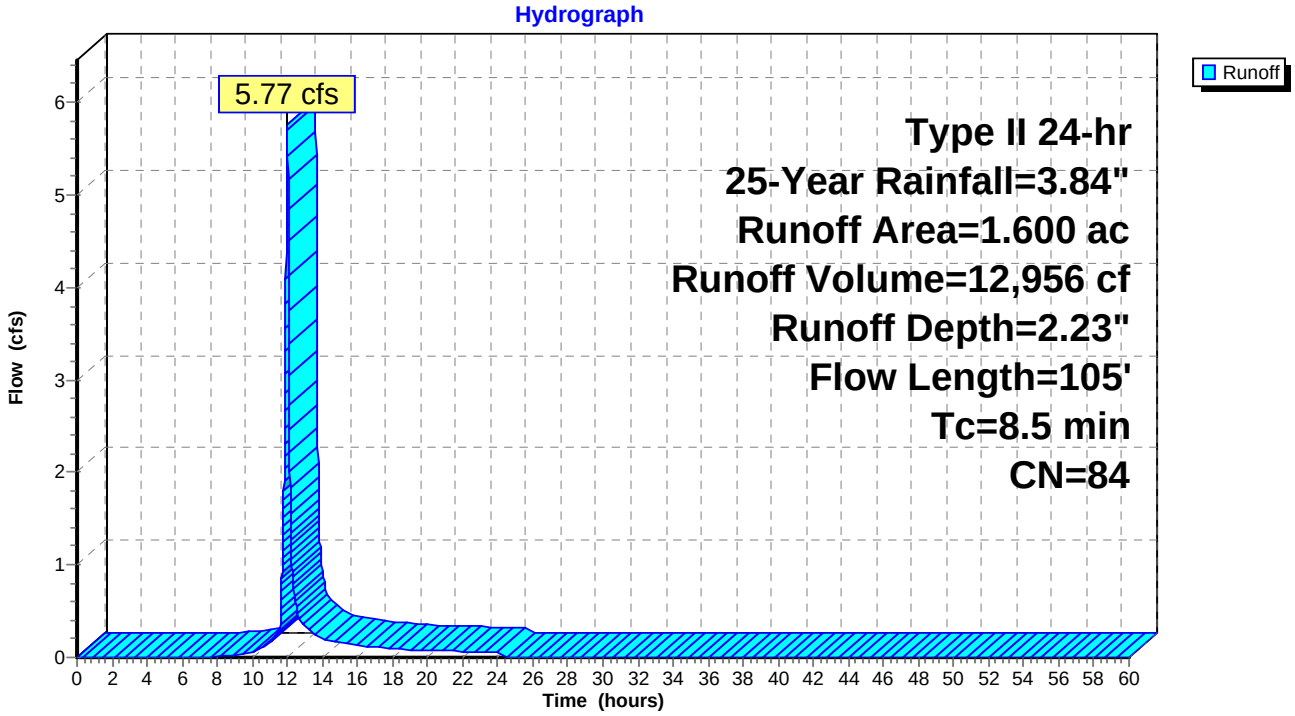
Runoff = 5.77 cfs @ 12.00 hrs, Volume= 12,956 cf, Depth= 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
1.250	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.100	98	Roofs, HSG D
1.600	84	Weighted Average
1.250		78.13% Pervious Area
0.350		21.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0140	0.95		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
7.4	45	0.0110	0.10		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
8.5	105	Total			

Subcatchment 1S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 2S: Existing

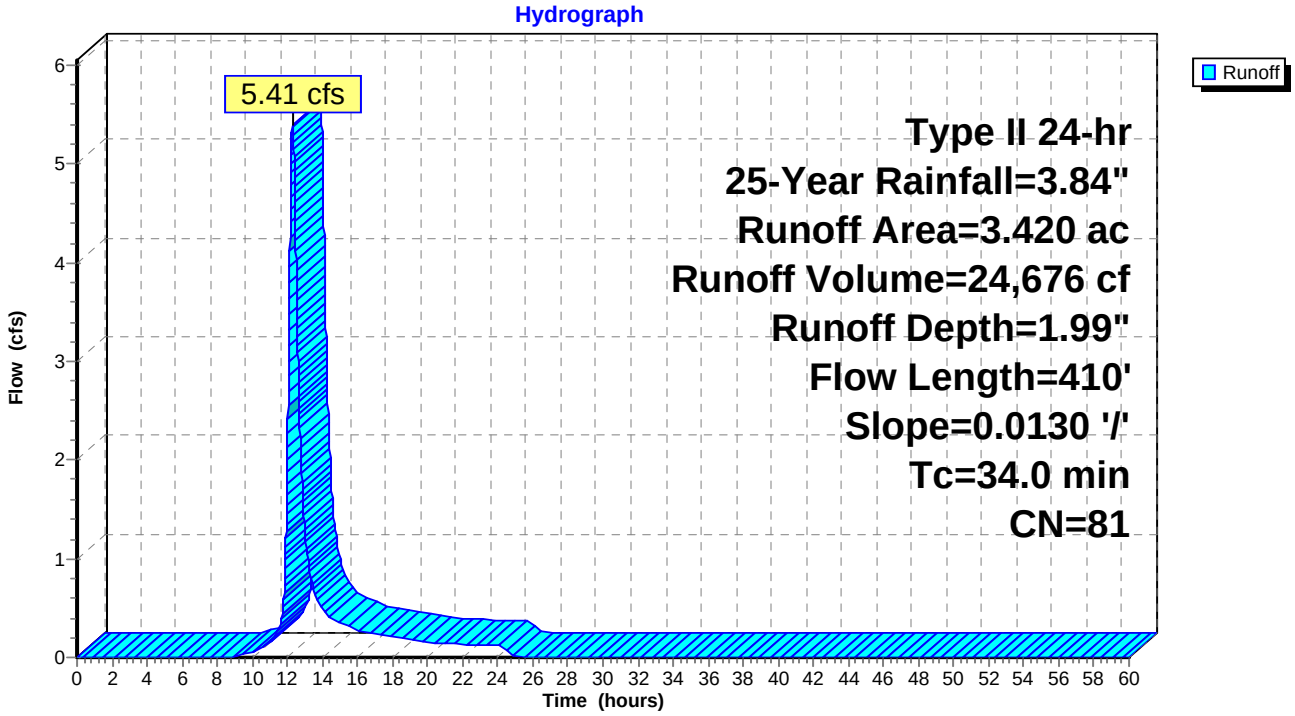
Runoff = 5.41 cfs @ 12.28 hrs, Volume= 24,676 cf, Depth= 1.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
3.270	80	>75% Grass cover, Good, HSG D
0.090	98	Paved parking, HSG D
0.060	98	Roofs, HSG D
3.420	81	Weighted Average
3.270		95.61% Pervious Area
0.150		4.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.7	300	0.0130	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	110	0.0130	0.80		**Shallow Concentrated Flow, grass** Short Grass Pasture Kv= 7.0 fps
34.0	410	Total			

Subcatchment 2S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Runoff Area=1.600 ac 21.88% Impervious Runoff Depth=2.80"
Flow Length=105' Tc=8.5 min CN=84 Runoff=7.18 cfs 16,254 cf

Subcatchment 2S: Existing Runoff Area=3.420 ac 4.39% Impervious Runoff Depth=2.53"
Flow Length=410' Slope=0.0130 '/' Tc=34.0 min CN=81 Runoff=6.92 cfs 31,419 cf

Total Runoff Area = 218,671 sf Runoff Volume = 47,673 cf Average Runoff Depth = 2.62"
90.04% Pervious = 196,891 sf 9.96% Impervious = 21,780 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Existing

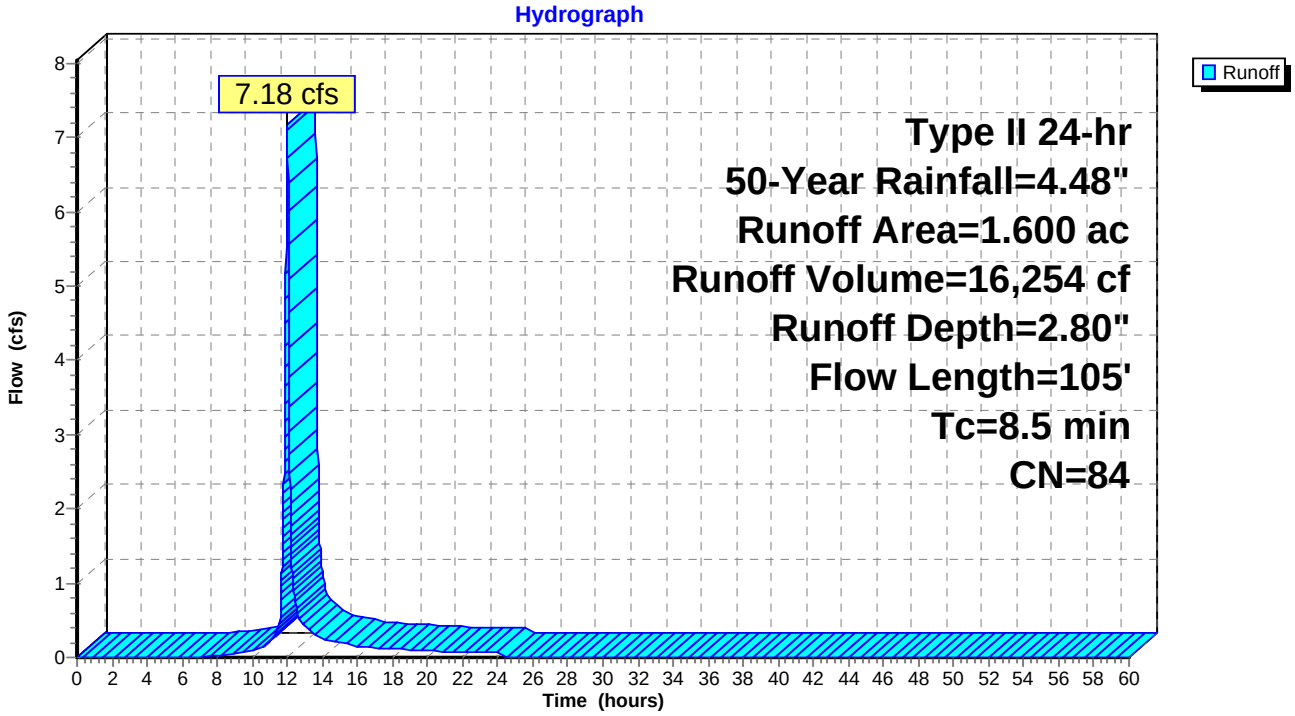
Runoff = 7.18 cfs @ 12.00 hrs, Volume= 16,254 cf, Depth= 2.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 50-Year Rainfall=4.48"

Area (ac)	CN	Description
1.250	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.100	98	Roofs, HSG D
1.600	84	Weighted Average
1.250		78.13% Pervious Area
0.350		21.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0140	0.95		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
7.4	45	0.0110	0.10		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
8.5	105	Total			

Subcatchment 1S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 2S: Existing

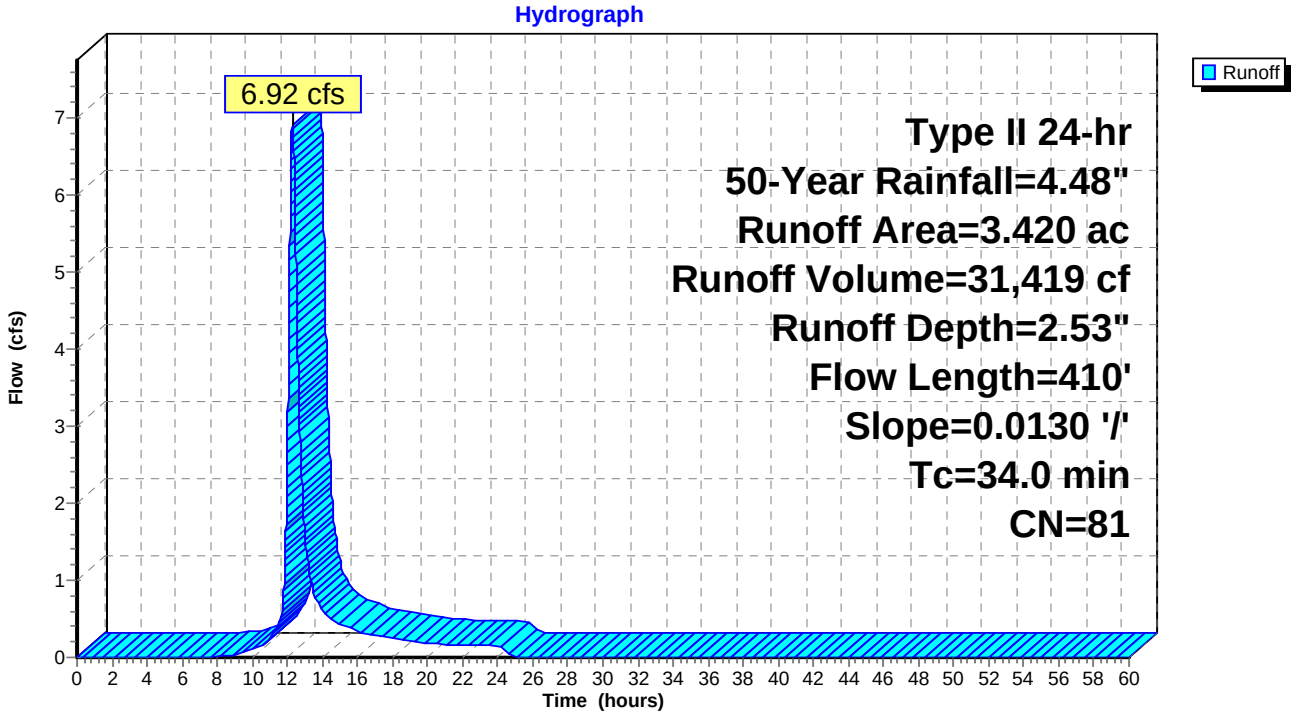
Runoff = 6.92 cfs @ 12.28 hrs, Volume= 31,419 cf, Depth= 2.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 50-Year Rainfall=4.48"

Area (ac)	CN	Description
3.270	80	>75% Grass cover, Good, HSG D
0.090	98	Paved parking, HSG D
0.060	98	Roofs, HSG D
3.420	81	Weighted Average
3.270		95.61% Pervious Area
0.150		4.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.7	300	0.0130	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	110	0.0130	0.80		**Shallow Concentrated Flow, grass** Short Grass Pasture Kv= 7.0 fps
34.0	410	Total			

Subcatchment 2S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Runoff Area=1.600 ac 21.88% Impervious Runoff Depth=3.48"
Flow Length=105' Tc=8.5 min CN=84 Runoff=8.85 cfs 20,220 cf

Subcatchment 2S: Existing Runoff Area=3.420 ac 4.39% Impervious Runoff Depth=3.19"
Flow Length=410' Slope=0.0130 '/' Tc=34.0 min CN=81 Runoff=8.73 cfs 39,596 cf

Total Runoff Area = 218,671 sf Runoff Volume = 59,816 cf Average Runoff Depth = 3.28"
90.04% Pervious = 196,891 sf 9.96% Impervious = 21,780 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Existing

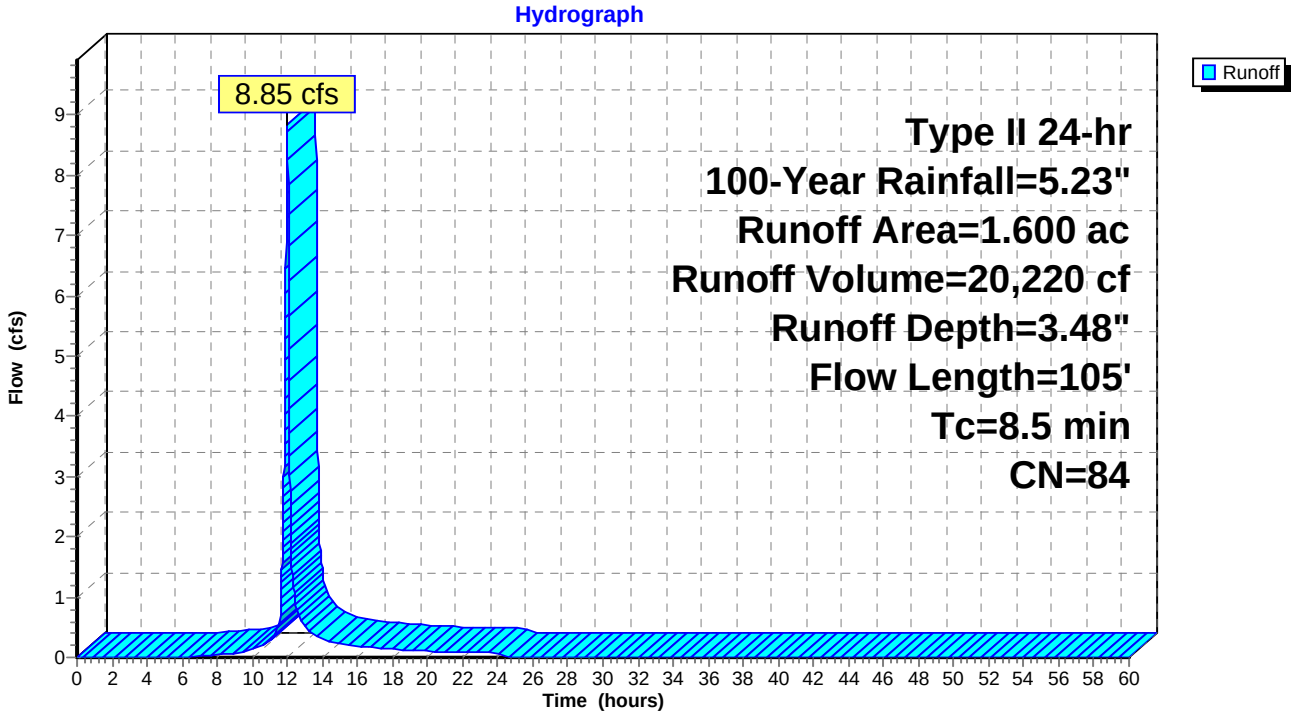
Runoff = 8.85 cfs @ 12.00 hrs, Volume= 20,220 cf, Depth= 3.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
1.250	80	>75% Grass cover, Good, HSG D
0.250	98	Paved parking, HSG D
0.100	98	Roofs, HSG D
1.600	84	Weighted Average
1.250		78.13% Pervious Area
0.350		21.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	60	0.0140	0.95		**Sheet Flow, pavement** Smooth surfaces n= 0.011 P2= 2.50"
7.4	45	0.0110	0.10		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
8.5	105	Total			

Subcatchment 1S: Existing



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 2S: Existing

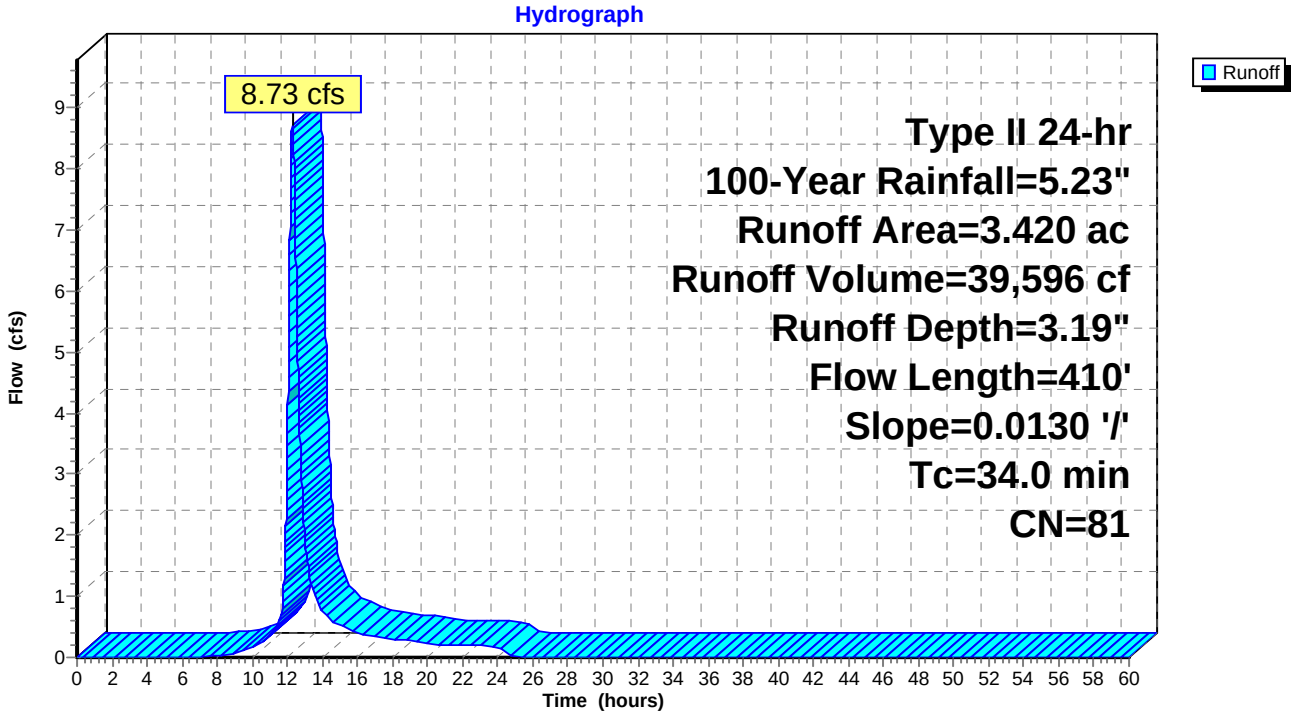
Runoff = 8.73 cfs @ 12.28 hrs, Volume= 39,596 cf, Depth= 3.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
3.270	80	>75% Grass cover, Good, HSG D
0.090	98	Paved parking, HSG D
0.060	98	Roofs, HSG D
3.420	81	Weighted Average
3.270		95.61% Pervious Area
0.150		4.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.7	300	0.0130	0.16		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
2.3	110	0.0130	0.80		**Shallow Concentrated Flow, grass** Short Grass Pasture Kv= 7.0 fps
34.0	410	Total			

Subcatchment 2S: Existing

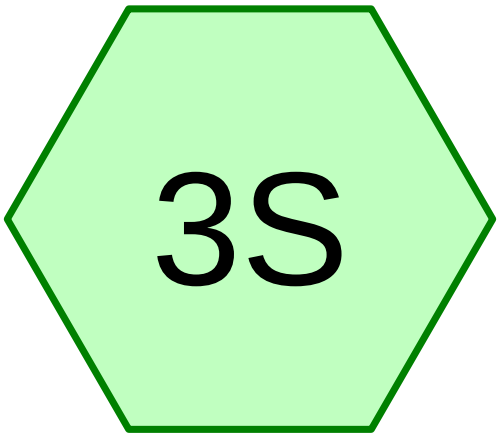


Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Events for Subcatchment 3S: Neighbors

Event	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
1-Year	1.46	4,150	0.65
2-Year	2.02	5,645	0.89
5-Year	2.90	8,038	1.27
10-Year	3.75	10,369	1.63
25-Year	5.11	14,170	2.23
50-Year	6.39	17,778	2.80
100-Year	**7.89**	**22,116**	**3.48**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



Neighbors

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Subcat Reach Pond Link

Routing Diagram for 20.252 existing with neighbors
Prepared by {enter your company name here}, Printed 2/20/2021
HydroCAD® 10.00-18 s/n 05021 © 2016 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
60,984	80	>75% Grass cover, Good, HSG D (3S)
15,246	98	Roofs, HSG D (3S)
76,230	**84**	**TOTAL AREA**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
76,230	HSG D	3S
0	Other	
76,230		**TOTAL AREA**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Ground Covers (selected nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	60,984	0	60,984	>75% Grass cover, Good	
0	0	0	15,246	0	15,246	Roofs	
0	**0**	**0**	**76,230**	**0**	**76,230**	**TOTAL AREA**	

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: Neighbors Runoff Area=1.750 ac 20.00% Impervious Runoff Depth=0.65"
Flow Length=100' Slope=0.0100 '/' Tc=14.6 min CN=84 Runoff=1.46 cfs 4,150 cf

Total Runoff Area = 76,230 sf Runoff Volume = 4,150 cf Average Runoff Depth = 0.65"
80.00% Pervious = 60,984 sf 20.00% Impervious = 15,246 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 3S: Neighbors

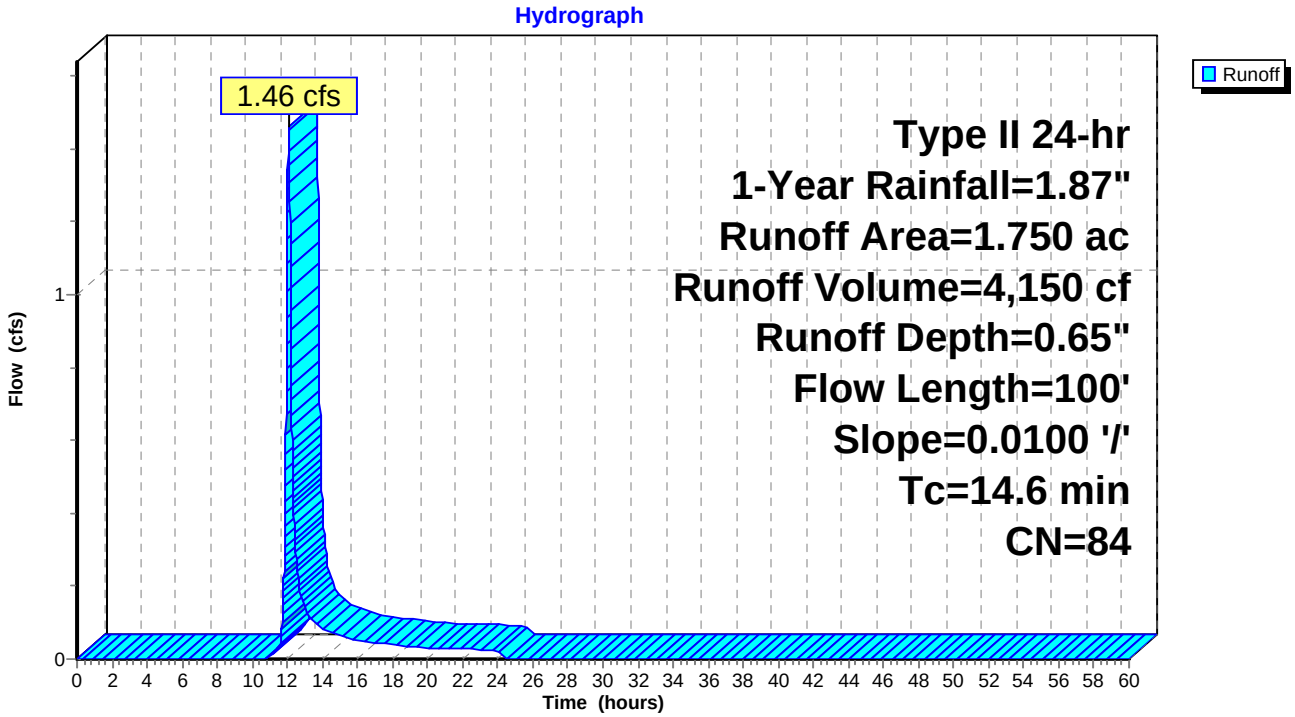
Runoff = 1.46 cfs @ 12.08 hrs, Volume= 4,150 cf, Depth= 0.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
1.400	80	>75% Grass cover, Good, HSG D
0.350	98	Roofs, HSG D
1.750	84	Weighted Average
1.400		80.00% Pervious Area
0.350		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	100	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 3S: Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: Neighbors Runoff Area=1.750 ac 20.00% Impervious Runoff Depth=0.89"
Flow Length=100' Slope=0.0100 '/' Tc=14.6 min CN=84 Runoff=2.02 cfs 5,645 cf

Total Runoff Area = 76,230 sf Runoff Volume = 5,645 cf Average Runoff Depth = 0.89"
80.00% Pervious = 60,984 sf 20.00% Impervious = 15,246 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 3S: Neighbors

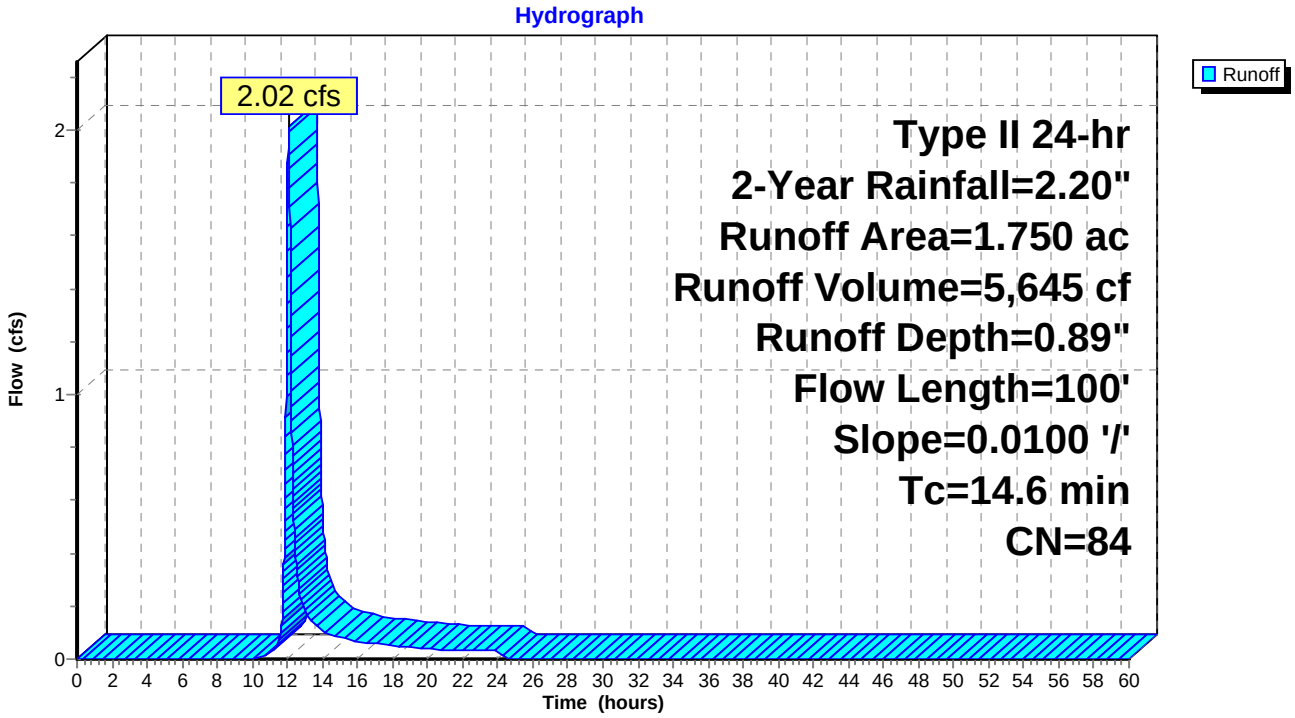
Runoff = 2.02 cfs @ 12.07 hrs, Volume= 5,645 cf, Depth= 0.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 2-Year Rainfall=2.20"

Area (ac)	CN	Description
1.400	80	>75% Grass cover, Good, HSG D
0.350	98	Roofs, HSG D
1.750	84	Weighted Average
1.400		80.00% Pervious Area
0.350		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	100	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 3S: Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: Neighbors Runoff Area=1.750 ac 20.00% Impervious Runoff Depth=1.27"
Flow Length=100' Slope=0.0100 '/' Tc=14.6 min CN=84 Runoff=2.90 cfs 8,038 cf

Total Runoff Area = 76,230 sf Runoff Volume = 8,038 cf Average Runoff Depth = 1.27"
80.00% Pervious = 60,984 sf 20.00% Impervious = 15,246 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 3S: Neighbors

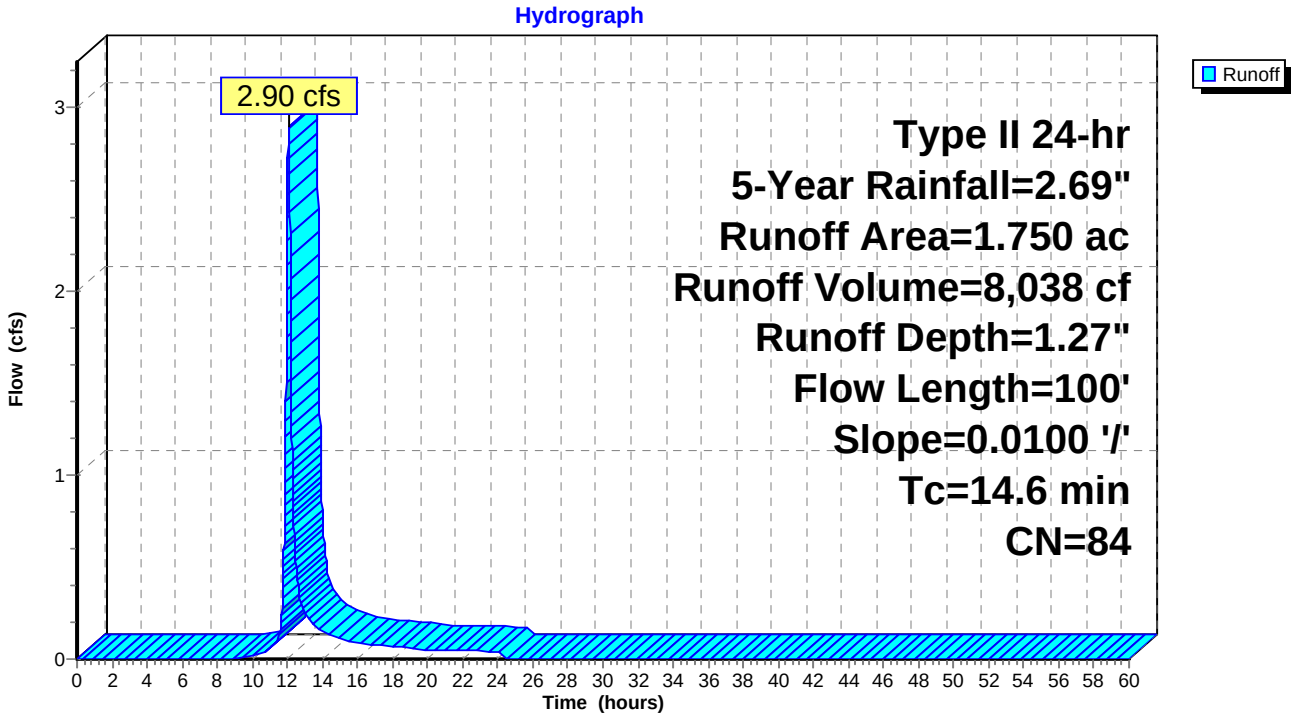
Runoff = 2.90 cfs @ 12.07 hrs, Volume= 8,038 cf, Depth= 1.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 5-Year Rainfall=2.69"

Area (ac)	CN	Description
1.400	80	>75% Grass cover, Good, HSG D
0.350	98	Roofs, HSG D
1.750	84	Weighted Average
1.400		80.00% Pervious Area
0.350		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	100	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 3S: Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: Neighbors Runoff Area=1.750 ac 20.00% Impervious Runoff Depth=1.63"
Flow Length=100' Slope=0.0100 '/' Tc=14.6 min CN=84 Runoff=3.75 cfs 10,369 cf

Total Runoff Area = 76,230 sf Runoff Volume = 10,369 cf Average Runoff Depth = 1.63"
80.00% Pervious = 60,984 sf 20.00% Impervious = 15,246 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 3S: Neighbors

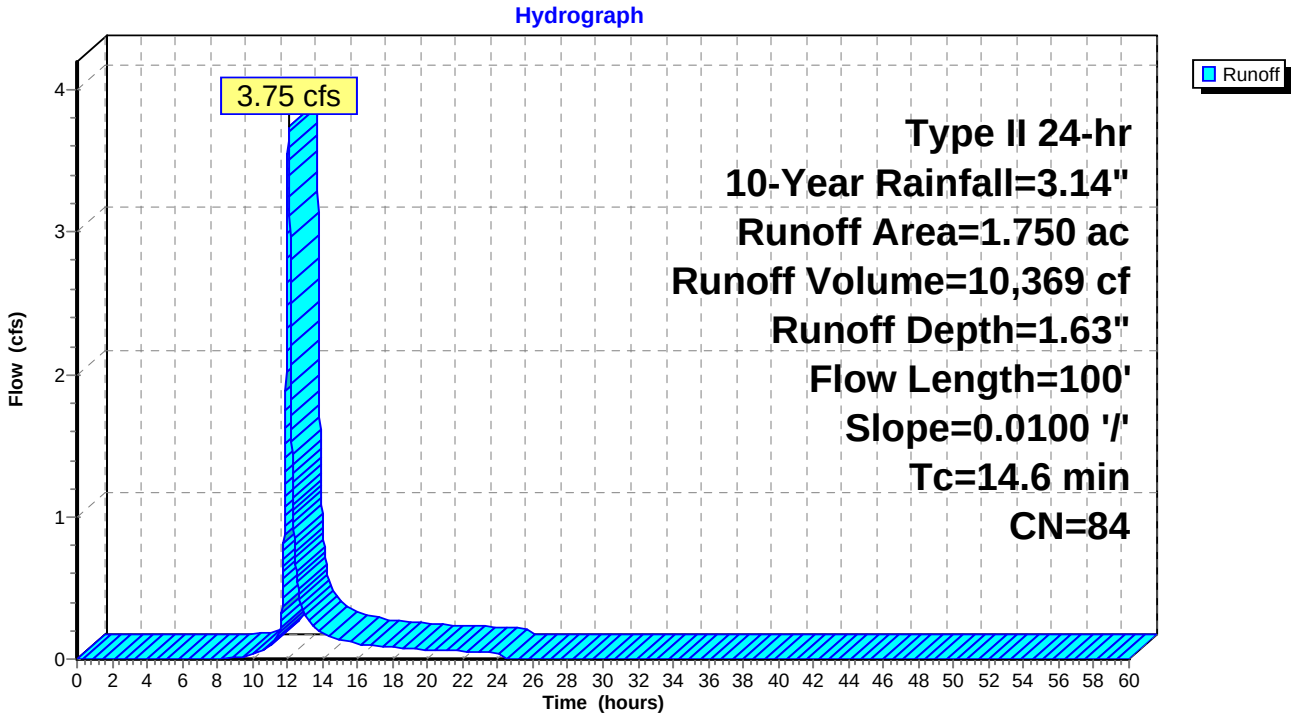
Runoff = 3.75 cfs @ 12.07 hrs, Volume= 10,369 cf, Depth= 1.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
1.400	80	>75% Grass cover, Good, HSG D
0.350	98	Roofs, HSG D
1.750	84	Weighted Average
1.400		80.00% Pervious Area
0.350		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	100	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 3S: Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: Neighbors Runoff Area=1.750 ac 20.00% Impervious Runoff Depth=2.23"
Flow Length=100' Slope=0.0100 '/' Tc=14.6 min CN=84 Runoff=5.11 cfs 14,170 cf

Total Runoff Area = 76,230 sf Runoff Volume = 14,170 cf Average Runoff Depth = 2.23"
80.00% Pervious = 60,984 sf 20.00% Impervious = 15,246 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 3S: Neighbors

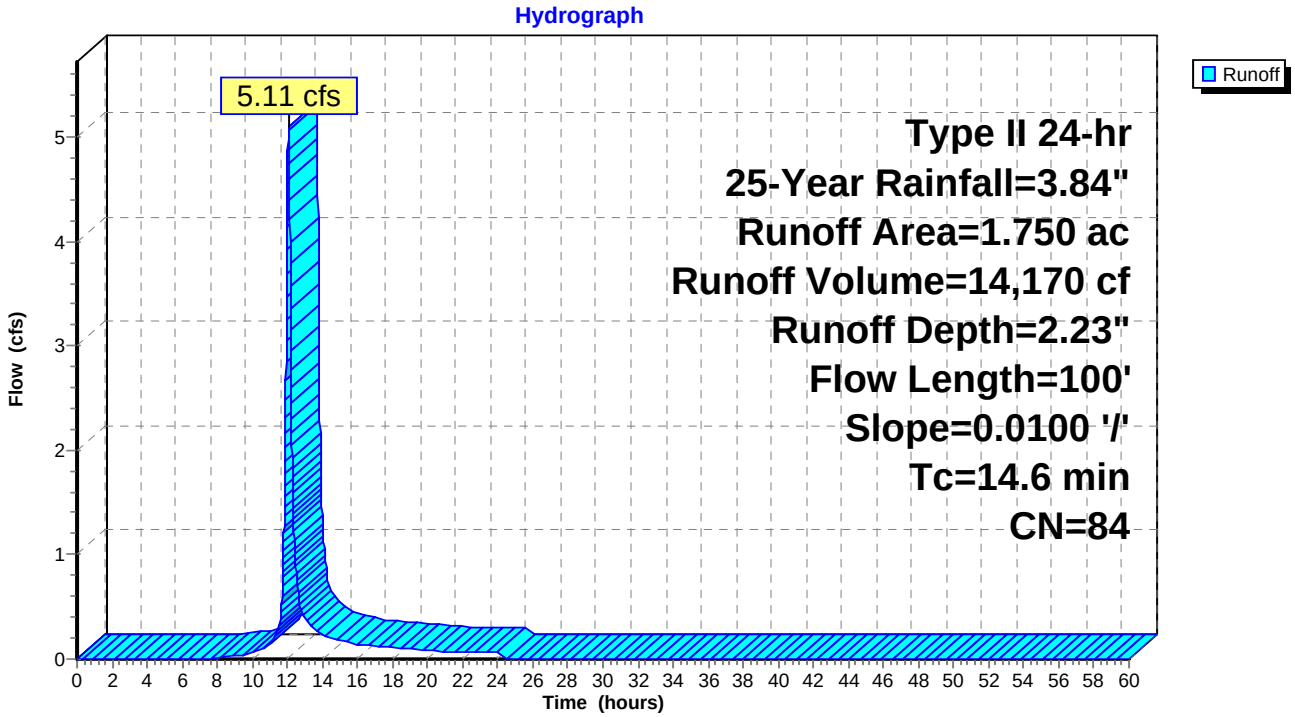
Runoff = 5.11 cfs @ 12.07 hrs, Volume= 14,170 cf, Depth= 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
1.400	80	>75% Grass cover, Good, HSG D
0.350	98	Roofs, HSG D
1.750	84	Weighted Average
1.400		80.00% Pervious Area
0.350		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	100	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 3S: Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: Neighbors Runoff Area=1.750 ac 20.00% Impervious Runoff Depth=2.80"
Flow Length=100' Slope=0.0100 '/' Tc=14.6 min CN=84 Runoff=6.39 cfs 17,778 cf

Total Runoff Area = 76,230 sf Runoff Volume = 17,778 cf Average Runoff Depth = 2.80"
80.00% Pervious = 60,984 sf 20.00% Impervious = 15,246 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 3S: Neighbors

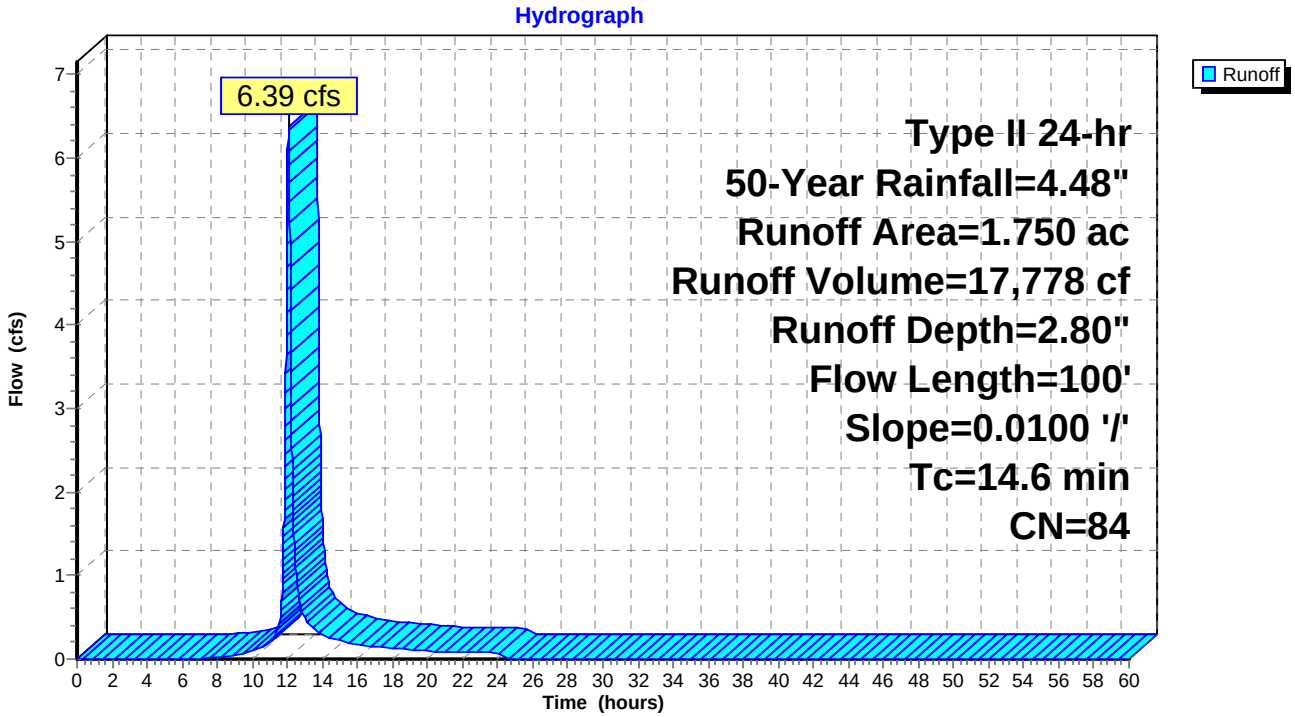
Runoff = 6.39 cfs @ 12.06 hrs, Volume= 17,778 cf, Depth= 2.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 50-Year Rainfall=4.48"

Area (ac)	CN	Description
1.400	80	>75% Grass cover, Good, HSG D
0.350	98	Roofs, HSG D
1.750	84	Weighted Average
1.400		80.00% Pervious Area
0.350		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	100	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 3S: Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: Neighbors Runoff Area=1.750 ac 20.00% Impervious Runoff Depth=3.48"
Flow Length=100' Slope=0.0100 '/' Tc=14.6 min CN=84 Runoff=7.89 cfs 22,116 cf

Total Runoff Area = 76,230 sf Runoff Volume = 22,116 cf Average Runoff Depth = 3.48"
80.00% Pervious = 60,984 sf 20.00% Impervious = 15,246 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 3S: Neighbors

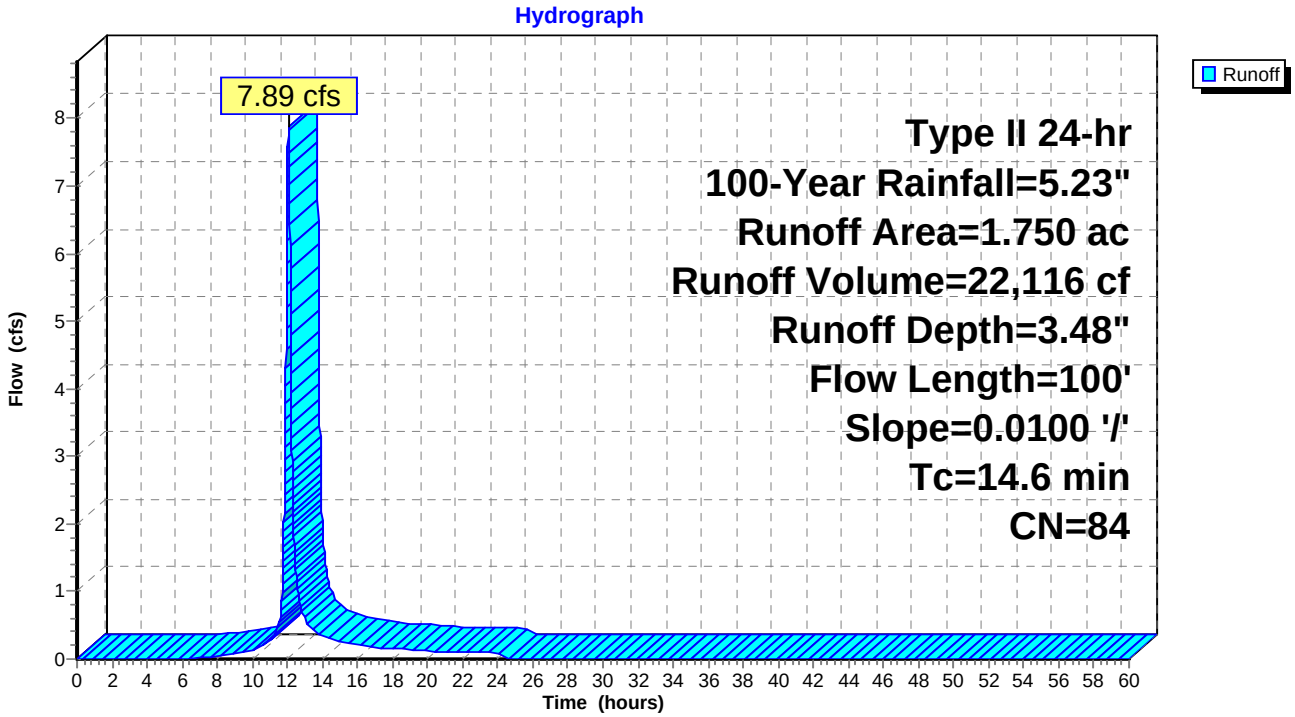
Runoff = 7.89 cfs @ 12.06 hrs, Volume= 22,116 cf, Depth= 3.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
1.400	80	>75% Grass cover, Good, HSG D
0.350	98	Roofs, HSG D
1.750	84	Weighted Average
1.400		80.00% Pervious Area
0.350		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	100	0.0100	0.11		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"

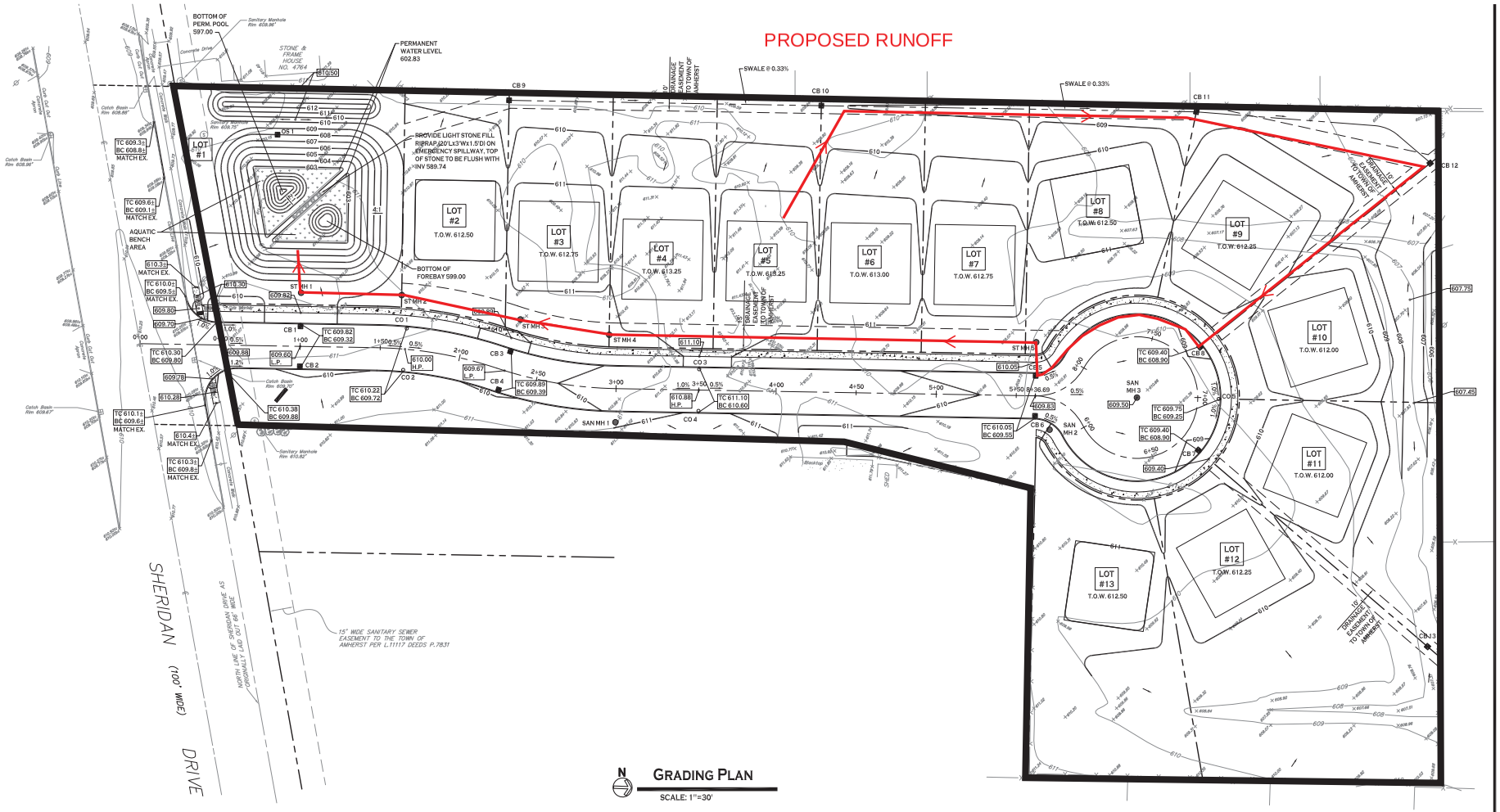
Subcatchment 3S: Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Proposed Runoff

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



N

GRADING PLAN

SCALE: 1"=30'

STRUCTURE TABLE

STRUCTURE	RIM	STATION	OFFSET
CB 1	609.32	1+00.0	13.0' LT.
CB 2	609.32	1+00.0	13.0' RT.
CB 3	609.39	2+29.2	13.0' LT.
CB 4	609.39	2+29.2	13.0' RT.
CB 5	609.55	5+61.9	13.0' LT.
CB 6	609.55	5+61.9	13.0' RT.
CB 7	608.90	6+73.0	13.0' RT.
CB 8	608.90	7+25.6	13.0' RT.
CB 9	609.67	1+96.6	163.72' LT.
CB 10	609.03	4+25.2	178.96' LT.
CB 11	608.25	7+51.9	144.29' RT.
CB 12	607.50	7+25.6	196.43' RT.
CB 13	607.25	6+73.0	201.03' RT.
CO 1	609.74	1+65.5	13.0' LT.
CO 2	609.74	1+65.5	13.0' RT.
CO 3	610.62	3+50.0	13.0' LT.
CO 4	610.62	3+50.0	13.0' RT.
CO 5	609.25	7+00.0	13.0' RT.
ST MH 1	609.70	1+00.0	33.5' LT.
ST MH 2	610.20	1+61.1	33.5' LT.
ST MH 3	610.25	2+29.2	33.5' LT.
ST MH 4	610.65	2+94.4	33.5' LT.
ST MH 5	610.10	5+61.9	33.5' LT.
OS 1	608.00	0+83.6	132.0' LT.

GRADING NOTES:

1. IN GENERAL, EXTERIOR GRADE AT THE PROPOSED HOUSES SHALL BE 2' ABOVE THE HIGHEST ADJACENT EDGE OF ROAD, CORNER LOTS MAY DIFFER, SEE PLAN FOR SPECIFIC SITUATIONS.
2. IN GENERAL, 1ST FFE FOR THE PROPOSED HOUSES SHALL BE 2.5' ABOVE HIGHEST EXTERIOR GRADE ELEVATION.
3. IN GENERAL, TOP OF WALL ELEVATION SHALL BE 1.5' ABOVE HIGHEST EXTERIOR GRADE ELEVATION.
4. SANITARY SEWER INVERT AT THE PROPOSED HOUSE SHALL BE 1.5' ABOVE THE BASEMENT FLOOR ELEVATION, BASEMENT FLOOR ELEVATION IS 9' BELOW THE 1ST FFE.
5. HOUSE BOXES SHOWN ARE 50'x50' FOR DESIGN PURPOSES.
6. PROPOSED SIDEWALK TO SLOPE 1/4" PER FOOT TOWARDS ROADWAY.

PROPOSED GRADING LEGEND

- PROPOSED CONTOUR — 101 —
- PROPOSED SPOT ELEVATION 100.80
- PROPOSED TOP/BOTTOM OF CURB ELEV. TC 100.50 / BC 100.00
- PROPOSED CATCH BASIN ■ CB
- PAVEMENT/GROUND SLOPE ——
- PROPOSED MANHOLE ● MH
- PROPOSED CLANOUT ○ CO

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60FT.

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Buffalo, New York 14203
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REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Grading Plan

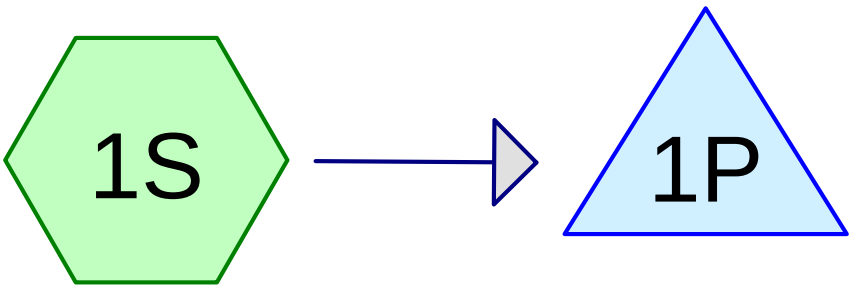
DRAWING NO.
C-200

Project no.: 20.252

Events for Pond 1P: Detention Pond

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	1.96	1.38	603.72	2,114
2-Year	2.75	1.83	604.00	3,051
5-Year	3.99	2.61	604.42	4,580
10-Year	5.20	3.20	604.83	6,263
25-Year	7.14	3.67	605.58	9,722
50-Year	8.96	4.02	606.28	13,533
100-Year	**11.12**	**4.38**	**607.06**	**18,477**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



Proposed Detention Pond

Subcat Reach Pond Link

Routing Diagram for 20.252 proposed
Prepared by {enter your company name here}, Printed 2/20/2021
HydroCAD® 10.00-18 s/n 05021 © 2016 HydroCAD Software Solutions LLC

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
168,577	80	>75% Grass cover, Good, HSG D (1S)
21,780	98	Paved parking, HSG D (1S)
28,314	98	Roofs, HSG D (1S)
218,671	**84**	**TOTAL AREA**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
218,671	HSG D	1S
0	Other	
218,671		**TOTAL AREA**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	168,577	0	168,577	>75% Grass cover, Good	
0	0	0	21,780	0	21,780	Paved parking	
0	0	0	28,314	0	28,314	Roofs	
0	**0**	**0**	**218,671**	**0**	**218,671**	**TOTAL AREA**	

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1S	0.00	0.00	950.0	0.0030	0.013	12.0	0.0	0.0
2	1P	601.53	601.27	86.0	0.0030	0.013	10.0	0.0	0.0
3	1P	602.83	602.77	20.0	0.0030	0.013	10.0	0.0	0.0

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=5.020 ac 22.91% Impervious Runoff Depth=0.65"
Flow Length=1,250' Tc=47.0 min CN=84 Runoff=1.96 cfs 11,905 cf

Pond 1P: Detention Pond Peak Elev=603.72' Storage=2,114 cf Inflow=1.96 cfs 11,905 cf
Outflow=1.38 cfs 11,905 cf

Total Runoff Area = 218,671 sf Runoff Volume = 11,905 cf Average Runoff Depth = 0.65"
77.09% Pervious = 168,577 sf 22.91% Impervious = 50,094 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed

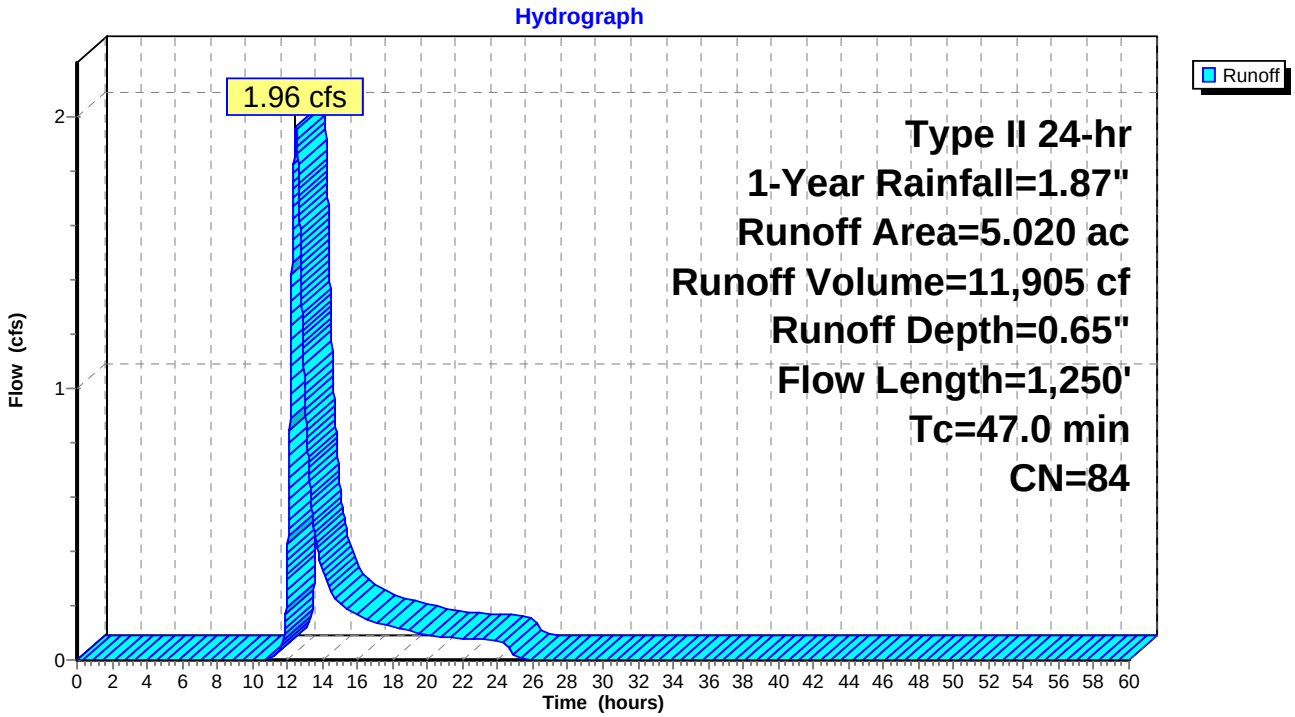
Runoff = 1.96 cfs @ 12.48 hrs, Volume= 11,905 cf, Depth= 0.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
3.870	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
0.650	98	Roofs, HSG D
5.020	84	Weighted Average
3.870		77.09% Pervious Area
1.150		22.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 218,671 sf, 22.91% Impervious, Inflow Depth = 0.65" for 1-Year event
Inflow = 1.96 cfs @ 12.48 hrs, Volume= 11,905 cf
Outflow = 1.38 cfs @ 12.80 hrs, Volume= 11,905 cf, Atten= 30%, Lag= 19.1 min
Primary = 1.38 cfs @ 12.80 hrs, Volume= 11,905 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 603.72' @ 12.80 hrs Surf.Area= 3,232 sf Storage= 2,114 cf

Plug-Flow detention time= 26.2 min calculated for 11,903 cf (100% of inflow)
Center-of-Mass det. time= 26.2 min (918.3 - 892.1)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

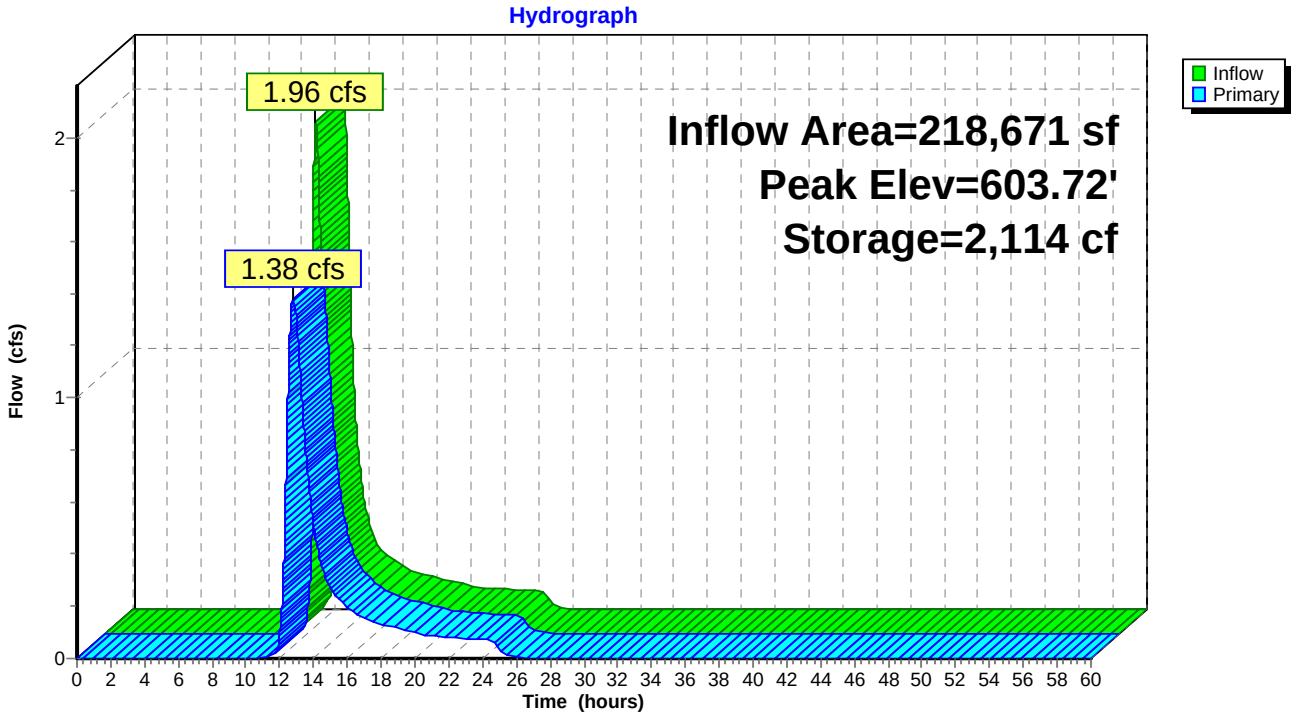
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Outlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.38 cfs @ 12.80 hrs HW=603.72' (Free Discharge)
└─**1=Outlet Pipe** (Passes 1.38 cfs of 2.51 cfs potential flow)
  └─**2=Inlet Pipe** (Barrel Controls 1.38 cfs @ 2.94 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=5.020 ac 22.91% Impervious Runoff Depth=0.89"
Flow Length=1,250' Tc=47.0 min CN=84 Runoff=2.75 cfs 16,192 cf

Pond 1P: Detention Pond Peak Elev=604.00' Storage=3,051 cf Inflow=2.75 cfs 16,192 cf
Outflow=1.83 cfs 16,192 cf

Total Runoff Area = 218,671 sf Runoff Volume = 16,192 cf Average Runoff Depth = 0.89"
77.09% Pervious = 168,577 sf 22.91% Impervious = 50,094 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed

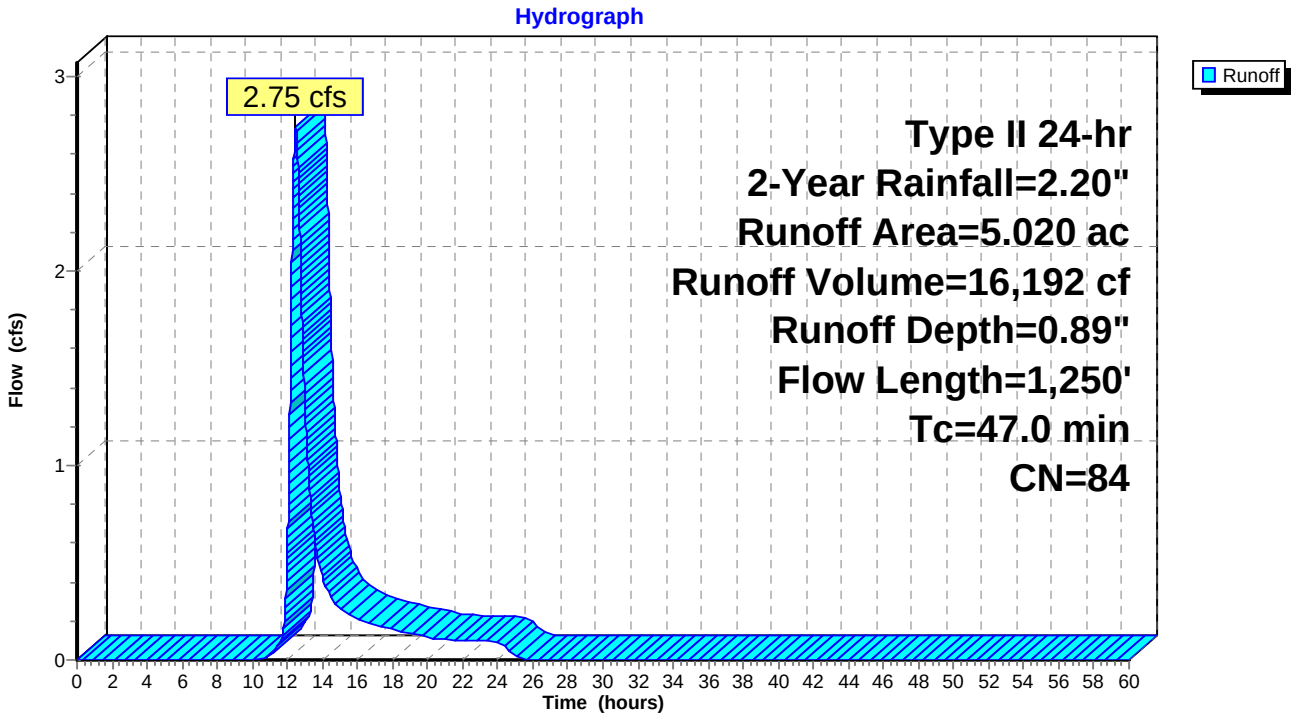
Runoff = 2.75 cfs @ 12.48 hrs, Volume= 16,192 cf, Depth= 0.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 2-Year Rainfall=2.20"

Area (ac)	CN	Description
3.870	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
0.650	98	Roofs, HSG D
5.020	84	Weighted Average
3.870		77.09% Pervious Area
1.150		22.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 218,671 sf, 22.91% Impervious, Inflow Depth = 0.89" for 2-Year event
Inflow = 2.75 cfs @ 12.48 hrs, Volume= 16,192 cf
Outflow = 1.83 cfs @ 12.82 hrs, Volume= 16,192 cf, Atten= 34%, Lag= 20.2 min
Primary = 1.83 cfs @ 12.82 hrs, Volume= 16,192 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 604.00' @ 12.82 hrs Surf.Area= 3,475 sf Storage= 3,051 cf

Plug-Flow detention time= 26.7 min calculated for 16,190 cf (100% of inflow)
Center-of-Mass det. time= 26.7 min (909.6 - 882.9)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

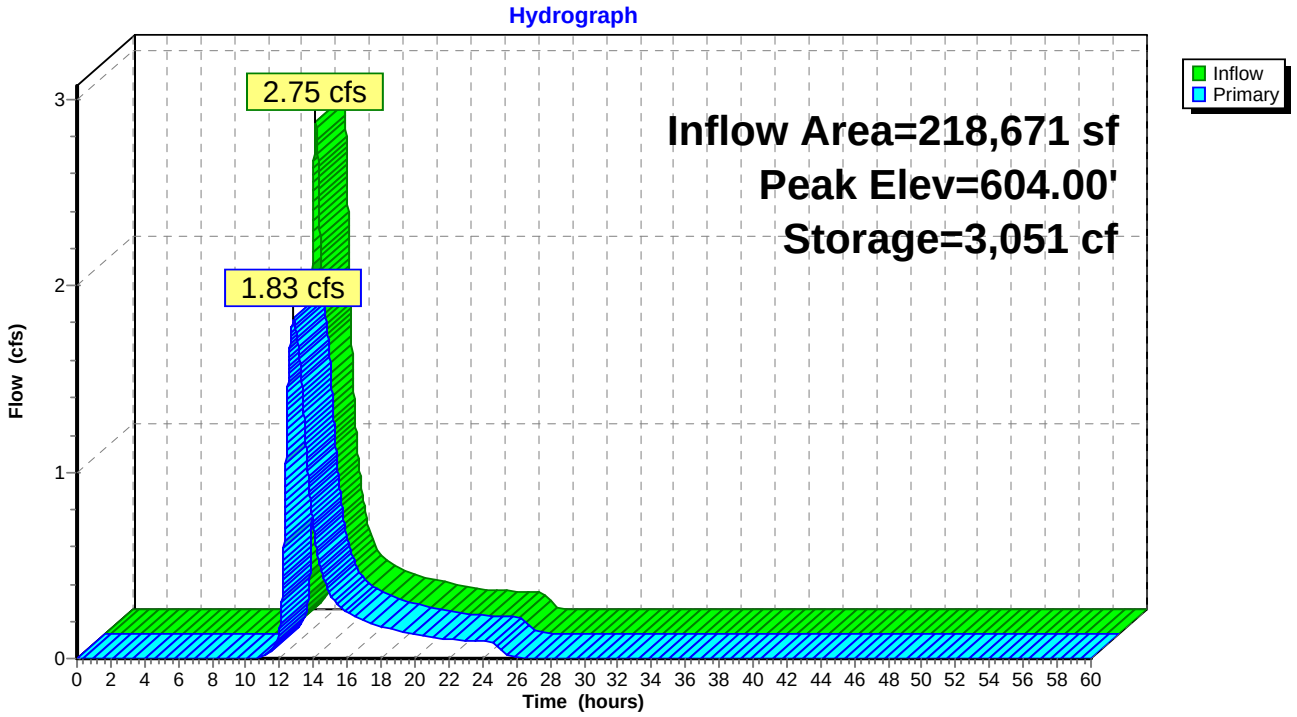
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Outlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.83 cfs @ 12.82 hrs HW=604.00' (Free Discharge)
└─**1=Outlet Pipe** (Passes 1.83 cfs of 2.71 cfs potential flow)
  └─**2=Inlet Pipe** (Barrel Controls 1.83 cfs @ 3.35 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=5.020 ac 22.91% Impervious Runoff Depth=1.27"
Flow Length=1,250' Tc=47.0 min CN=84 Runoff=3.99 cfs 23,057 cf

Pond 1P: Detention Pond Peak Elev=604.42' Storage=4,580 cf Inflow=3.99 cfs 23,057 cf
Outflow=2.61 cfs 23,057 cf

Total Runoff Area = 218,671 sf Runoff Volume = 23,057 cf Average Runoff Depth = 1.27"
77.09% Pervious = 168,577 sf 22.91% Impervious = 50,094 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed

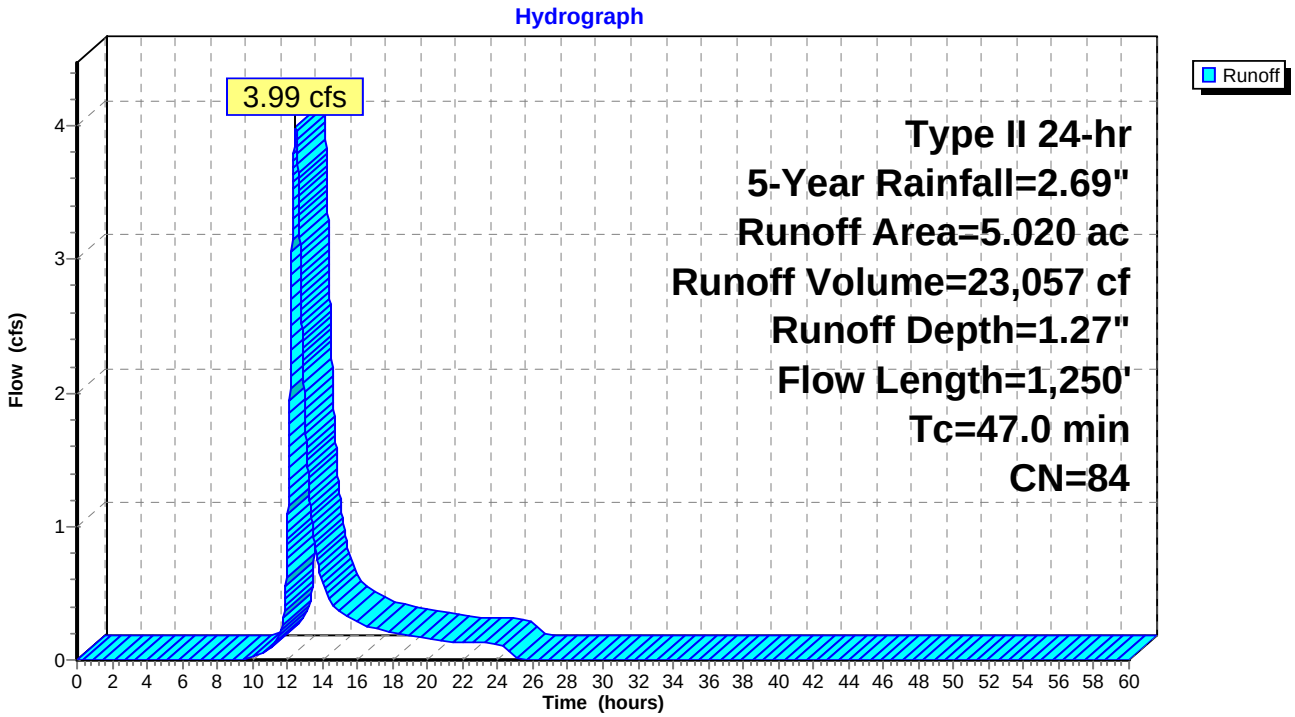
Runoff = 3.99 cfs @ 12.48 hrs, Volume= 23,057 cf, Depth= 1.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 5-Year Rainfall=2.69"

Area (ac)	CN	Description
3.870	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
0.650	98	Roofs, HSG D
5.020	84	Weighted Average
3.870		77.09% Pervious Area
1.150		22.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 218,671 sf, 22.91% Impervious, Inflow Depth = 1.27" for 5-Year event
Inflow = 3.99 cfs @ 12.48 hrs, Volume= 23,057 cf
Outflow = 2.61 cfs @ 12.81 hrs, Volume= 23,057 cf, Atten= 35%, Lag= 20.2 min
Primary = 2.61 cfs @ 12.81 hrs, Volume= 23,057 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 604.42' @ 12.81 hrs Surf.Area= 3,877 sf Storage= 4,580 cf

Plug-Flow detention time= 27.5 min calculated for 23,053 cf (100% of inflow)
Center-of-Mass det. time= 27.6 min (900.1 - 872.6)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

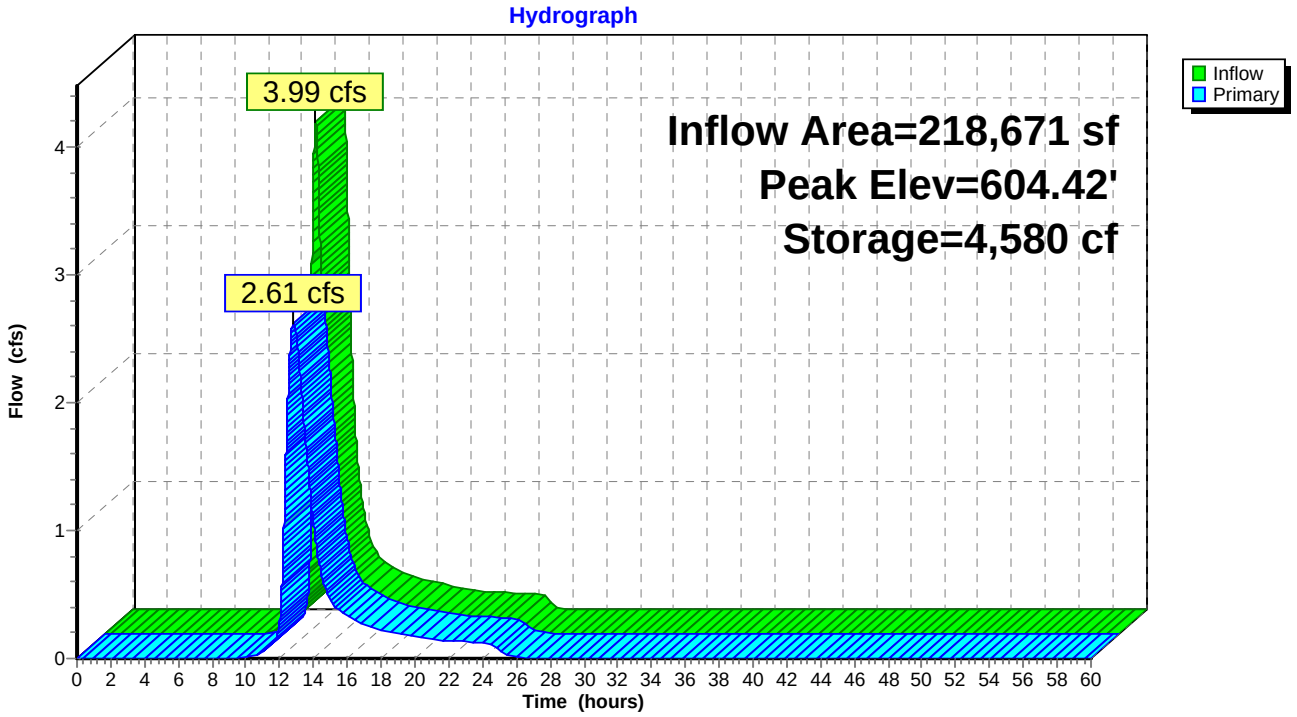
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Outlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=2.61 cfs @ 12.81 hrs HW=604.42' (Free Discharge)
└─**1=Outlet Pipe** (Passes 2.61 cfs of 3.00 cfs potential flow)
  └─**2=Inlet Pipe** (Barrel Controls 2.61 cfs @ 4.78 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=5.020 ac 22.91% Impervious Runoff Depth=1.63"
Flow Length=1,250' Tc=47.0 min CN=84 Runoff=5.20 cfs 29,743 cf

Pond 1P: Detention Pond Peak Elev=604.83' Storage=6,263 cf Inflow=5.20 cfs 29,743 cf
Outflow=3.20 cfs 29,743 cf

Total Runoff Area = 218,671 sf Runoff Volume = 29,743 cf Average Runoff Depth = 1.63"
77.09% Pervious = 168,577 sf 22.91% Impervious = 50,094 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed

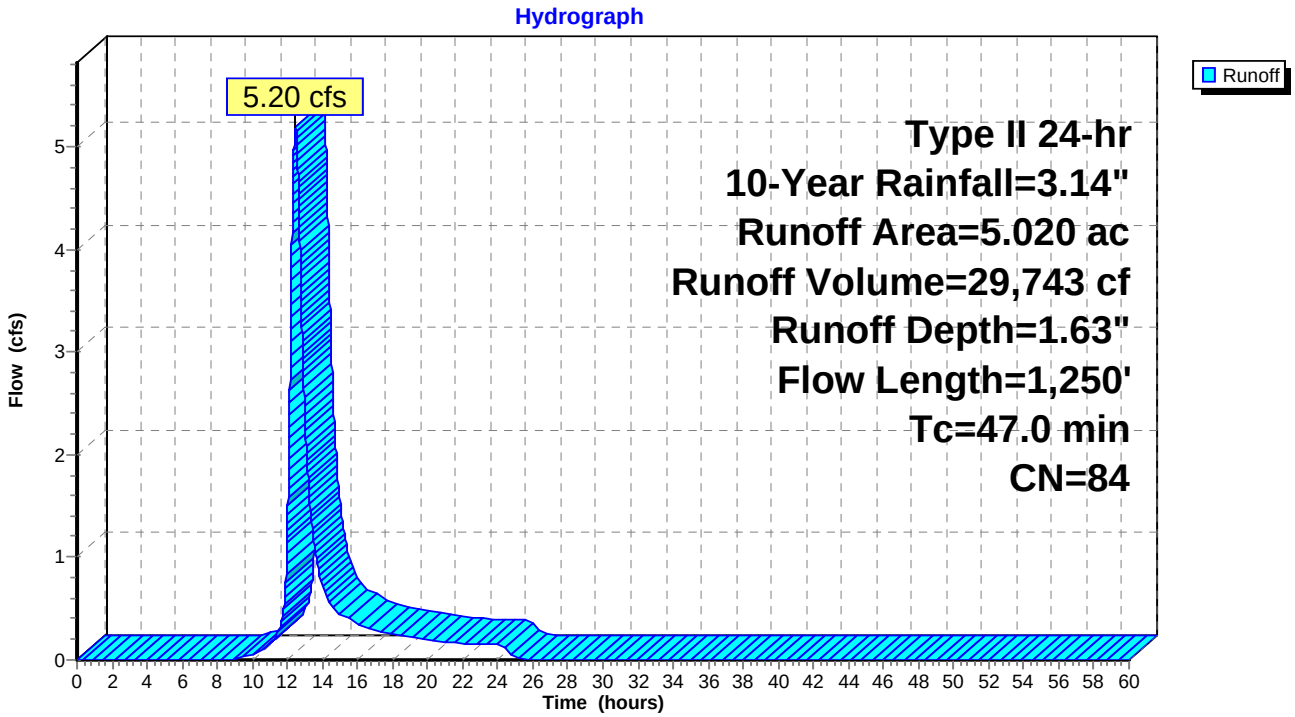
Runoff = 5.20 cfs @ 12.48 hrs, Volume= 29,743 cf, Depth= 1.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
3.870	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
0.650	98	Roofs, HSG D
5.020	84	Weighted Average
3.870		77.09% Pervious Area
1.150		22.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 218,671 sf, 22.91% Impervious, Inflow Depth = 1.63" for 10-Year event
Inflow = 5.20 cfs @ 12.48 hrs, Volume= 29,743 cf
Outflow = 3.20 cfs @ 12.84 hrs, Volume= 29,743 cf, Atten= 38%, Lag= 21.5 min
Primary = 3.20 cfs @ 12.84 hrs, Volume= 29,743 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 604.83' @ 12.84 hrs Surf.Area= 4,276 sf Storage= 6,263 cf

Plug-Flow detention time= 28.8 min calculated for 29,738 cf (100% of inflow)
Center-of-Mass det. time= 28.8 min (894.1 - 865.3)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

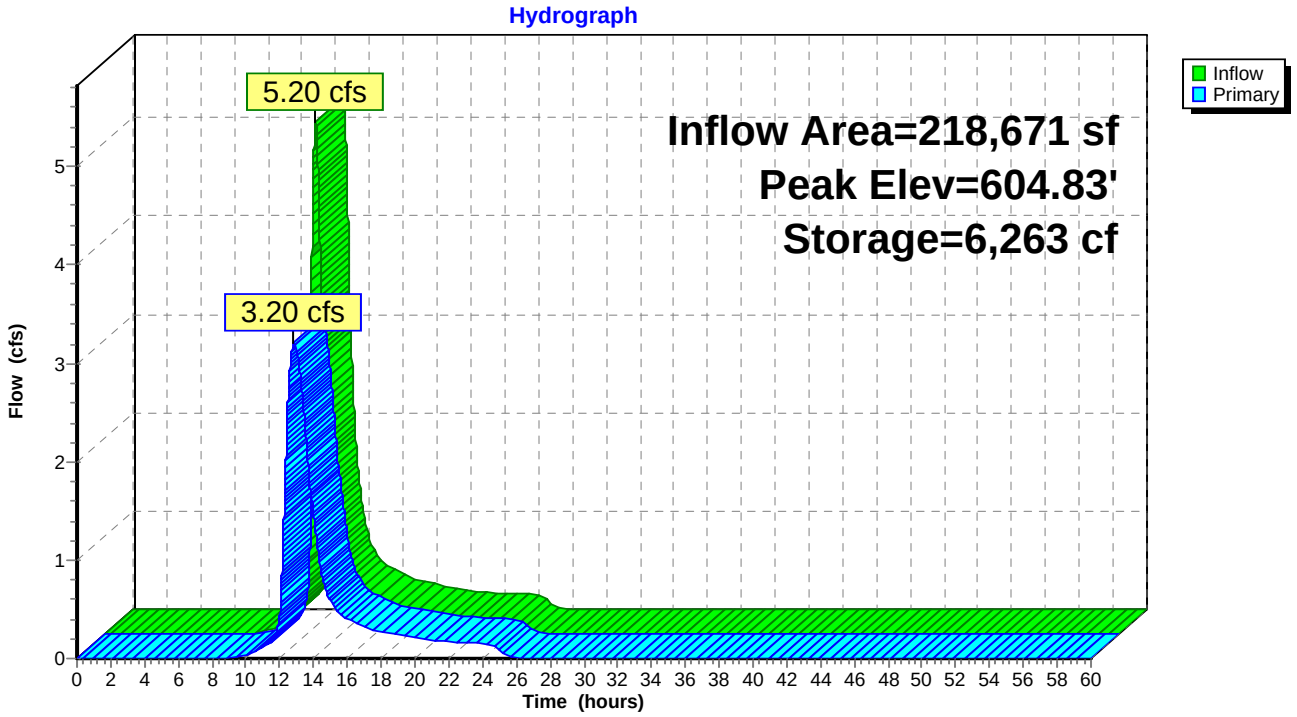
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Outlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=3.20 cfs @ 12.84 hrs HW=604.83' (Free Discharge)
└─**1=Outlet Pipe** (Passes 3.20 cfs of 3.25 cfs potential flow)
  └─**2=Inlet Pipe** (Barrel Controls 3.20 cfs @ 5.87 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



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Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=5.020 ac 22.91% Impervious Runoff Depth=2.23"
Flow Length=1,250' Tc=47.0 min CN=84 Runoff=7.14 cfs 40,649 cf

Pond 1P: Detention Pond Peak Elev=605.58' Storage=9,722 cf Inflow=7.14 cfs 40,649 cf
Outflow=3.67 cfs 40,649 cf

Total Runoff Area = 218,671 sf Runoff Volume = 40,649 cf Average Runoff Depth = 2.23"
77.09% Pervious = 168,577 sf 22.91% Impervious = 50,094 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed

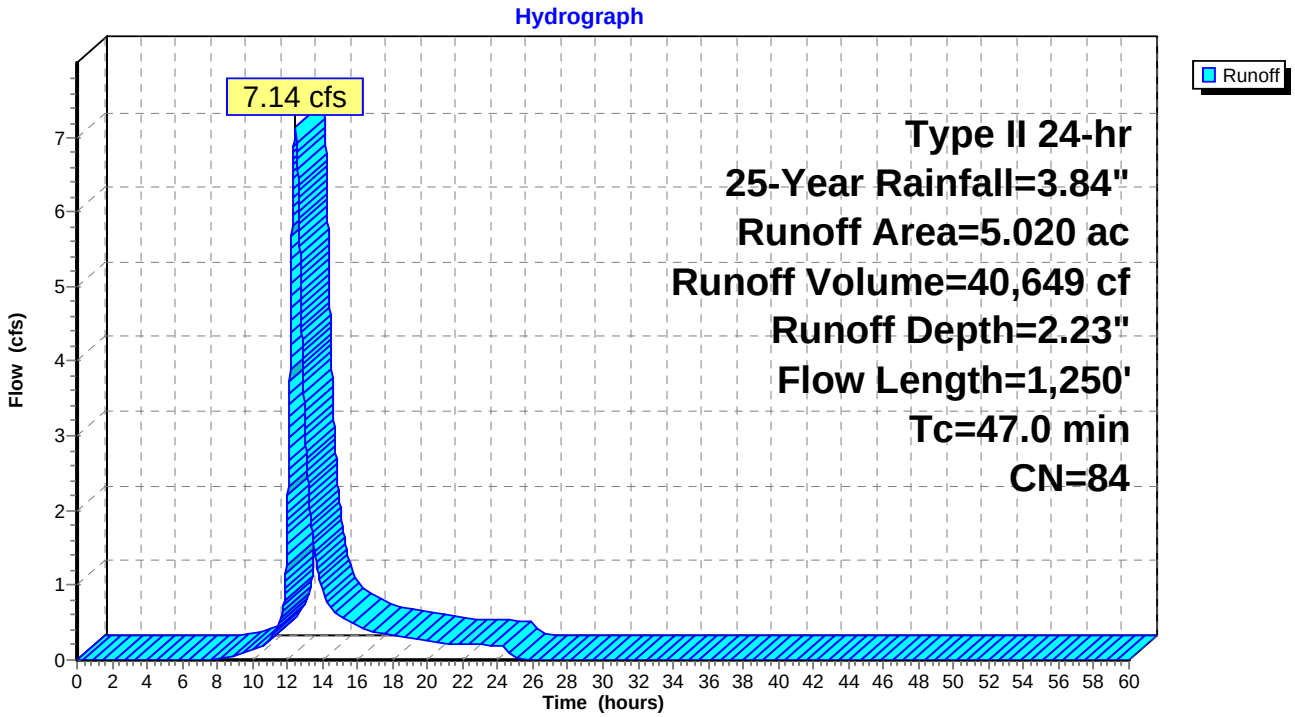
Runoff = 7.14 cfs @ 12.48 hrs, Volume= 40,649 cf, Depth= 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
3.870	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
0.650	98	Roofs, HSG D
5.020	84	Weighted Average
3.870		77.09% Pervious Area
1.150		22.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 218,671 sf, 22.91% Impervious, Inflow Depth = 2.23" for 25-Year event
Inflow = 7.14 cfs @ 12.48 hrs, Volume= 40,649 cf
Outflow = 3.67 cfs @ 12.92 hrs, Volume= 40,649 cf, Atten= 49%, Lag= 26.7 min
Primary = 3.67 cfs @ 12.92 hrs, Volume= 40,649 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 605.58' @ 12.92 hrs Surf.Area= 5,052 sf Storage= 9,722 cf

Plug-Flow detention time= 32.6 min calculated for 40,642 cf (100% of inflow)
Center-of-Mass det. time= 32.6 min (889.0 - 856.4)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

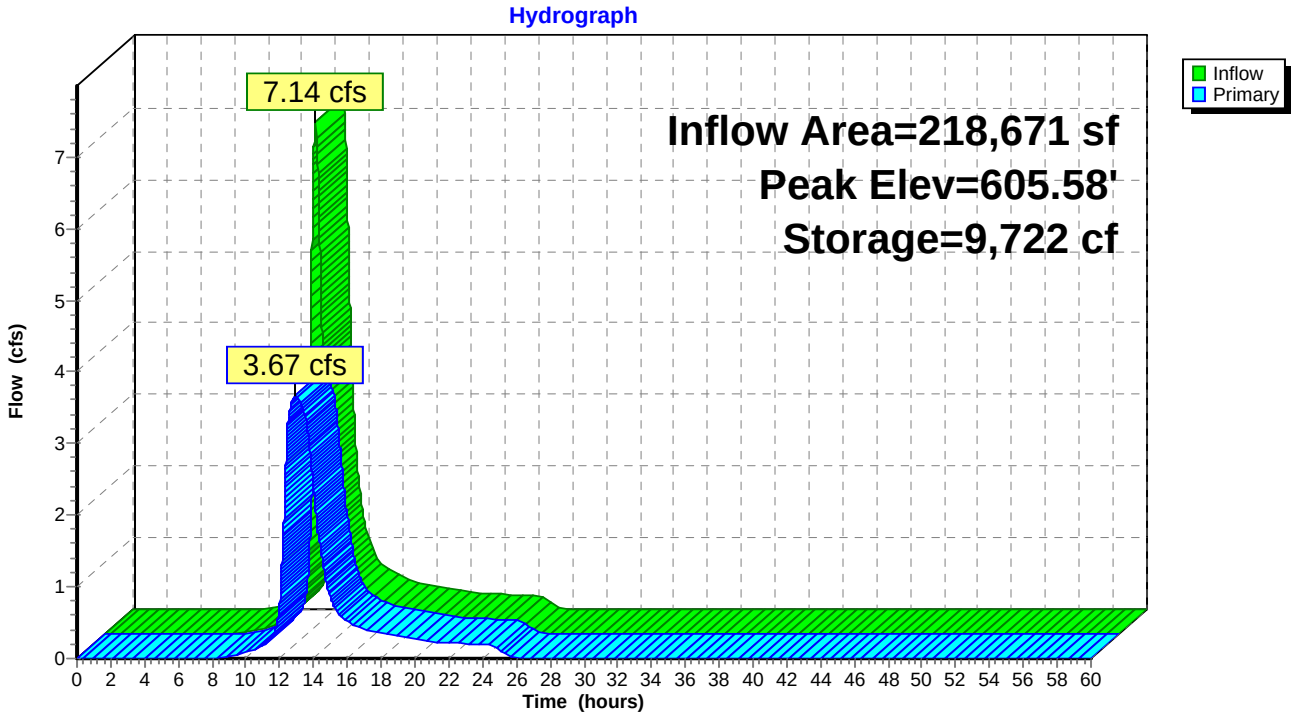
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Outlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=3.67 cfs @ 12.92 hrs HW=605.58' (Free Discharge)
└**1=Outlet Pipe** (Barrel Controls 3.67 cfs @ 6.73 fps)
└**2=Inlet Pipe** (Passes 3.67 cfs of 4.01 cfs potential flow)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=5.020 ac 22.91% Impervious Runoff Depth=2.80"
Flow Length=1,250' Tc=47.0 min CN=84 Runoff=8.96 cfs 50,998 cf

Pond 1P: Detention Pond Peak Elev=606.28' Storage=13,532 cf Inflow=8.96 cfs 50,998 cf
Outflow=4.02 cfs 50,998 cf

Total Runoff Area = 218,671 sf Runoff Volume = 50,998 cf Average Runoff Depth = 2.80"
77.09% Pervious = 168,577 sf 22.91% Impervious = 50,094 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed

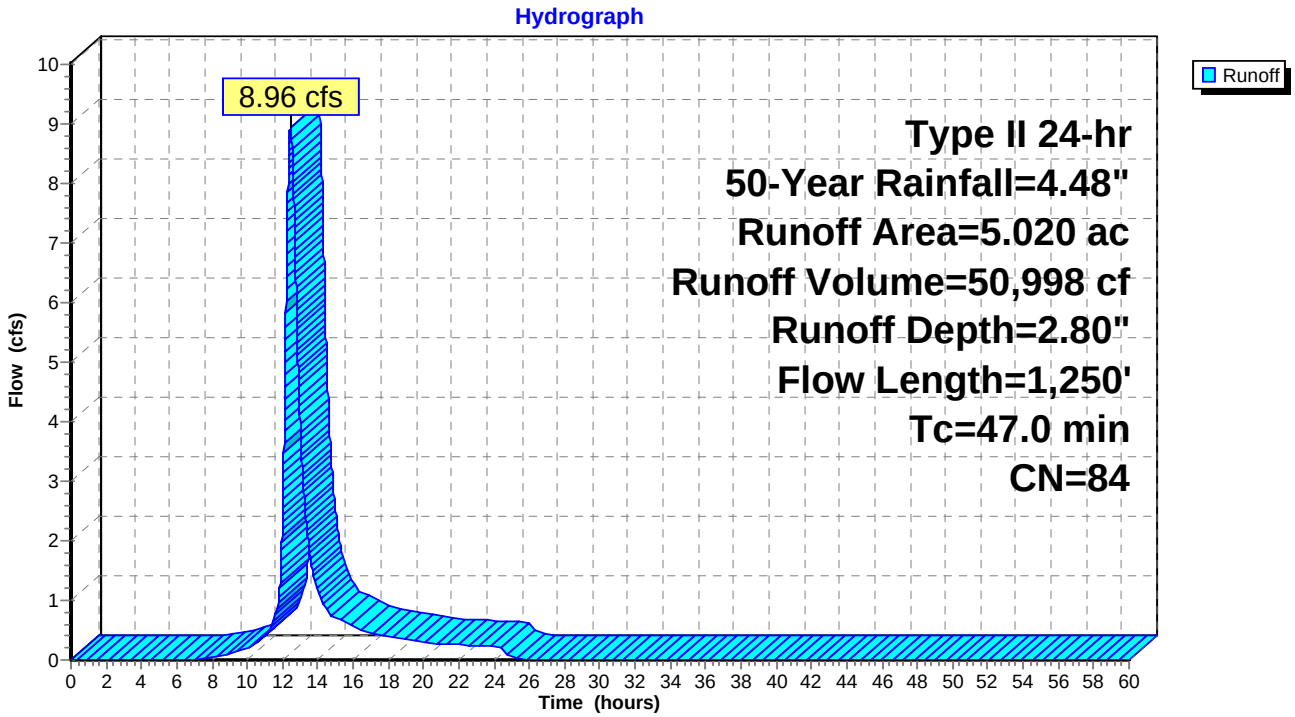
Runoff = 8.96 cfs @ 12.47 hrs, Volume= 50,998 cf, Depth= 2.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 50-Year Rainfall=4.48"

Area (ac)	CN	Description
3.870	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
0.650	98	Roofs, HSG D
5.020	84	Weighted Average
3.870		77.09% Pervious Area
1.150		22.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 218,671 sf, 22.91% Impervious, Inflow Depth = 2.80" for 50-Year event
Inflow = 8.96 cfs @ 12.47 hrs, Volume= 50,998 cf
Outflow = 4.02 cfs @ 12.99 hrs, Volume= 50,998 cf, Atten= 55%, Lag= 31.0 min
Primary = 4.02 cfs @ 12.99 hrs, Volume= 50,998 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 606.28' @ 12.99 hrs Surf.Area= 5,828 sf Storage= 13,532 cf

Plug-Flow detention time= 37.4 min calculated for 50,989 cf (100% of inflow)
Center-of-Mass det. time= 37.4 min (887.4 - 849.9)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

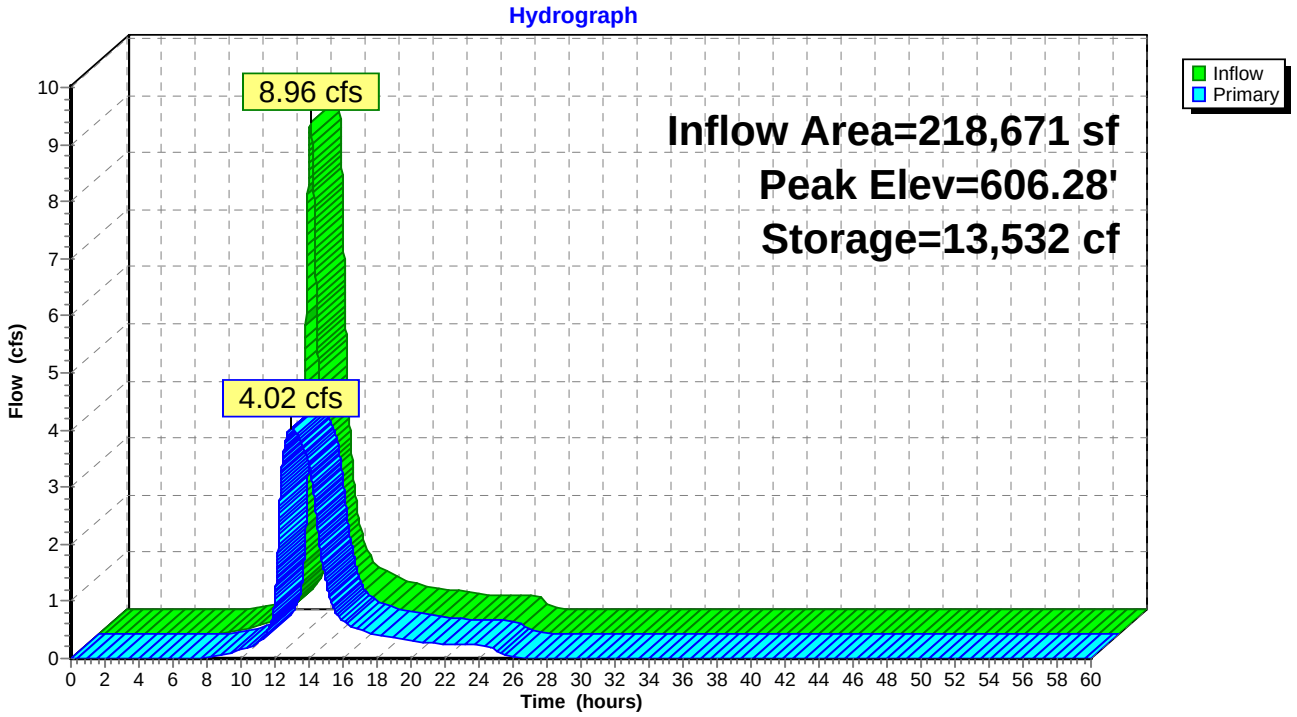
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Outlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=4.02 cfs @ 12.99 hrs HW=606.28' (Free Discharge)
└**1=Outlet Pipe** (Barrel Controls 4.02 cfs @ 7.37 fps)
└**2=Inlet Pipe** (Passes 4.02 cfs of 4.57 cfs potential flow)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Runoff Area=5.020 ac 22.91% Impervious Runoff Depth=3.48"
Flow Length=1,250' Tc=47.0 min CN=84 Runoff=11.12 cfs 63,442 cf

Pond 1P: Detention Pond Peak Elev=607.06' Storage=18,477 cf Inflow=11.12 cfs 63,442 cf
Outflow=4.38 cfs 63,442 cf

Total Runoff Area = 218,671 sf Runoff Volume = 63,442 cf Average Runoff Depth = 3.48"
77.09% Pervious = 168,577 sf 22.91% Impervious = 50,094 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed

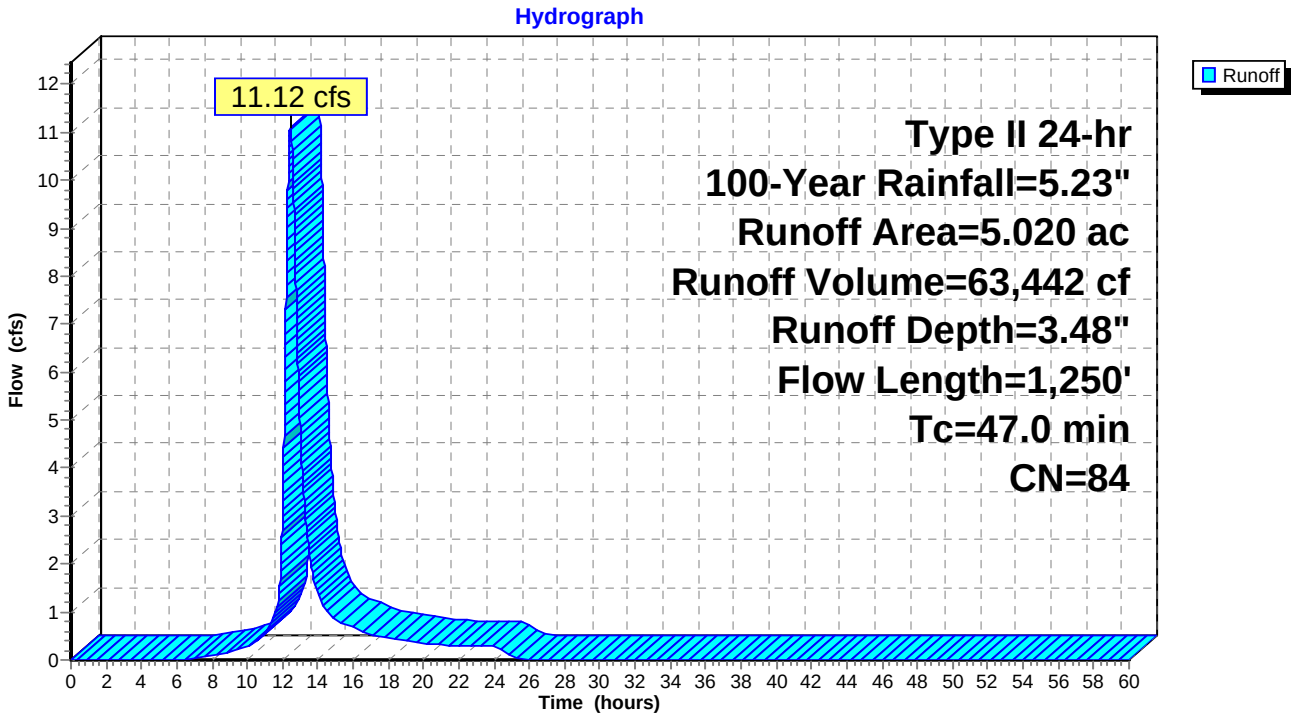
Runoff = 11.12 cfs @ 12.44 hrs, Volume= 63,442 cf, Depth= 3.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
3.870	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
0.650	98	Roofs, HSG D
5.020	84	Weighted Average
3.870		77.09% Pervious Area
1.150		22.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 218,671 sf, 22.91% Impervious, Inflow Depth = 3.48" for 100-Year event
Inflow = 11.12 cfs @ 12.44 hrs, Volume= 63,442 cf
Outflow = 4.38 cfs @ 13.05 hrs, Volume= 63,442 cf, Atten= 61%, Lag= 36.9 min
Primary = 4.38 cfs @ 13.05 hrs, Volume= 63,442 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 607.06' @ 13.05 hrs Surf.Area= 6,753 sf Storage= 18,477 cf

Plug-Flow detention time= 43.7 min calculated for 63,431 cf (100% of inflow)
Center-of-Mass det. time= 43.7 min (887.4 - 843.7)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

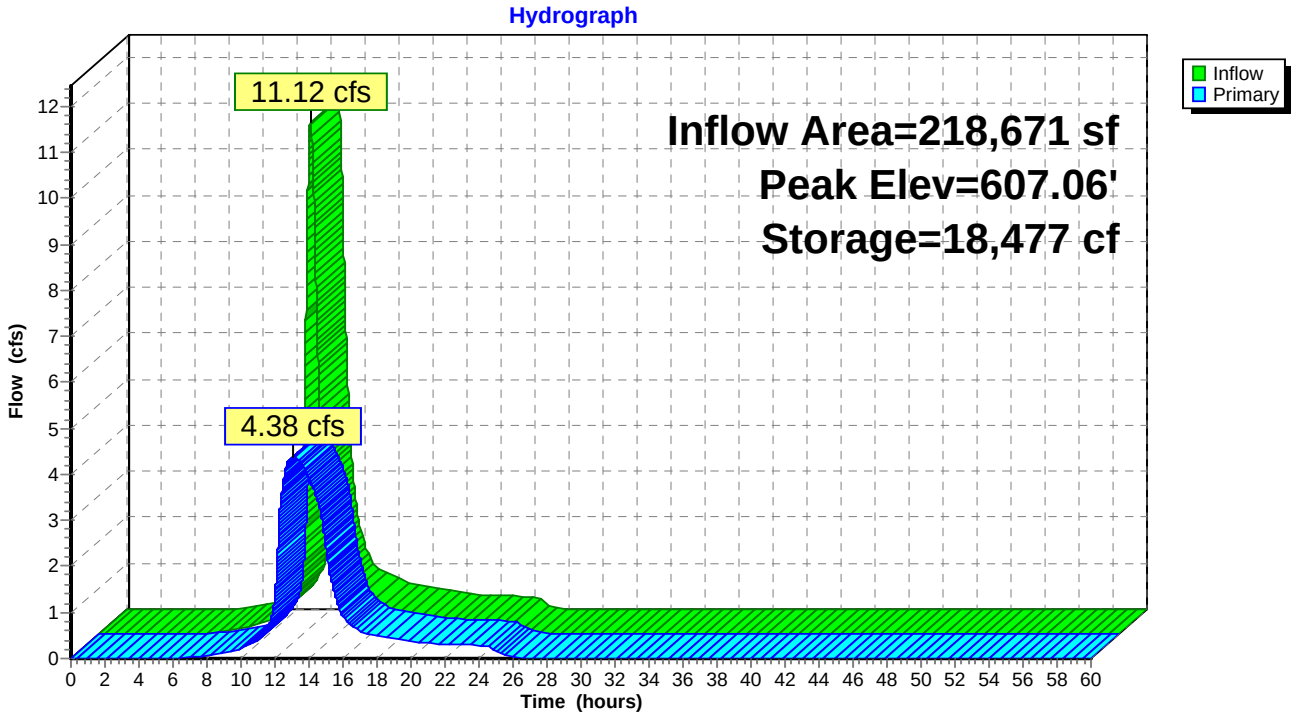
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Outlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=4.38 cfs @ 13.05 hrs HW=607.06' (Free Discharge)
└**1=Outlet Pipe** (Barrel Controls 4.38 cfs @ 8.04 fps)
└**2=Inlet Pipe** (Passes 4.38 cfs of 5.13 cfs potential flow)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Events for Pond 1P: Detention Pond

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	2.39	1.63	603.87	2,588
2-Year	3.29	2.20	604.18	3,692
5-Year	4.71	2.97	604.66	5,557
10-Year	6.08	3.44	605.16	7,708
25-Year	8.27	3.89	606.01	12,040
50-Year	10.32	4.26	606.78	16,583
100-Year	**12.75**	**4.62**	**607.61**	**22,393**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



Proposed w/ Neighbors Detention Pond

Subcat Reach Pond Link

Routing Diagram for 20.252 proposed with neighbors
Prepared by {enter your company name here}, Printed 2/20/2021
HydroCAD® 10.00-18 s/n 05021 © 2016 HydroCAD Software Solutions LLC

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
178,596	80	>75% Grass cover, Good, HSG D (1S)
21,780	98	Paved parking, HSG D (1S)
43,560	98	Roofs, HSG D (1S)
243,936	**85**	**TOTAL AREA**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
243,936	HSG D	1S
0	Other	
243,936		**TOTAL AREA**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Nun
0	0	0	178,596	0	178,596	>75% Grass cover, Good	
0	0	0	21,780	0	21,780	Paved parking	
0	0	0	43,560	0	43,560	Roofs	
0	**0**	**0**	**243,936**	**0**	**243,936**	**TOTAL AREA**	

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1S	0.00	0.00	950.0	0.0030	0.013	12.0	0.0	0.0
2	1P	601.53	601.27	86.0	0.0030	0.013	10.0	0.0	0.0
3	1P	602.83	602.77	20.0	0.0030	0.013	10.0	0.0	0.0

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed w/ Neighbors Runoff Area=5.600 ac 26.79% Impervious Runoff Depth=0.70"
Flow Length=1,250' Tc=47.0 min CN=85 Runoff=2.39 cfs 14,256 cf

Pond 1P: Detention Pond Peak Elev=603.87' Storage=2,588 cf Inflow=2.39 cfs 14,256 cf
Outflow=1.63 cfs 14,256 cf

Total Runoff Area = 243,936 sf Runoff Volume = 14,256 cf Average Runoff Depth = 0.70"
73.21% Pervious = 178,596 sf 26.79% Impervious = 65,340 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed w/ Neighbors

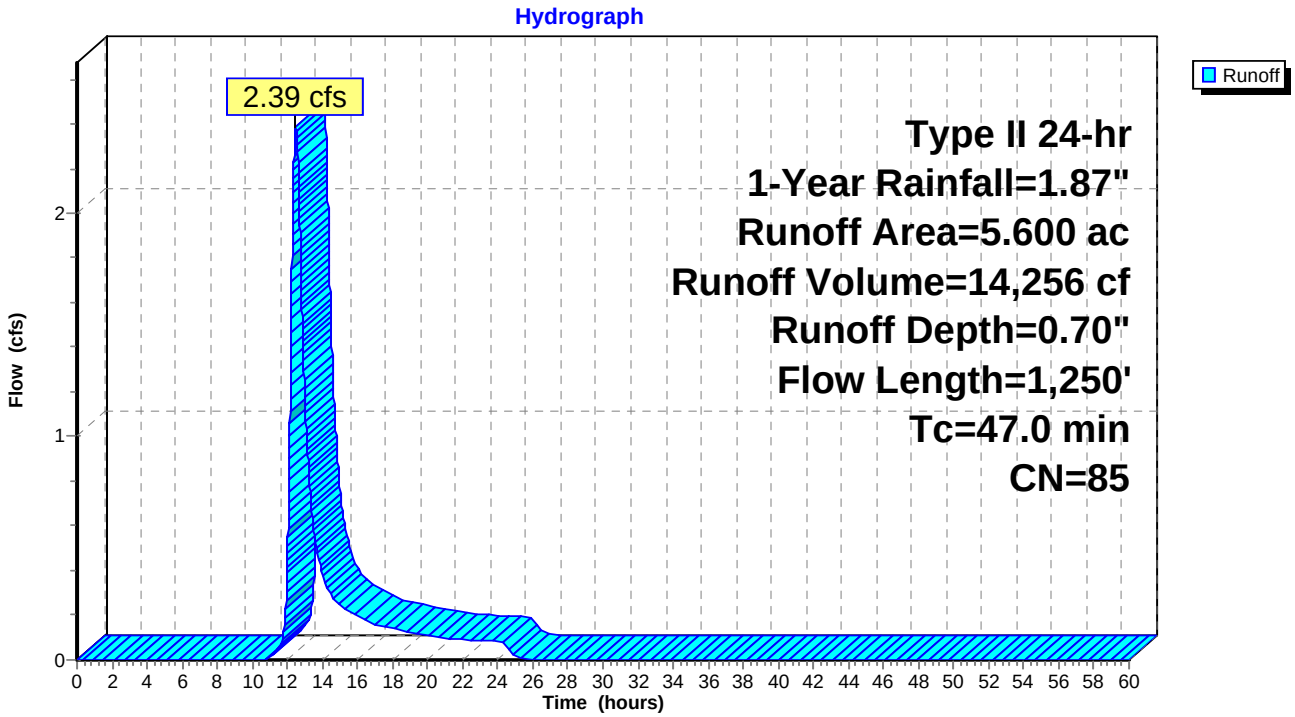
Runoff = 2.39 cfs @ 12.48 hrs, Volume= 14,256 cf, Depth= 0.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-Year Rainfall=1.87"

Area (ac)	CN	Description
4.100	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
1.000	98	Roofs, HSG D
5.600	85	Weighted Average
4.100		73.21% Pervious Area
1.500		26.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed w/ Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 243,936 sf, 26.79% Impervious, Inflow Depth = 0.70" for 1-Year event
Inflow = 2.39 cfs @ 12.48 hrs, Volume= 14,256 cf
Outflow = 1.63 cfs @ 12.81 hrs, Volume= 14,256 cf, Atten= 32%, Lag= 19.6 min
Primary = 1.63 cfs @ 12.81 hrs, Volume= 14,256 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 603.87' @ 12.81 hrs Surf.Area= 3,357 sf Storage= 2,588 cf

Plug-Flow detention time= 26.3 min calculated for 14,253 cf (100% of inflow)
Center-of-Mass det. time= 26.3 min (914.0 - 887.7)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

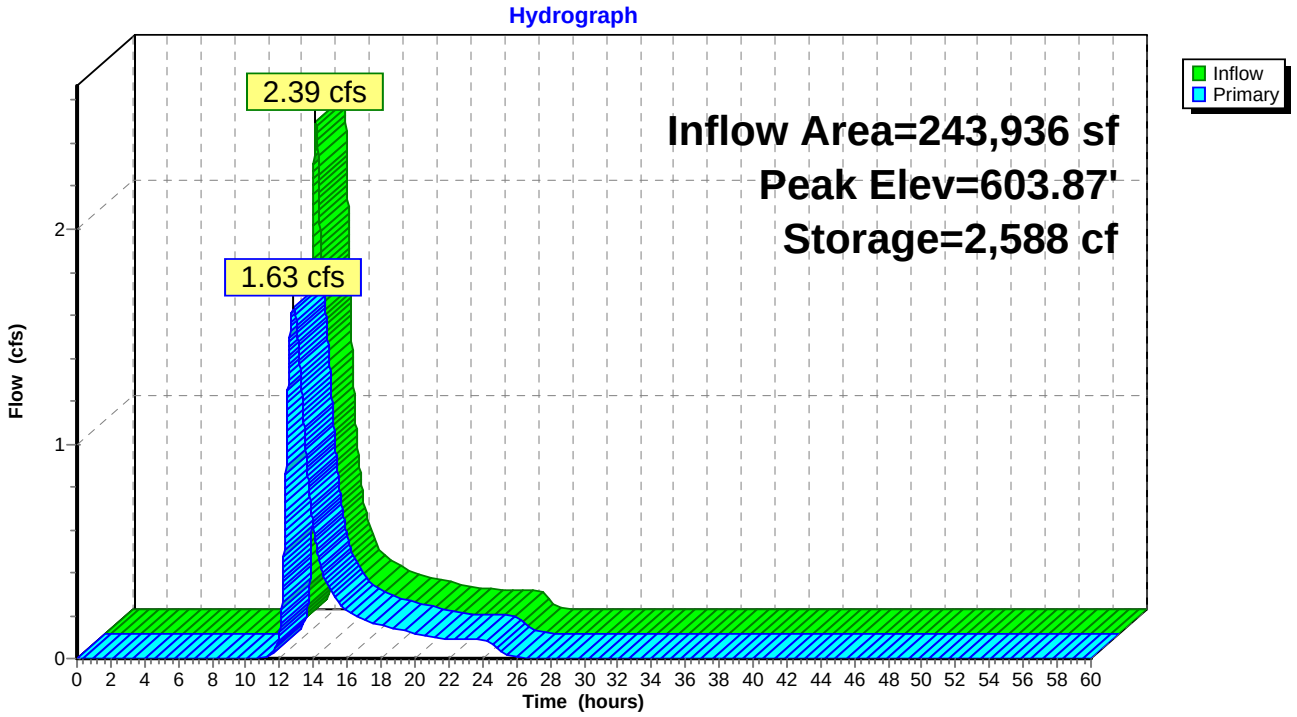
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Otlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.64 cfs @ 12.81 hrs HW=603.87' (Free Discharge)
└─**1=Otlet Pipe** (Passes 1.64 cfs of 2.62 cfs potential flow)
  └─**2=Inlet Pipe** (Barrel Controls 1.64 cfs @ 3.09 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed w/ Neighbors Runoff Area=5.600 ac 26.79% Impervious Runoff Depth=0.94"
Flow Length=1,250' Tc=47.0 min CN=85 Runoff=3.29 cfs 19,202 cf

Pond 1P: Detention Pond Peak Elev=604.18' Storage=3,692 cf Inflow=3.29 cfs 19,202 cf
Outflow=2.20 cfs 19,202 cf

Total Runoff Area = 243,936 sf Runoff Volume = 19,202 cf Average Runoff Depth = 0.94"
73.21% Pervious = 178,596 sf 26.79% Impervious = 65,340 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed w/ Neighbors

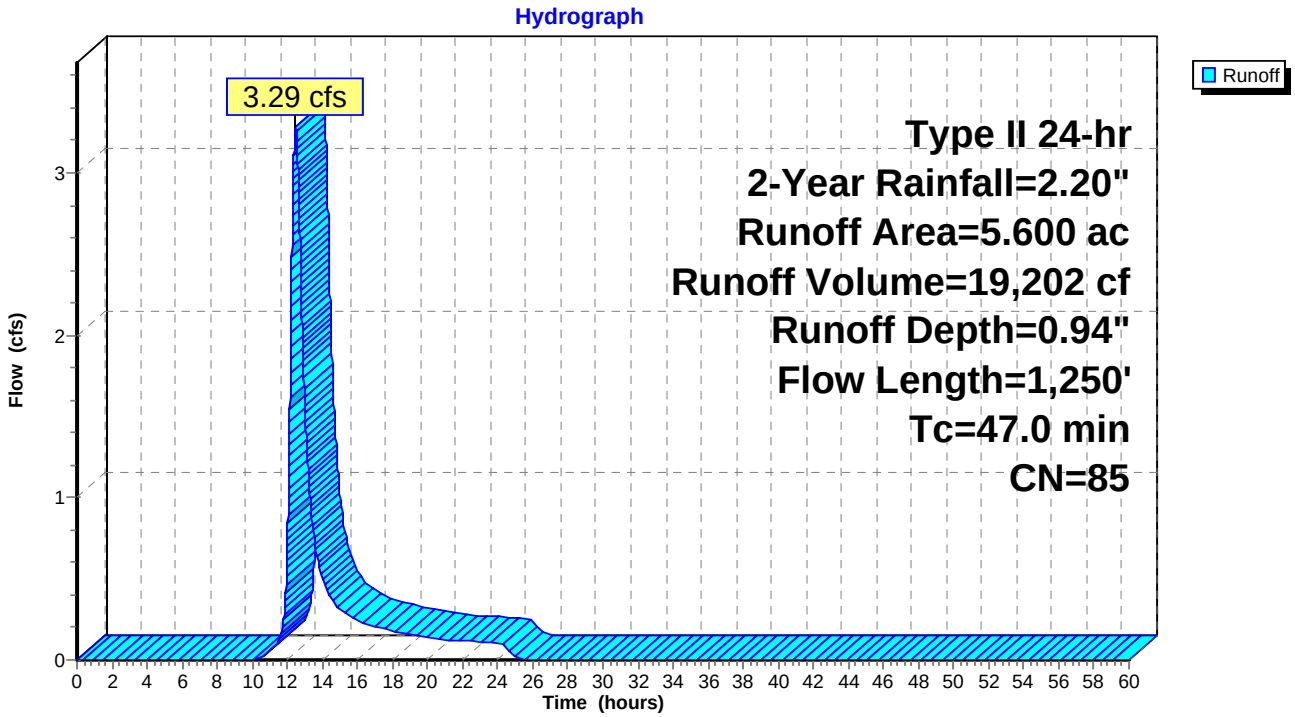
Runoff = 3.29 cfs @ 12.48 hrs, Volume= 19,202 cf, Depth= 0.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 2-Year Rainfall=2.20"

Area (ac)	CN	Description
4.100	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
1.000	98	Roofs, HSG D
5.600	85	Weighted Average
4.100		73.21% Pervious Area
1.500		26.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed w/ Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 243,936 sf, 26.79% Impervious, Inflow Depth = 0.94" for 2-Year event
Inflow = 3.29 cfs @ 12.48 hrs, Volume= 19,202 cf
Outflow = 2.20 cfs @ 12.81 hrs, Volume= 19,202 cf, Atten= 33%, Lag= 19.8 min
Primary = 2.20 cfs @ 12.81 hrs, Volume= 19,202 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 604.18' @ 12.81 hrs Surf.Area= 3,649 sf Storage= 3,692 cf

Plug-Flow detention time= 27.1 min calculated for 19,202 cf (100% of inflow)
Center-of-Mass det. time= 27.1 min (905.9 - 878.9)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

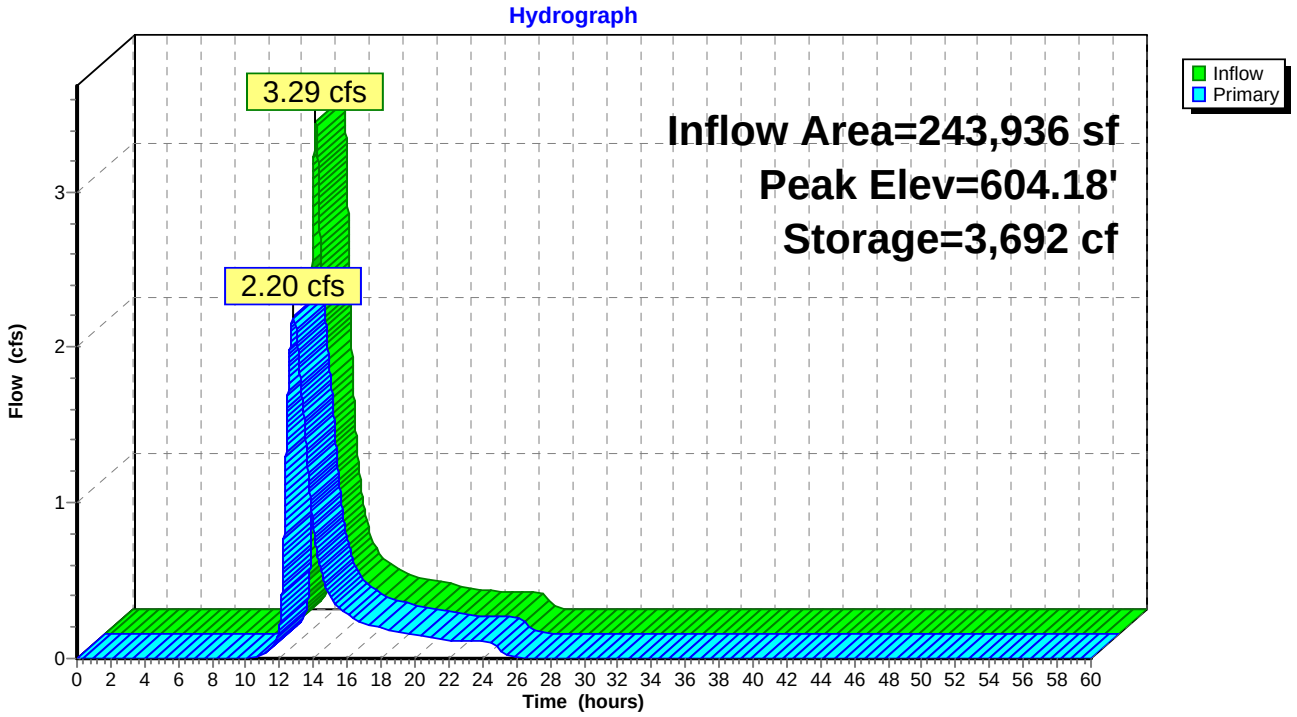
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Otlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=2.20 cfs @ 12.81 hrs HW=604.18' (Free Discharge)
└**1=Otlet Pipe** (Passes 2.20 cfs of 2.84 cfs potential flow)
└**2=Inlet Pipe** (Barrel Controls 2.20 cfs @ 4.03 fps)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed w/ Neighbors Runoff Area=5.600 ac 26.79% Impervious Runoff Depth=1.33"
Flow Length=1,250' Tc=47.0 min CN=85 Runoff=4.71 cfs 27,068 cf

Pond 1P: Detention Pond Peak Elev=604.66' Storage=5,556 cf Inflow=4.71 cfs 27,068 cf
Outflow=2.97 cfs 27,068 cf

Total Runoff Area = 243,936 sf Runoff Volume = 27,068 cf Average Runoff Depth = 1.33"
73.21% Pervious = 178,596 sf 26.79% Impervious = 65,340 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed w/ Neighbors

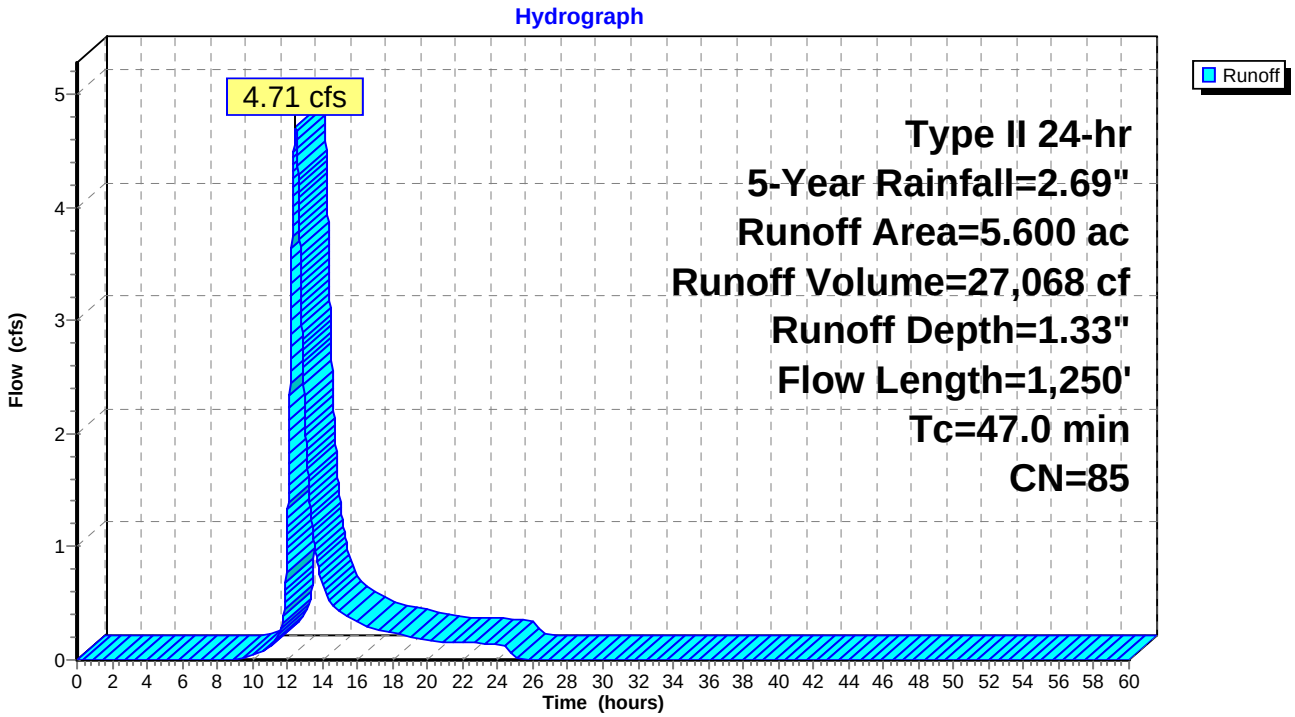
Runoff = 4.71 cfs @ 12.48 hrs, Volume= 27,068 cf, Depth= 1.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 5-Year Rainfall=2.69"

Area (ac)	CN	Description
4.100	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
1.000	98	Roofs, HSG D
5.600	85	Weighted Average
4.100		73.21% Pervious Area
1.500		26.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed w/ Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 243,936 sf, 26.79% Impervious, Inflow Depth = 1.33" for 5-Year event
Inflow = 4.71 cfs @ 12.48 hrs, Volume= 27,068 cf
Outflow = 2.97 cfs @ 12.83 hrs, Volume= 27,068 cf, Atten= 37%, Lag= 21.0 min
Primary = 2.97 cfs @ 12.83 hrs, Volume= 27,068 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 604.66' @ 12.83 hrs Surf.Area= 4,113 sf Storage= 5,556 cf

Plug-Flow detention time= 28.3 min calculated for 27,068 cf (100% of inflow)
Center-of-Mass det. time= 28.3 min (897.2 - 868.9)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

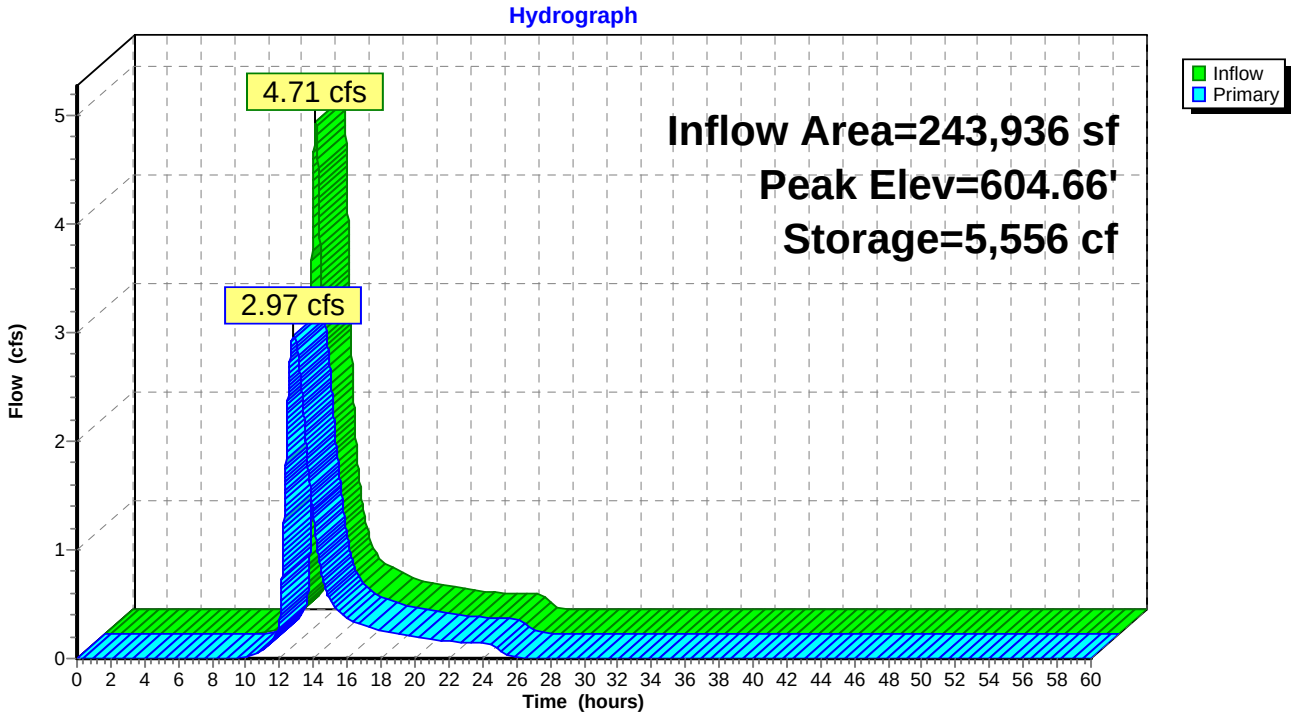
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Otlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=2.97 cfs @ 12.83 hrs HW=604.66' (Free Discharge)
└**1=Otlet Pipe** (Passes 2.97 cfs of 3.15 cfs potential flow)
  └**2=Inlet Pipe** (Barrel Controls 2.97 cfs @ 5.45 fps)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed w/ Neighbors Runoff Area=5.600 ac 26.79% Impervious Runoff Depth=1.71"
Flow Length=1,250' Tc=47.0 min CN=85 Runoff=6.08 cfs 34,690 cf

Pond 1P: Detention Pond Peak Elev=605.16' Storage=7,707 cf Inflow=6.08 cfs 34,690 cf
Outflow=3.44 cfs 34,690 cf

Total Runoff Area = 243,936 sf Runoff Volume = 34,690 cf Average Runoff Depth = 1.71"
73.21% Pervious = 178,596 sf 26.79% Impervious = 65,340 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed w/ Neighbors

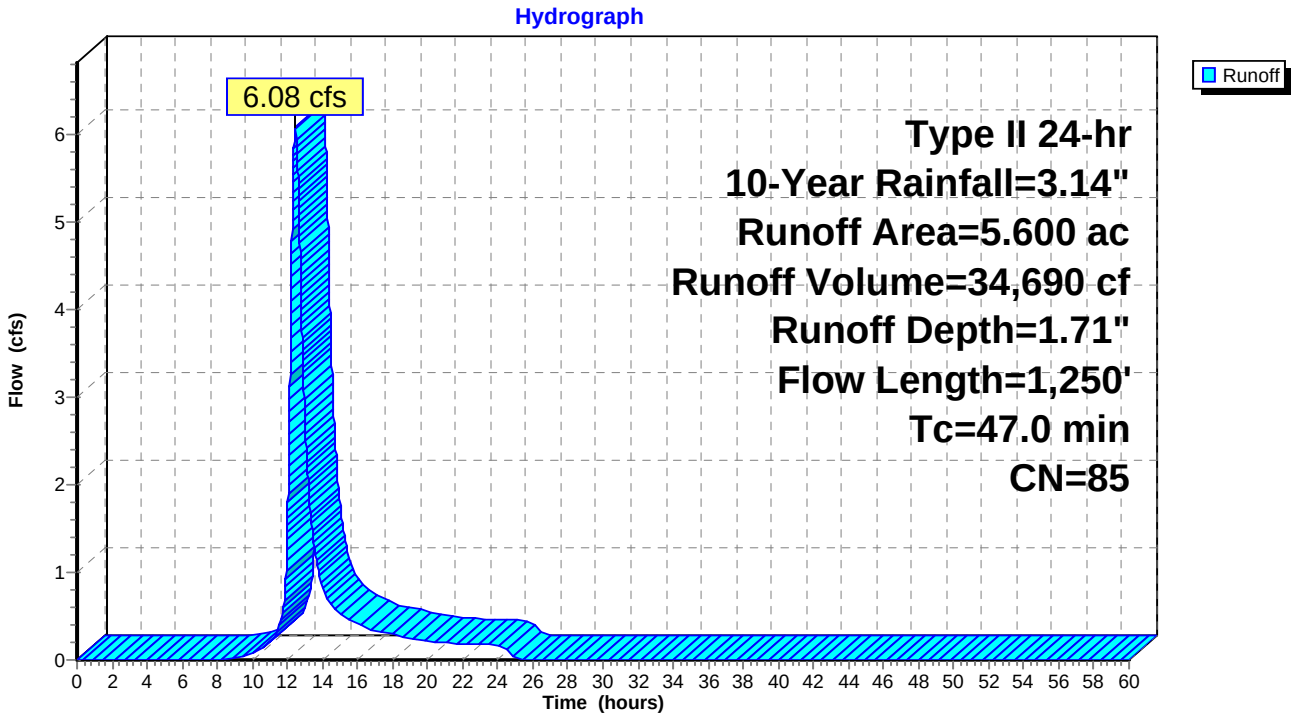
Runoff = 6.08 cfs @ 12.48 hrs, Volume= 34,690 cf, Depth= 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 10-Year Rainfall=3.14"

Area (ac)	CN	Description
4.100	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
1.000	98	Roofs, HSG D
5.600	85	Weighted Average
4.100		73.21% Pervious Area
1.500		26.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed w/ Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 243,936 sf, 26.79% Impervious, Inflow Depth = 1.71" for 10-Year event
Inflow = 6.08 cfs @ 12.48 hrs, Volume= 34,690 cf
Outflow = 3.44 cfs @ 12.88 hrs, Volume= 34,690 cf, Atten= 43%, Lag= 23.9 min
Primary = 3.44 cfs @ 12.88 hrs, Volume= 34,690 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 605.16' @ 12.88 hrs Surf.Area= 4,607 sf Storage= 7,707 cf

Plug-Flow detention time= 30.2 min calculated for 34,684 cf (100% of inflow)
Center-of-Mass det. time= 30.2 min (892.1 - 861.8)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

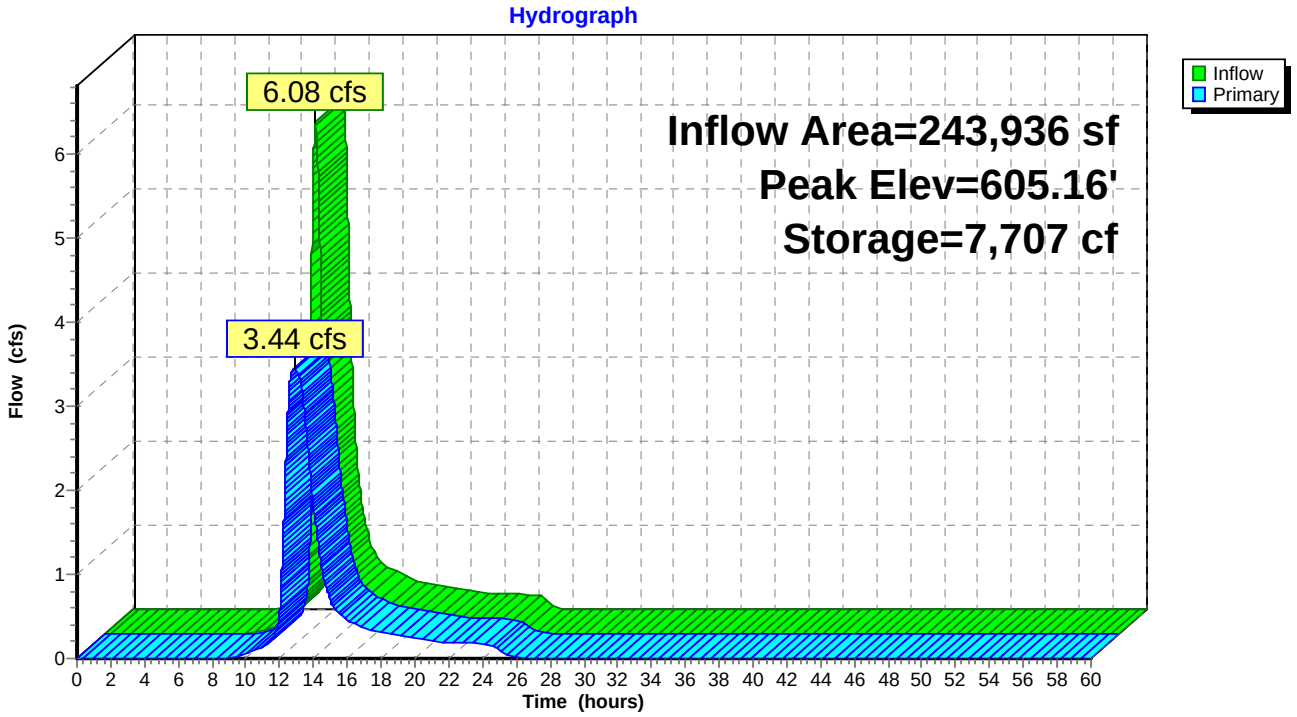
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Otlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=3.44 cfs @ 12.88 hrs HW=605.16' (Free Discharge)
└**1=Otlet Pipe** (Barrel Controls 3.44 cfs @ 6.31 fps)
└**2=Inlet Pipe** (Passes 3.44 cfs of 3.60 cfs potential flow)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



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Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed w/ Neighbors Runoff Area=5.600 ac 26.79% Impervious Runoff Depth=2.32"
Flow Length=1,250' Tc=47.0 min CN=85 Runoff=8.27 cfs 47,066 cf

Pond 1P: Detention Pond Peak Elev=606.01' Storage=12,039 cf Inflow=8.27 cfs 47,066 cf
Outflow=3.89 cfs 47,066 cf

Total Runoff Area = 243,936 sf Runoff Volume = 47,066 cf Average Runoff Depth = 2.32"
73.21% Pervious = 178,596 sf 26.79% Impervious = 65,340 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed w/ Neighbors

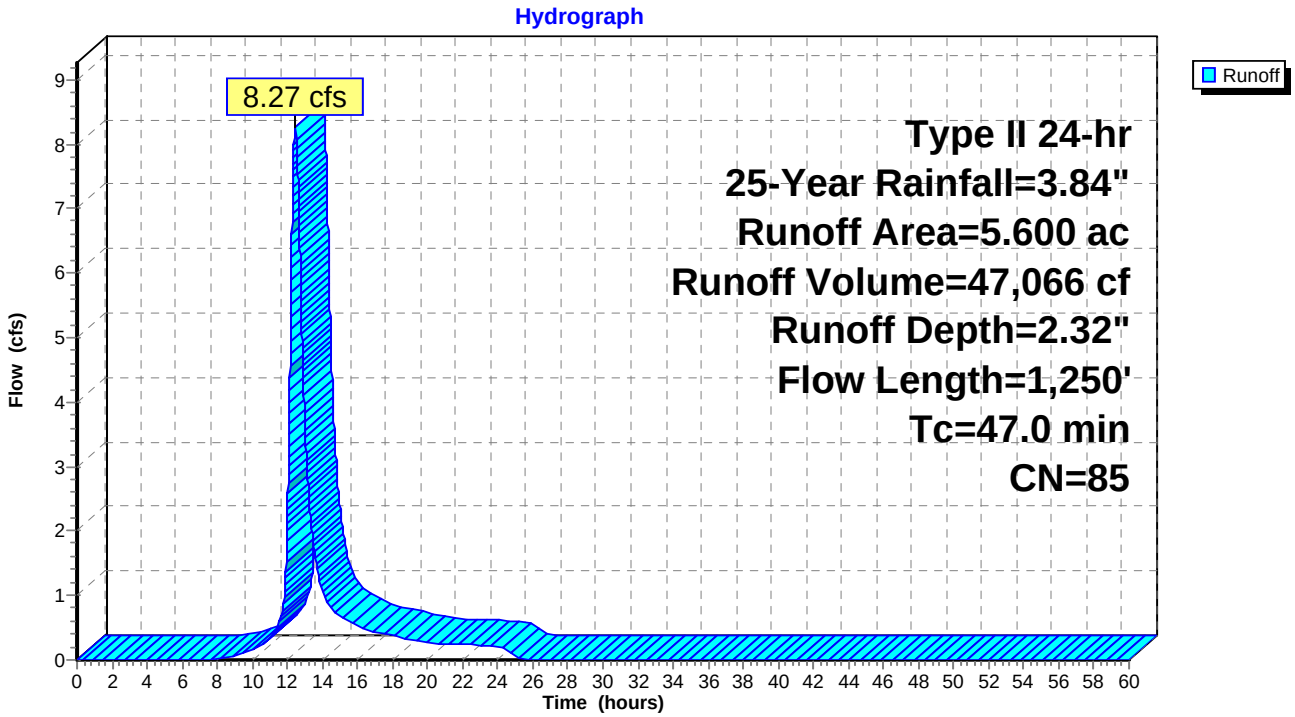
Runoff = 8.27 cfs @ 12.48 hrs, Volume= 47,066 cf, Depth= 2.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-Year Rainfall=3.84"

Area (ac)	CN	Description
4.100	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
1.000	98	Roofs, HSG D
5.600	85	Weighted Average
4.100		73.21% Pervious Area
1.500		26.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed w/ Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 243,936 sf, 26.79% Impervious, Inflow Depth = 2.32" for 25-Year event
Inflow = 8.27 cfs @ 12.48 hrs, Volume= 47,066 cf
Outflow = 3.89 cfs @ 12.96 hrs, Volume= 47,066 cf, Atten= 53%, Lag= 29.4 min
Primary = 3.89 cfs @ 12.96 hrs, Volume= 47,066 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 606.01' @ 12.96 hrs Surf.Area= 5,521 sf Storage= 12,039 cf

Plug-Flow detention time= 35.6 min calculated for 47,066 cf (100% of inflow)
Center-of-Mass det. time= 35.6 min (888.7 - 853.1)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

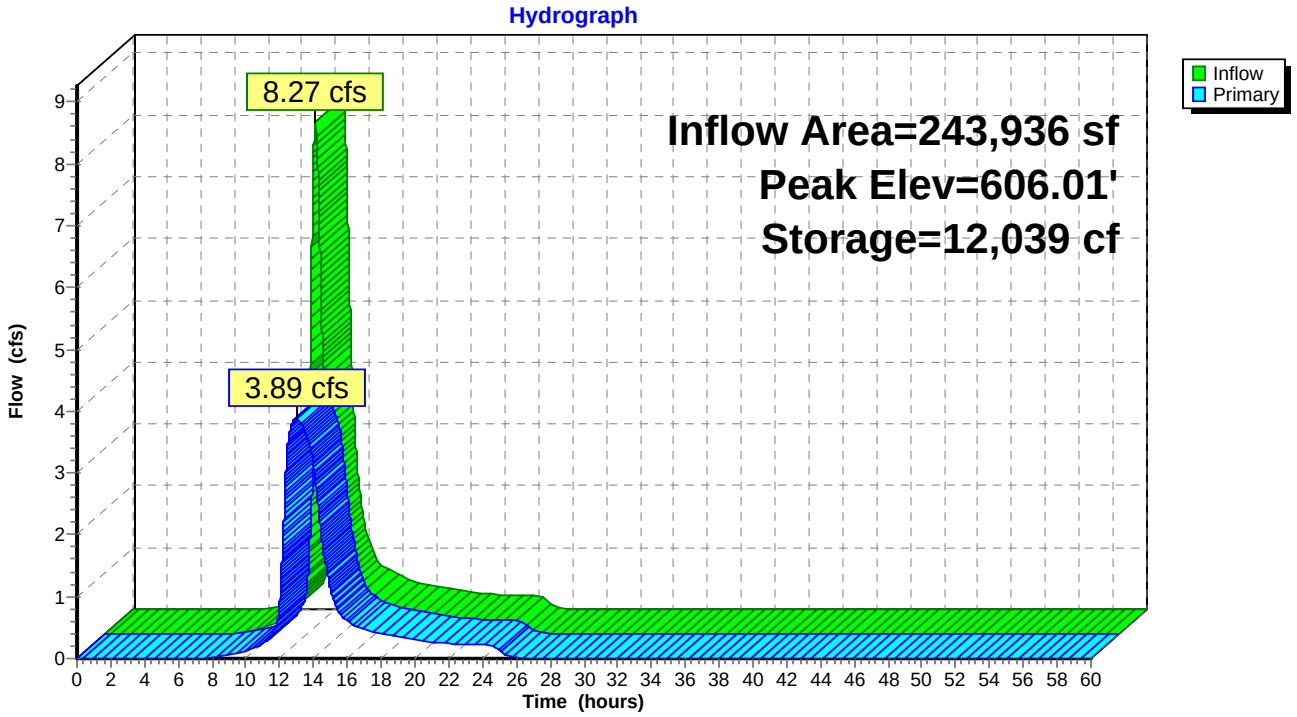
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Otlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=3.89 cfs @ 12.96 hrs HW=606.01' (Free Discharge)
└**1=Otlet Pipe** (Barrel Controls 3.89 cfs @ 7.14 fps)
└**2=Inlet Pipe** (Passes 3.89 cfs of 4.37 cfs potential flow)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



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Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed w/ Neighbors Runoff Area=5.600 ac 26.79% Impervious Runoff Depth=2.89"
Flow Length=1,250' Tc=47.0 min CN=85 Runoff=10.32 cfs 58,767 cf

Pond 1P: Detention Pond Peak Elev=606.78' Storage=16,583 cf Inflow=10.32 cfs 58,767 cf
Outflow=4.26 cfs 58,767 cf

Total Runoff Area = 243,936 sf Runoff Volume = 58,767 cf Average Runoff Depth = 2.89"
73.21% Pervious = 178,596 sf 26.79% Impervious = 65,340 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed w/ Neighbors

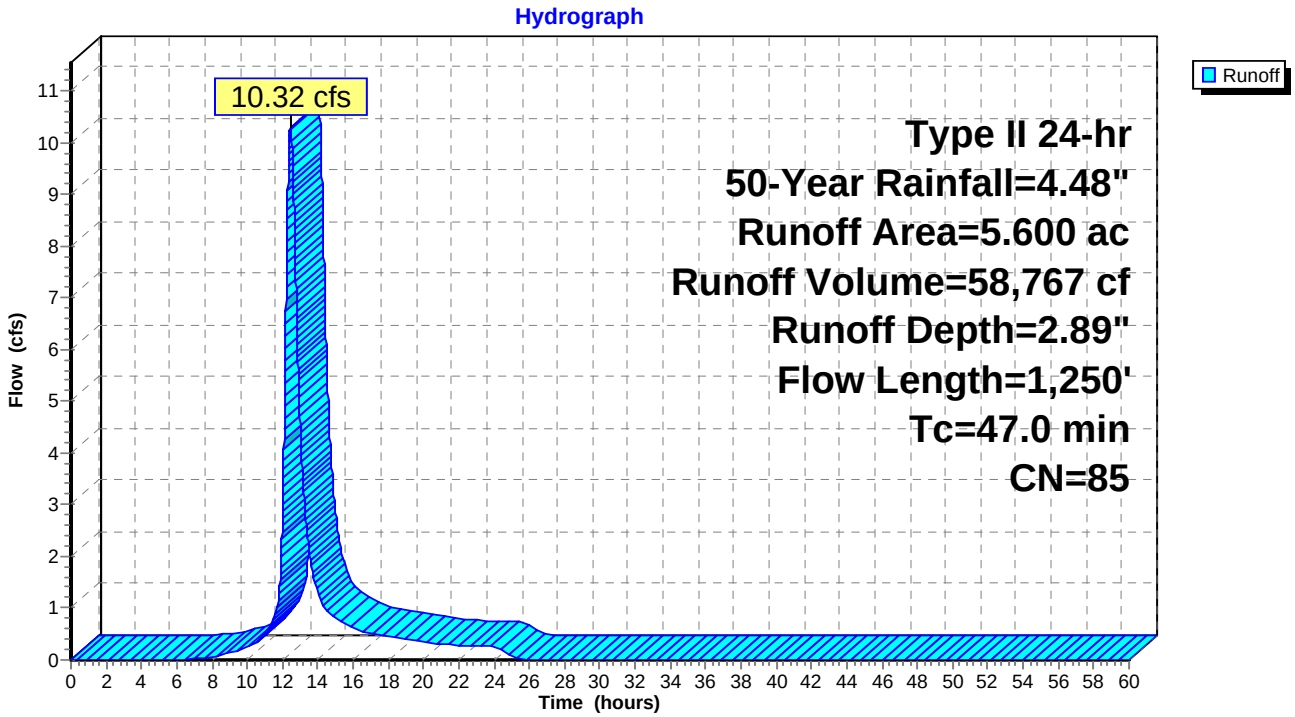
Runoff = 10.32 cfs @ 12.47 hrs, Volume= 58,767 cf, Depth= 2.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 50-Year Rainfall=4.48"

Area (ac)	CN	Description
4.100	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
1.000	98	Roofs, HSG D
5.600	85	Weighted Average
4.100		73.21% Pervious Area
1.500		26.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed w/ Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 243,936 sf, 26.79% Impervious, Inflow Depth = 2.89" for 50-Year event
Inflow = 10.32 cfs @ 12.47 hrs, Volume= 58,767 cf
Outflow = 4.26 cfs @ 13.03 hrs, Volume= 58,767 cf, Atten= 59%, Lag= 33.9 min
Primary = 4.26 cfs @ 13.03 hrs, Volume= 58,767 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 606.78' @ 13.03 hrs Surf.Area= 6,411 sf Storage= 16,583 cf

Plug-Flow detention time= 41.4 min calculated for 58,767 cf (100% of inflow)
Center-of-Mass det. time= 41.3 min (888.1 - 846.8)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

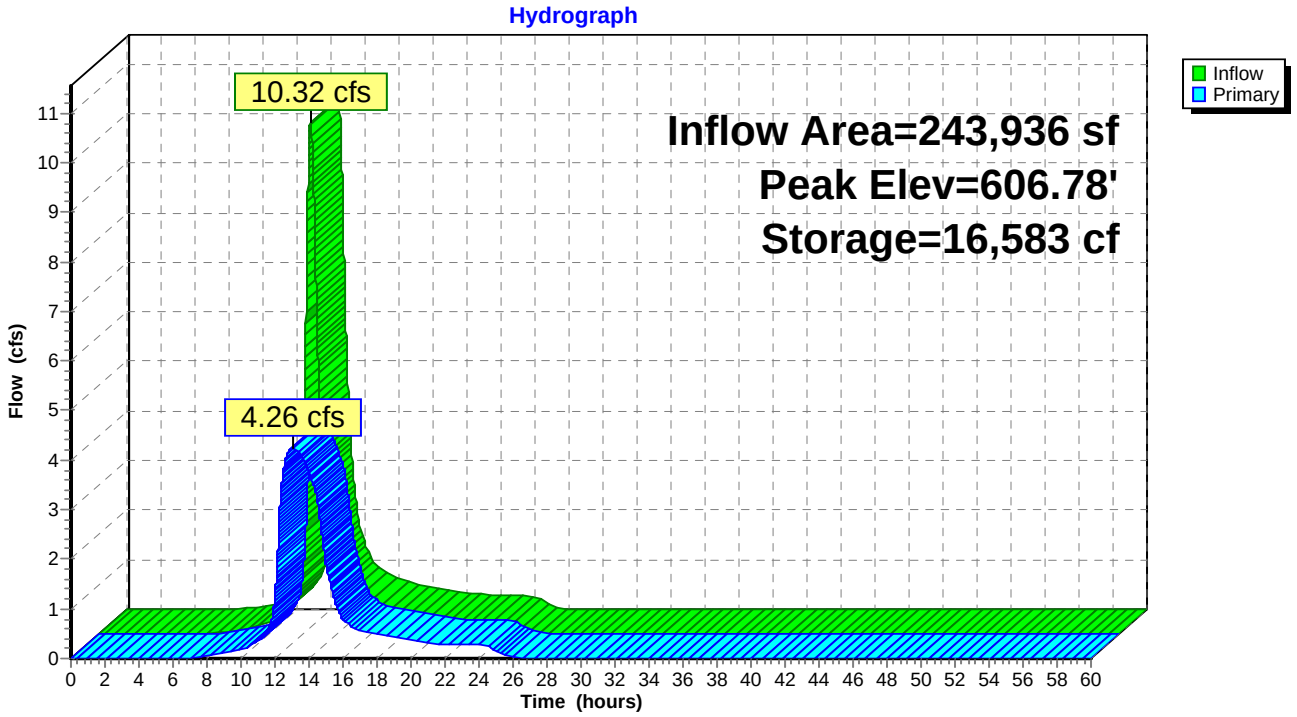
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Otlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=4.26 cfs @ 13.03 hrs HW=606.78' (Free Discharge)
└**1=Otlet Pipe** (Barrel Controls 4.26 cfs @ 7.80 fps)
└**2=Inlet Pipe** (Passes 4.26 cfs of 4.93 cfs potential flow)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Pond 1P: Detention Pond



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Time span=0.00-60.00 hrs, dt=0.01 hrs, 6001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed w/ Neighbors Runoff Area=5.600 ac 26.79% Impervious Runoff Depth=3.58"
Flow Length=1,250' Tc=47.0 min CN=85 Runoff=12.75 cfs 72,799 cf

Pond 1P: Detention Pond Peak Elev=607.61' Storage=22,393 cf Inflow=12.75 cfs 72,799 cf
Outflow=4.62 cfs 72,799 cf

Total Runoff Area = 243,936 sf Runoff Volume = 72,799 cf Average Runoff Depth = 3.58"
73.21% Pervious = 178,596 sf 26.79% Impervious = 65,340 sf

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Subcatchment 1S: Proposed w/ Neighbors

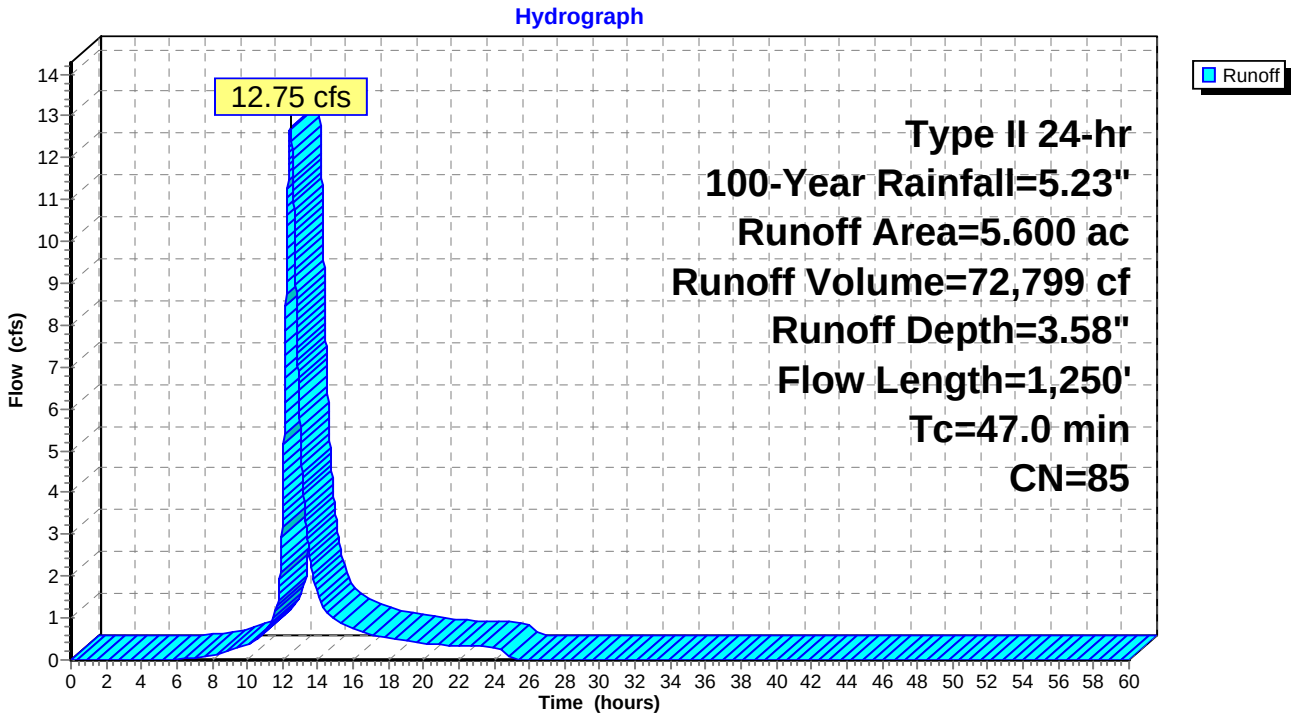
Runoff = 12.75 cfs @ 12.44 hrs, Volume= 72,799 cf, Depth= 3.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-Year Rainfall=5.23"

Area (ac)	CN	Description
4.100	80	>75% Grass cover, Good, HSG D
0.500	98	Paved parking, HSG D
1.000	98	Roofs, HSG D
5.600	85	Weighted Average
4.100		73.21% Pervious Area
1.500		26.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.6	300	0.0070	0.12		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.50"
6.4	950	0.0030	2.48	1.95	**Pipe Channel, Pipe flow** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
47.0	1,250	Total			

Subcatchment 1S: Proposed w/ Neighbors



Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Summary for Pond 1P: Detention Pond

Inflow Area = 243,936 sf, 26.79% Impervious, Inflow Depth = 3.58" for 100-Year event
Inflow = 12.75 cfs @ 12.44 hrs, Volume= 72,799 cf
Outflow = 4.62 cfs @ 13.10 hrs, Volume= 72,799 cf, Atten= 64%, Lag= 39.6 min
Primary = 4.62 cfs @ 13.10 hrs, Volume= 72,799 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 607.61' @ 13.10 hrs Surf.Area= 7,453 sf Storage= 22,393 cf

Plug-Flow detention time= 48.6 min calculated for 72,799 cf (100% of inflow)
Center-of-Mass det. time= 48.6 min (889.3 - 840.7)

Volume	Invert	Avail.Storage	Storage Description
#1	603.00'	33,987 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
603.00	2,605	0	0
604.00	3,471	3,038	3,038
605.00	4,438	3,955	6,993
606.00	5,505	4,972	11,964
607.00	6,673	6,089	18,053
608.00	7,942	7,308	25,361
609.00	9,311	8,627	33,987

Device	Routing	Invert	Outlet Devices
#1	Primary	601.53'	**10.0" Round Otlet Pipe** L= 86.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 601.53' / 601.27' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	602.83'	**10.0" Round Inlet Pipe** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 602.83' / 602.77' S= 0.0030 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 1	608.00'	**24.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=4.62 cfs @ 13.10 hrs HW=607.61' (Free Discharge)
└**1=Otlet Pipe** (Barrel Controls 4.62 cfs @ 8.47 fps)
└**2=Inlet Pipe** (Passes 4.62 cfs of 5.49 cfs potential flow)
└**3=Orifice/Grate** (Controls 0.00 cfs)

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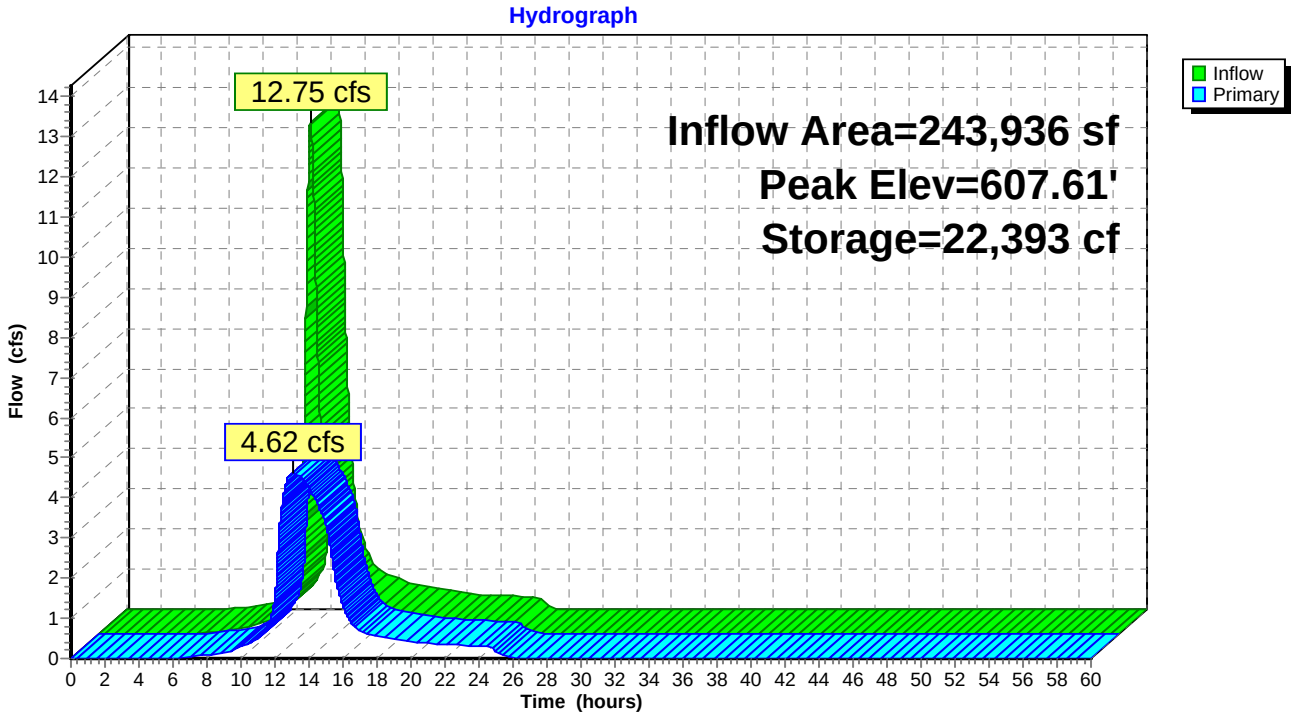
Pond 1P: Detention Pond



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Green Infrastructure & Water Quality Calculations

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Version 1.7
Last Updated: 10/02/2015

Total Water Quality Volume Calculation
WQv(acre-feet) = [(P)(Rv)(A)] /12

Is this project subject to Chapter 10 of the NYS Design Manual (i.e. WQv is equal to post-development 1 year runoff volume)?.....	

Design Point:	1	
P=	1.00	*inch*

Breakdown of Subcatchments

Catchment Number	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious *%*	Rv	WQv *(ft^3)*	Description
1	5.02	0.10	2%	0.07	1,238	
2						
3						
4						
5						
6						
7						
8						
9						
10						
Subtotal (1-30)	5.02	0.10	2%	0.07	**1,238**	**Subtotal 1**
Total	5.02	0.10	2%	0.07	**1,238**	**Initial WQv**

Identify Runoff Reduction Techniques By Area

Technique	Total Contributing Area *(Acre)*	Contributing Impervious Area *(Acre)*	Notes
Conservation of Natural Areas	0.00	0.00	*minimum 10,000 sf*
Riparian Buffers	0.00	0.00	*maximum contributing length 75 feet to 150 feet*
Filter Strips	0.00	0.00	
Tree Planting	0.00	0.00	*Up to 100 sf directly connected impervious area may be subtracted per*
Total	**0.00**	**0.00**	

Recalculate WQv after application of Area Reduction Techniques

	Total Area *(Acres)*	Impervious Area *(Acres)*	Percent Impervious *%*	Runoff Coefficient Rv	WQv *(ft^3)*
"<<Initial WQv"	5.02	0.10	2%	0.07	1,238
Subtract Area	0.00	0.00			
WQv adjusted after Area Reductions	**5.02**	**0.10**	2%	0.07	1,238
Disconnection of Rooftops		0.00			
Adjusted WQv after Area Reduction and Rooftop Disconnect	5.02	0.10	2%	0.07	**1,238**
WQv reduced by Area Reduction techniques					0

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Sheridan Drive Subdivision - 4774 4780 Sheridan Drive
Town of Amherst, Erie County, New York

WATER QUALITY REQUIRED FOR PROPOSED DEVELOPMENT AREA Area, Acres = 5.02
(Note: Reference Chap. 9 NYSDEC Stormwater Design Manual)

"Redevelopment Activity", Acres = 1.4 "New development", Acres = 3.62
(existing, disturbed impervious area)

Total proposed impervious, Acres = 1.15 Adjusted impervious, Acres = 0.10
"New" impervious, Acres = -0.25 (25% redevelopment, 100% new development)

Water Quality Volume (WQv) WQv=(P*Rv*A)/12

Where: P=90% Rainfall Event Number P= 1
Rv= 0.05+0.009*(I) Rv= 0.07
IC=Impervious Cover, Acres IC= 0.10
I=Impervious Cover (%) I= 2
A=Runoff Area, Acres A= 5.02

WQv (ac-ft)= 0.0293
WQv (cf)= 1,276

RRv PROVIDED FOR PROPOSED DEVELOPMENT AREA (See NYSDEC worksheets)

		WQv, cf	RRv, cf
Min. RRv Req'd, cf = 0	RRv, Bioretention Areas	0	0
Min. RRv Req'd, ac-ft = 0.000	WQv, Detention Pond	1589	0
	TOTAL, cf	1589	0
	TOTAL, ac-ft	0.036	0.000

WQ & RR SUMMARY (ac-ft):

TOTAL WATER QUALITY PROVIDED FOR PROPOSED DEVELOPMENT AREA 0.036

IS WATER QUALITY VOLUME REQUIREMENT MET? Yes
(WQv provided equal to or greater than WQv required)

IS RUNOFF REDUCTION VOLUME REQUIREMENT MET? Yes
(RRv provided equal to or greater than Min. RRv required)

Revised 08/09/2016

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Summary for Pond 3P: FOREBAY Water Quality in Detention Basin

[43] Hint: Has no inflow (Outflow=Zero)

Volume	Invert	Avail.Storage	Storage Description
#1	599.00'	522 cf	**Detention Pond (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
599.00	54	0	0
600.00	120	87	87
601.00	211	166	253
602.00	328	270	522

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Summary for Pond 4P: WET POOL Water Quality in Detention Basin

[43] Hint: Has no inflow (Outflow=Zero)

Volume	Invert	Avail.Storage	Storage Description
#1	597.00'	1,067 cf	**Detention Pond (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
597.00	9	0	0
598.00	59	34	34
599.00	137	98	132
600.00	239	188	320
601.00	367	303	623
602.00	520	444	1,067

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Appendix E

NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP- 0-20-001

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2020

Expiration Date: January 28, 2025

John J. Ferguson

Chief Permit Administrator

1-23-20

Authorized Signature

Date

Address: NYS DEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

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PREFACE

Pursuant to Section 402 of the Clean Water Act ("CWA"), stormwater *discharges* from certain *construction activities* are unlawful unless they are authorized by a *National Pollutant Discharge Elimination System ("NPDES")* permit or by a state permit program. New York administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7, 8 and Article 70.

An *owner or operator* of a *construction activity* that is eligible for coverage under this permit must obtain coverage prior to the *commencement of construction activity*. Activities that fit the definition of "*construction activity*", as defined under 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), constitute construction of a *point source* and therefore, pursuant to ECL section 17-0505 and 17-0701, the *owner or operator* must have coverage under a SPDES permit prior to *commencing construction activity*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part 1. PERMIT COVERAGE AND LIMITATIONS

A. Permit Application

This permit authorizes stormwater *discharges* to *surface waters of the State* from the following *construction activities* identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. *Construction activities* involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a *larger common plan of development or sale* that will ultimately disturb one or more acres of land; excluding *routine maintenance activity* that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;

2. *Construction activities* involving soil disturbances of less than one (1) acre where the Department has determined that a *SPDES* permit is required for stormwater *discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of *pollutants* to *surface waters of the State.*

3. *Construction activities* located in the watershed(s) identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

B. Effluent Limitations Applicable to Discharges from Construction Activities

Discharges authorized by this permit must achieve, at a minimum, the effluent limitations in Part I.B.1. (a) – (f) of this permit. These limitations represent the degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part I.B.1.(a) – (f) of this permit and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in the *Stormwater Pollution Prevention Plan* ("SWPPP") the reason(s) for the

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deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

a. **Erosion and Sediment Controls.** Design, install and maintain effective erosion and sediment controls to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such controls must be designed, installed and maintained to:

   (i) *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s;

   (ii) Control stormwater *discharge*s, including both peak flowrates and total stormwater volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points;

   (iii) *Minimize* the amount of soil exposed during *construction activity*;

   (iv) *Minimize* the disturbance of *steep slopes*;

   (v) *Minimize* sediment *discharge*s from the site;

   (vi) Provide and maintain *natural buffer*s around surface waters, direct stormwater to vegetated areas and maximize stormwater infiltration to reduce *pollutant discharge*s, unless *infeasible*;

   (vii) *Minimize* soil compaction. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted;

   (viii) Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

   (ix) *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of pollutants that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. For construction sites that *directly discharge* to one of the 303(d) segments

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listed in Appendix E or is located in one of the watersheds listed in Appendix C, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. See Appendix A for definition of *Temporarily Ceased*.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be designed, installed, implemented and maintained to:

(i) *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. This applies to washing operations that use clean water only. Soaps, detergents and solvents cannot be used;

(ii) *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use) ; and

(iii) Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Prohibited *Discharges*.** The following *discharge*s are prohibited:

(i) Wastewater from washout of concrete;

(ii) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

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(iii) Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance;

(iv) Soaps or solvents used in vehicle and equipment washing; and

(v) Toxic or hazardous substances from a spill or other release.

f. Surface Outlets. When discharging from basins and impoundments, the outlets shall be designed, constructed and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-construction Stormwater Management Practice Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must select, design, install, and maintain the practices to meet the *performance criteria* in the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015, using sound engineering judgment. Where post-construction stormwater management practices ("SMPs") are not designed in conformance with the *performance criteria* in the Design Manual, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must design the practices to meet the applicable *sizing criteria* in Part I.C.2.a., b., c. or d. of this permit.

a. Sizing Criteria for New Development

(i) Runoff Reduction Volume ("RRv"): Reduce the total Water Quality Volume ("WQv") by application of RR techniques and standard SMPs with RRv capacity. The total WQv shall be calculated in accordance with the criteria in Section 4.2 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: Construction activities that cannot meet the criteria in Part I.C.2.a.(i) of this permit due to site limitations shall direct runoff from all newly constructed impervious areas to a RR technique or standard SMP with RRv capacity unless infeasible. The specific site limitations that prevent the reduction of 100% of the WQv shall be documented in the SWPPP.

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For each impervious area that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered infeasible.

In no case shall the runoff reduction achieved from the newly constructed impervious areas be less than the Minimum RRv as calculated using the criteria in Section 4.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume ("Cpv"): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site discharges directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria ("Qp"): Requires storage to attenuate the post-development 10-year, 24-hour peak discharge rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria ("Qf"): Requires storage to attenuate the post-development 100-year, 24-hour peak discharge rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site discharges directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watershed

(i) Runoff Reduction Volume (RRv): Reduce the total Water Quality Volume (WQv) by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24 hour design storm over the post-developed watershed and shall be

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calculated in accordance with the criteria in Section 10.3 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part I.C.2.b.(i) of this permit due to *site limitations* shall direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv shall be documented in the SWPPP. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 10.3 of the Design Manual. The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume (Cpv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:
(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or
(2) The site *discharge*s directly to tidal waters, or fifth order or larger streams.

(iv) *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

(v) Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:
(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that *overbank* control is not required.

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(Part I.C.2.c)

c. Sizing Criteria for Redevelopment Activity

(i) Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* shall be addressed by one of the following options. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C of this permit) shall calculate the WQv in accordance with Section 10.3 of the Design Manual. All other *redevelopment activities* shall calculate the WQv in accordance with Section 4.2 of the Design Manual.

(1) Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the Design Manual must be applied to all newly created pervious areas, or

(2) Capture and treat a minimum of 25% of the WQv from the disturbed, *impervious area* by the application of standard SMPs; or reduce 25% of the WQv from the disturbed, *impervious area* by the application of RR techniques or standard SMPs with RRv capacity., or

(3) Capture and treat a minimum of 75% of the WQv from the disturbed, *impervious area* as well as any additional runoff from tributary areas by application of the alternative practices discussed in Sections 9.3 and 9.4 of the Design Manual., or

(4) Application of a combination of 1, 2 and 3 above that provide a weighted average of at least two of the above methods. Application of this method shall be in accordance with the criteria in Section 9.2.1(B) (IV) of the Design Manual.

If there is an existing post-construction stormwater management practice located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 – 4 above.

(ii) Channel Protection Volume (Cpv): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iii) *Overbank* Flood Control Criteria (Qp): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iv) Extreme Flood Control Criteria (Qf): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site

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d. Sizing Criteria for Combination of Redevelopment Activity and New Development

Construction projects that include both New Development and Redevelopment Activity shall provide post-construction stormwater management controls that meet the sizing criteria calculated as an aggregate of the Sizing Criteria in Part I.C.2.a. or b. of this permit for the New Development portion of the project and Part I.C.2.c of this permit for Redevelopment Activity portion of the project.

D. Maintaining Water Quality

The Department expects that compliance with the conditions of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any discharge to either cause or contribute to a violation of *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York, such as:

1. There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions;

2. There shall be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There shall be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the stormwater *discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standards*; the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this general permit and document in accordance with Part IV.C.4. of this general permit. To address the *water quality standard* violation the *owner or operator* may need to provide additional information, include and implement appropriate controls in the SWPPP to correct the problem, or obtain an individual SPDES permit.

If there is evidence indicating that despite compliance with the terms and conditions of this general permit it is demonstrated that the stormwater *discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if the Department determines that a modification of the permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit. The Department may require the *owner or operator* to obtain an individual SPDES permit to continue discharging.

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E. Eligibility Under This General Permit

1. This permit may authorize all *discharges* of stormwater from *construction activity* to *surface waters of the State* and *groundwaters* except for ineligible *discharges* identified under subparagraph F. of this Part.

2. Except for non-stormwater *discharges* explicitly listed in the next paragraph, this permit only authorizes stormwater *discharge*s; including stormwater runoff, snowmelt runoff, and surface runoff and drainage, from *construction activities*.

3. Notwithstanding paragraphs E.1 and E.2 above, the following non-stormwater discharges are authorized by this permit: those listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: “Discharges from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned”; waters to which other components have not been added that are used to control dust in accordance with the SWPPP; and uncontaminated *discharge*s from *construction site* de-watering operations. All non-stormwater discharges must be identified in the SWPPP. Under all circumstances, the *owner or operator* must still comply with *water quality standards* in Part I.D of this permit.

4. The *owner or operator* must maintain permit eligibility to *discharge* under this permit. Any *discharges* that are not compliant with the eligibility conditions of this permit are not authorized by the permit and the *owner or operator* must either apply for a separate permit to cover those ineligible *discharges* or take steps necessary to make the *discharge* eligible for coverage.

F. Activities Which Are Ineligible for Coverage Under This General Permit

All of the following are **not** authorized by this permit:

1. *Discharge*s after *construction activities* have been completed and the site has undergone *final stabilization*;

2. *Discharges* that are mixed with sources of non-stormwater other than those expressly authorized under subsection E.3. of this Part and identified in the SWPPP required by this permit;

3. *Discharges* that are required to obtain an individual SPDES permit or another SPDES general permit pursuant to Part VII.K. of this permit;

4. *Construction activities* or *discharges* from *construction activities* that may adversely affect an *endangered or threatened species* unless the *owner or*

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operator has obtained a permit issued pursuant to 6 NYCRR Part 182 for the project or the Department has issued a letter of non-jurisdiction for the project. All documentation necessary to demonstrate eligibility shall be maintained on site in accordance with Part II.D.2 of this permit;

5. *Discharges* which either cause or contribute to a violation of *water quality standards* adopted pursuant to the *ECL* and its accompanying regulations;

6. *Construction activities* for residential, commercial and institutional projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb one (1) or more acres of land designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

7. *Construction activities* for linear transportation projects and linear utility projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which are undertaken on land with no existing *impervious cover*; and

   c. Which disturb two (2) or more acres of land designated on the current USDA Soil Survey as Soil Slope Phase "D" (provided the map unit name is inclusive of slopes greater than 25%), or Soil Slope Phase "E" or "F" (regardless of the map unit name), or a combination of the three designations.

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8. *Construction activities* that have the potential to affect an *historic property*, unless there is documentation that such impacts have been resolved. The following documentation necessary to demonstrate eligibility with this requirement shall be maintained on site in accordance with Part II.D.2 of this permit and made available to the Department in accordance with Part VII.F of this permit:

   a. Documentation that the *construction activity* is not within an archeologically sensitive area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant.

      - 1-5 acres of disturbance - 20 feet
      - 5-20 acres of disturbance - 50 feet
      - 20+ acres of disturbance - 100 feet, or

   b. DEC consultation form sent to OPRHP, and copied to the NYS DEC Agency Historic Preservation Officer (APO), and
      (i) the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
      (ii) documentation from OPRHP that the *construction activity* will result in No Impact; or
      (iii) documentation from OPRHP providing a determination of No Adverse Impact; or
      (iv) a Letter of Resolution signed by the owner/operator, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA); or

   c. Documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

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(i) No Affect
(ii) No Adverse Affect
(iii) Executed Memorandum of Agreement, or

d. Documentation that:

(i) SHPA Section 14.09 has been completed by NYS DEC or another state agency.

9. *Discharge*s from *construction activities* that are subject to an existing SPDES individual or general permit where a SPDES permit for *construction activity* has been terminated or denied; or where the *owner or operator* has failed to renew an expired individual permit.

Part II. PERMIT COVERAGE

A. How to Obtain Coverage

1. An *owner or operator* of a *construction activity* that is not subject to the requirements of a regulated, traditional land use control MS4 must first prepare a SWPPP in accordance with all applicable requirements of this permit and then submit a completed Notice of Intent (NOI) to the Department to be authorized to discharge under this permit.

2. An *owner or operator* of a *construction activity* that is subject to the requirements of a *regulated, traditional land use control MS4* must first prepare a SWPPP in accordance with all applicable requirements of this permit and then have the SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department. The *owner or operator* shall have the "MS4 SWPPP Acceptance" form signed in accordance with Part VII.H., and then submit that form along with a completed NOI to the Department.

3. The requirement for an *owner or operator* to have its SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department does not apply to an *owner or operator* that is obtaining permit coverage in accordance with the requirements in Part II.F. (Change of *Owner or Operator*) or where the *owner or operator* of the *construction activity* is the *regulated, traditional land use control MS4* . This exemption does not apply to *construction activities* subject to the New York City Administrative Code.

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B. Notice of Intent (NOI) Submittal

1. Prior to December 21, 2020, an owner or operator shall use either the electronic (eNOI) or paper version of the NOI that the Department prepared. Both versions of the NOI are located on the Department's website (http://www.dec.ny.gov/). The paper version of the NOI shall be signed in accordance with Part VII.H. of this permit and submitted to the following address:

   NOTICE OF INTENT
   NYS DEC, Bureau of Water Permits
   625 Broadway, 4th Floor
   Albany, New York 12233-3505

2. Beginning December 21, 2020 and in accordance with EPA's 2015 NPDES Electronic Reporting Rule (40 CFR Part 127), the *owner or operator* must submit the NOI electronically using the *Department's* online NOI.

3. The *owner or operator* shall have the SWPPP preparer sign the "SWPPP Preparer Certification" statement on the NOI prior to submitting the form to the Department.

4. As of the date the NOI is submitted to the Department, the *owner or operator* shall make the NOI and SWPPP available for review and copying in accordance with the requirements in Part VII.F. of this permit.

C. Permit Authorization

1. An *owner or operator* shall not *commence construction activity* until their authorization to *discharge* under this permit goes into effect.

2. Authorization to *discharge* under this permit will be effective when the *owner or operator* has satisfied all of the following criteria:

   a. project review pursuant to the State Environmental Quality Review Act ("SEQRA") have been satisfied, when SEQRA is applicable. See the Department's website (http://www.dec.ny.gov/) for more information,

   b. where required, all necessary Department permits subject to the *Uniform Procedures Act ("UPA")* (see 6 NYCRR Part 621), or the equivalent from another New York State agency, have been obtained, unless otherwise notified by the Department pursuant to 6 NYCRR 621.3(a)(4). *Owners or operators* of *construction activities* that are required to obtain *UPA* permits

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must submit a preliminary SWPPP to the appropriate DEC Permit Administrator at the Regional Office listed in Appendix F at the time all other necessary *UPA* permit applications are submitted. The preliminary SWPPP must include sufficient information to demonstrate that the *construction activity* qualifies for authorization under this permit,

c. the final SWPPP has been prepared, and

d. a complete NOI has been submitted to the Department in accordance with the requirements of this permit.

3. An *owner or operator* that has satisfied the requirements of Part II.C.2 above will be authorized to *discharge* stormwater from their *construction activity* in accordance with the following schedule:

   a. For *construction activities* that are not subject to the requirements of a *regulated, traditional land use control MS4*:

      (i) Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.; or

      (ii) Sixty (60) business days from the date the Department receives a complete NOI (electronic or paper version) for *construction activities* with a SWPPP that has not been prepared in conformance with the design criteria in technical standard referenced in Part III.B.1. or, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C., the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, or;

      (iii) Ten (10) business days from the date the Department receives a complete paper version of the NOI for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.

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b. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*:

(i) Five (5) business days from the date the Department receives both a complete electronic version of the NOI (eNOI) and signed "*MS4* SWPPP Acceptance" form, or

(ii) Ten (10) business days from the date the Department receives both a complete paper version of the NOI and signed "MS4 SWPPP Acceptance" form.

4. Coverage under this permit authorizes stormwater *discharges* from only those areas of disturbance that are identified in the NOI. If an *owner or operator* wishes to have stormwater *discharges* from future or additional areas of disturbance authorized, they must submit a new NOI that addresses that phase of the development, unless otherwise notified by the Department. The *owner or operator* shall not *commence construction activity* on the future or additional areas until their authorization to *discharge* under this permit goes into effect in accordance with Part II.C. of this permit.

D. General Requirements For Owners or Operators With Permit Coverage

1. The *owner or operator* shall ensure that the provisions of the SWPPP are implemented from the *commencement of construction activity* until all areas of disturbance have achieved *final stabilization* and the Notice of Termination ("NOT") has been submitted to the Department in accordance with Part V. of this permit. This includes any changes made to the SWPPP pursuant to Part III.A.4. of this permit.

2. The *owner or operator* shall maintain a copy of the General Permit (GP-0-20-001), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form, inspection reports, responsible contractor's or subcontractor's certification statement (see Part III.A.6.), and all documentation necessary to demonstrate eligibility with this permit at the *construction site* until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection.

3. The *owner or operator* of a *construction activity* shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department or, in areas under the jurisdiction of a *regulated, traditional land*

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use control MS4, the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*). At a minimum, the *owner or operator* must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The *owner or operator* shall have a *qualified inspector* conduct **at least** two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

c. The *owner or operator* shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The *owner or operator* shall install any additional site-specific practices needed to protect water quality.

e. The *owner or operator* shall include the requirements above in their SWPPP.

4. In accordance with statute, regulations, and the terms and conditions of this permit, the Department may suspend or revoke an *owner's or operator's* coverage under this permit at any time if the Department determines that the SWPPP does not meet the permit requirements or consistent with Part VII.K..

5. Upon a finding of significant non-compliance with the practices described in the SWPPP or violation of this permit, the Department may order an immediate stop to all activity at the site until the non-compliance is remedied. The stop work order shall be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

6. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the

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regulated, traditional land use control MS4 in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *regulated, traditional land use control MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *regulated, traditional land use control MS4* prior to commencing construction of the post-construction stormwater management practice.

E. Permit Coverage for Discharges Authorized Under GP-0-15-002

1. Upon renewal of SPDES General Permit for Stormwater Discharges from *Construction Activity* (Permit No. GP-0-15-002), an *owner or operator* of *a construction activity* with coverage under GP-0-15-002, as of the effective date of GP- 0-20-001, shall be authorized to *discharge* in accordance with GP- 0-20-001, unless otherwise notified by the Department.

   An *owner or operator* may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization. However, they must comply with the other, non-design provisions of GP-0-20-001.

F. Change of Owner or Operator

1. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original *owner or operator* must notify the new *owner or operator*, in writing, of the requirement to obtain permit coverage by submitting a NOI with the Department. For *construction activities* subject to the requirements of a *regulated, traditional land use control MS4,* the original *owner or operator* must also notify the MS4, in writing, of the change in ownership at least 30 calendar days prior to the change in ownership.

2. Once the new *owner or operator* obtains permit coverage, the original *owner or operator* shall then submit a completed NOT with the name and permit identification number of the new *owner or operator* to the Department at the address in Part II.B.1. of this permit. If the original *owner or operator* maintains ownership of a portion of the *construction activity* and will disturb soil, they must maintain their coverage under the permit.

3. Permit coverage for the new *owner or operator* will be effective as of the date the Department receives a complete NOI, provided the original *owner or*

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operator was not subject to a sixty (60) business day authorization period that has not expired as of the date the Department receives the NOI from the new *owner or operator*.

Part III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

A. General SWPPP Requirements

1. A SWPPP shall be prepared and implemented by the *owner or operator* of each *construction activity* covered by this permit. The SWPPP must document the selection, design, installation, implementation and maintenance of the control measures and practices that will be used to meet the effluent limitations in Part I.B. of this permit and where applicable, the post-construction stormwater management practice requirements in Part I.C. of this permit. The SWPPP shall be prepared prior to the submittal of the NOI. The NOI shall be submitted to the Department prior to the *commencement of construction activity*. A copy of the completed, final NOI shall be included in the SWPPP.

2. The SWPPP shall describe the erosion and sediment control practices and where required, post-construction stormwater management practices that will be used and/or constructed to reduce the *pollutants* in stormwater *discharges* and to assure compliance with the terms and conditions of this permit. In addition, the SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of stormwater *discharges*.

3. All SWPPPs that require the post-construction stormwater management practice component shall be prepared by a *qualified professional* that is knowledgeable in the principles and practices of stormwater management and treatment.

4. The *owner or operator* must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the *owner or operator* shall amend the SWPPP, including construction drawings:

    a. whenever the current provisions prove to be ineffective in minimizing *pollutants* in stormwater *discharges* from the site;

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b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*;

c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* the Department or other regulatory authority; and

d. to document the final construction conditions.

5. The Department may notify the *owner or operator* at any time that the SWPPP does not meet one or more of the minimum requirements of this permit. The notification shall be in writing and identify the provisions of the SWPPP that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by the Department, the *owner or operator* shall make the required changes to the SWPPP and submit written notification to the Department that the changes have been made. If the *owner or operator* does not respond to the Department's comments in the specified time frame, the Department may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4. of this permit.

6. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting and maintaining the erosion and sediment control practices included in the SWPPP; and the contractor(s) and subcontractor(s) that will be responsible for constructing the post-construction stormwater management practices included in the SWPPP. The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor.* The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

   The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

   "I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with

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the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharge*s from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

7. For projects where the Department requests a copy of the SWPPP or inspection reports, the *owner or operator* shall submit the documents in both electronic (PDF only) and paper format within five (5) business days, unless otherwise notified by the Department.

B. Required SWPPP Contents

1. Erosion and sediment control component - All SWPPPs prepared pursuant to this permit shall include erosion and sediment control practices designed in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Where erosion and sediment control practices are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must demonstrate *equivalence* to the technical standard. At a minimum, the erosion and sediment control component of the SWPPP shall include the following:

   a. Background information about the scope of the project, including the location, type and size of project

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b. A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours ; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater *discharge*(s);

c. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);

d. A construction phasing plan and sequence of operations describing the intended order of *construction activities*, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;

e. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;

f. A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of *final stabilization*;

g. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice;

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;

i. A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection

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schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;

j. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the stormwater *discharges*;

k. A description and location of any stormwater *discharges* associated with industrial activity other than construction at the site, including, but not limited to, stormwater *discharges* from asphalt plants and concrete plants located on the *construction site*; and

l. Identification of any elements of the design that are not in conformance with the design criteria in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. Post-construction stormwater management practice component – The *owner or operator* of any construction project identified in Table 2 of Appendix B as needing post-construction stormwater management practices shall prepare a SWPPP that includes practices designed in conformance with the applicable *sizing criteria* in Part I.C.2.a., c. or d. of this permit and the *performance criteria* in the technical standard, New York State Stormwater Management Design Manual dated January 2015

   Where post-construction stormwater management practices are not designed in conformance with the *performance criteria* in the technical standard, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

   The post-construction stormwater management practice component of the SWPPP shall include the following:

   a. Identification of all post-construction stormwater management practices to be constructed as part of the project. Include the dimensions, material specifications and installation details for each post-construction stormwater management practice;

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b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice;

c. A Stormwater Modeling and Analysis Report that includes:
   (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points;

   (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and post-construction stormwater management practices;

   (iii) Results of stormwater modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre and post-development runoff rates and volumes for the different storm events;

   (iv) Summary table, with supporting calculations, which demonstrates that each post-construction stormwater management practice has been designed in conformance with the *sizing criteria* included in the Design Manual;

   (v) Identification of any *sizing criteria* that is not required based on the requirements included in Part I.C. of this permit; and

   (vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the Design Manual. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the Design Manual;

d. Soil testing results and locations (test pits, borings);

e. Infiltration test results, when required; and

f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice.

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3. Enhanced Phosphorus Removal Standards - All construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the applicable *sizing criteria* in Part I.C.2. b., c. or d. of this permit and the *performance criteria,* Enhanced Phosphorus Removal Standards included in the Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f. above.

C. Required SWPPP Components by Project Type

Unless otherwise notified by the Department, *owners or operators* of *construction activities* identified in Table 1 of Appendix B are required to prepare a SWPPP that only includes erosion and sediment control practices designed in conformance with Part III.B.1 of this permit. *Owners or operators* of the *construction activities* identified in Table 2 of Appendix B shall prepare a SWPPP that also includes post-construction stormwater management practices designed in conformance with Part III.B.2 or 3 of this permit.

Part IV. INSPECTION AND MAINTENANCE REQUIREMENTS

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures) and all post-construction stormwater management practices identified in the SWPPP are inspected and maintained in accordance with Part IV.B. and C. of this permit.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York or protect the public health and safety and/or the environment.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity* identified in Tables 1 and 2 of Appendix B shall have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor shall

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begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections. The *trained contractor* shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of this permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

C. Qualified Inspector Inspection Requirements

The *owner or operator* shall have a *qualified inspector* conduct site inspections in conformance with the following requirements:

[Note: The *trained contractor* identified in Part III.A.6. and IV.B. of this permit **cannot** conduct the *qualified inspector* site inspections unless they meet the *qualified inspector* qualifications included in Appendix A. In order to perform these inspections, the *trained contractor* would have to be a:

- licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- New York State Erosion and Sediment Control Certificate Program holder
- Registered Landscape Architect, or
- someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity].

1. A *qualified inspector* shall conduct site inspections for all *construction activities* identified in Tables 1 and 2 of Appendix B, with the exception of:

   a. the construction of a single family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located

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in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

b. the construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E;

c. construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

d. *construction activities* located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the *qualified inspector* shall conduct site inspections in accordance with the following timetable:

a. For construction sites where soil disturbance activities are on-going, the *qualified inspector* shall conduct a site inspection at least once every seven (7) calendar days.

b. For construction sites where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part II.D.3 to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

c. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* shall conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to reducing the frequency of inspections.

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d. For construction sites where soil disturbance activities have been shut down with partial project completion, the *qualified inspector* can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* shall have the *qualified inspector* perform a final inspection and certify that all disturbed areas have achieved *final stabilization,* and all temporary, structural erosion and sediment control measures have been removed*;* and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The *owner or operator* shall then submit the completed NOT form to the address in Part II.B.1 of this permit.

e. For construction sites that directly *discharge* to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* shall inspect all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved *final stabilization,* all points of *discharge* to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site*, and all points of *discharge* from the *construction site*.

4. The *qualified inspector* shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

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(Part IV.C.4.a)

a. Date and time of inspection;

b. Name and title of person(s) performing inspection;

c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

d. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This shall include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This shall include identification of any *discharges* of sediment to the surface waterbody;

f. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance;

g. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

h. Description and sketch of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection;

i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

k. Identification and status of all corrective actions that were required by previous inspection; and

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l. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* shall notify the *owner or operator* and appropriate contractor or subcontractor identified in Part III.A.6. of this permit of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

6. All inspection reports shall be signed by the *qualified inspector.* Pursuant to Part II.D.2. of this permit, the inspection reports shall be maintained on site with the SWPPP.

Part V. TERMINATION OF PERMIT COVERAGE

A. Termination of Permit Coverage

1. An *owner or operator* that is eligible to terminate coverage under this permit must submit a completed NOT form to the address in Part II.B.1 of this permit. The NOT form shall be one which is associated with this permit, signed in accordance with Part VII.H of this permit.

2. An *owner or operator* may terminate coverage when one or more the following conditions have been met:

   a. Total project completion - All *construction activity* identified in the SWPPP has been completed; and all areas of disturbance have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices have been constructed in conformance with the SWPPP and are operational;

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b. Planned shutdown with partial project completion - All soil disturbance activities have ceased; and all areas disturbed as of the project shutdown date have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational;

c. A new *owner or operator* has obtained coverage under this permit in accordance with Part II.F. of this permit.

d. The *owner or operator* obtains coverage under an alternative SPDES general permit or an individual SPDES permit.

3. For *construction activities* meeting subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *qualified inspector* perform a final site inspection prior to submitting the NOT. The *qualified inspector* shall, by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice certification statements on the NOT, certify that all the requirements in Part V.A.2.a. or b. of this permit have been achieved.

4. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *regulated, traditional land use control MS4* sign the "MS4 Acceptance" statement on the NOT in accordance with the requirements in Part VII.H. of this permit. The *regulated, traditional land use control MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The *regulated, traditional land use control MS4* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) required in Part V.A.3. of this permit.

5. For *construction activities* that require post-construction stormwater management practices and meet subdivision 2a. of this Part, the *owner or operator* must, prior to submitting the NOT, ensure one of the following:

a. the post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain such practice(s) have been deeded to the municipality in which the practice(s) is located,

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b. an executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s),

c. for post-construction stormwater management practices that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record,

d. for post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility; the *owner or operator* has policy and procedures in place that ensures operation and maintenance of the practices in accordance with the operation and maintenance plan.

Part VI. REPORTING AND RETENTION RECORDS

A. Record Retention

The *owner or operator* shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the Department receives a complete NOT submitted in accordance with Part V. of this general permit.

B. Addresses

With the exception of the NOI, NOT, and MS4 SWPPP Acceptance form (which must be submitted to the address referenced in Part II.B.1 of this permit), all written correspondence requested by the Department, including individual permit applications, shall be sent to the address of the appropriate DOW Water (SPDES) Program contact at the Regional Office listed in Appendix F.

Part VII. STANDARD PERMIT CONDITIONS

A. Duty to Comply

The *owner or operator* must comply with all conditions of this permit. All contractors and subcontractors associated with the project must comply with the terms of the SWPPP. Any non-compliance with this permit constitutes a violation of the Clean Water

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Act (CWA) and the ECL and is grounds for an enforcement action against the *owner or operator* and/or the contractor/subcontractor; permit revocation, suspension or modification; or denial of a permit renewal application. Upon a finding of significant non-compliance with this permit or the applicable SWPPP, the Department may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order shall be in writing, shall describe the non-compliance in detail, and shall be sent to the *owner or operator*.

If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE). *Construction activity* shall not resume until written permission to do so has been received from the RWE.

B. Continuation of the Expired General Permit

This permit expires five (5) years from the effective date. If a new general permit is not issued prior to the expiration of this general permit, an *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the terms and conditions of this general permit, if it is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, until a new general permit is issued.

C. Enforcement

Failure of the *owner or operator,* its contractors, subcontractors, agents and/or assigns to strictly adhere to any of the permit requirements contained herein shall constitute a violation of this permit. There are substantial criminal, civil, and administrative penalties associated with violating the provisions of this permit. Fines of up to $37,500 per day for each violation and imprisonment for up to fifteen (15) years may be assessed depending upon the nature and degree of the offense.

D. Need to Halt or Reduce Activity Not a Defense

It shall not be a defense for an *owner or operator* in an enforcement action that it would have been necessary to halt or reduce the *construction activity* in order to maintain compliance with the conditions of this permit.

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E. Duty to Mitigate

The *owner or operator* and its contractors and subcontractors shall take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

F. Duty to Provide Information

The *owner or operator* shall furnish to the Department, within a reasonable specified time period of a written request, all documentation necessary to demonstrate eligibility and any information to determine compliance with this permit or to determine whether cause exists for modifying or revoking this permit, or suspending or denying coverage under this permit, in accordance with the terms and conditions of this permit. The NOI, SWPPP and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five (5) business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

G. Other Information

When the *owner or operator* becomes aware that they failed to submit any relevant facts, or submitted incorrect information in the NOI or in any of the documents required by this permit , or have made substantive revisions to the SWPPP (e.g. the scope of the project changes significantly, the type of post-construction stormwater management practice(s) changes, there is a reduction in the sizing of the post-construction stormwater management practice, or there is an increase in the disturbance area or *impervious area*), which were not reflected in the original NOI submitted to the Department, they shall promptly submit such facts or information to the Department using the contact information in Part II.A. of this permit. Failure of the *owner or operator* to correct or supplement any relevant facts within five (5) business days of becoming aware of the deficiency shall constitute a violation of this permit.

H. Signatory Requirements

1. All NOIs and NOTs shall be signed as follows:

    a. For a corporation these forms shall be signed by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

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(i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or

(ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;

b. For a partnership or sole proprietorship these forms shall be signed by a general partner or the proprietor, respectively; or

c. For a municipality, State, Federal, or other public agency these forms shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

(i) the chief executive officer of the agency, or

(ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. The SWPPP and other information requested by the Department shall be signed by a person described in Part VII.H.1. of this permit or by a duly authorized representative of that person. A person is a duly authorized representative only if:

a. The authorization is made in writing by a person described in Part VII.H.1. of this permit;

b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field,

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superintendent, position of *equivalent* responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position) and,

c. The written authorization shall include the name, title and signature of the authorized representative and be attached to the SWPPP.

3. All inspection reports shall be signed by the *qualified inspector* that performs the inspection.

4. The MS4 SWPPP Acceptance form shall be signed by the principal executive officer or ranking elected official from the *regulated, traditional land use control MS4,* or by a duly authorized representative of that person.

   It shall constitute a permit violation if an incorrect and/or improper signatory authorizes any required forms, SWPPP and/or inspection reports.

I. Property Rights

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations. *Owners or operators* must obtain any applicable conveyances, easements, licenses and/or access to real property prior to *commencing construction activity*.

J. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit shall not be affected thereby.

K. Requirement to Obtain Coverage Under an Alternative Permit

1. The Department may require any owner or operator authorized by this permit to apply for and/or obtain either an individual SPDES permit or another SPDES general permit. When the Department requires any discharger authorized by a general permit to apply for an individual SPDES permit, it shall notify the discharger in writing that a permit application is required. This notice shall

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include a brief statement of the reasons for this decision, an application form, a statement setting a time frame for the owner or operator to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from owner or operator receipt of the notification letter, whereby the authorization to discharge under this general permit shall be terminated. Applications must be submitted to the appropriate Permit Administrator at the Regional Office. The Department may grant additional time upon demonstration, to the satisfaction of the Department, that additional time to apply for an alternative authorization is necessary or where the Department has not provided a permit determination in accordance with Part 621 of this Title.

2. When an individual SPDES permit is issued to a discharger authorized to *discharge* under a general SPDES permit for the same *discharge*(s), the general permit authorization for outfalls authorized under the individual SPDES permit is automatically terminated on the effective date of the individual permit unless termination is earlier in accordance with 6 NYCRR Part 750.

L. Proper Operation and Maintenance

The *owner or operator* shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the *owner or operator* to achieve compliance with the conditions of this permit and with the requirements of the SWPPP.

M. Inspection and Entry

The *owner or operator* shall allow an authorized representative of the Department, EPA, applicable county health department, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the owner’s or operator's premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;

2. Have access to and copy at reasonable times, any records that must be kept under the conditions of this permit; and

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3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), practices or operations regulated or required by this permit.

4. Sample or monitor at reasonable times, for purposes of assuring permit compliance or as otherwise authorized by the Act or ECL, any substances or parameters at any location.

N. Permit Actions

This permit may, at any time, be modified, suspended, revoked, or renewed by the Department in accordance with 6 NYCRR Part 621. The filing of a request by the *owner or operator* for a permit modification, revocation and reissuance, termination, a notification of planned changes or anticipated noncompliance does not limit, diminish and/or stay compliance with any terms of this permit.

O. Definitions

Definitions of key terms are included in Appendix A of this permit.

P. Re-Opener Clause

1. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with construction activity covered by this permit, the owner or operator of such discharge may be required to obtain an individual permit or alternative general permit in accordance with Part VII.K. of this permit or the permit may be modified to include different limitations and/or requirements.

2. Any Department initiated permit modification, suspension or revocation will be conducted in accordance with 6 NYCRR Part 621, 6 NYCRR 750-1.18, and 6 NYCRR 750-1.20.

Q. Penalties for Falsification of Forms and Reports

In accordance with 6NYCRR Part 750-2.4 and 750-2.5, any person who knowingly makes any false material statement, representation, or certification in any application, record, report or other document filed or required to be maintained under this permit, including reports of compliance or noncompliance shall, upon conviction, be punished in accordance with ECL §71-1933 and or Articles 175 and 210 of the New York State Penal Law.

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R. Other Permits

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

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APPENDIX A – Acronyms and Definitions

Acronyms

APO – Agency Preservation Officer
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
Cpv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DOW – Division of Water
EAF – Environmental Assessment Form
ECL - Environmental Conservation Law
EPA – U. S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review
SEQRA - State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

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Definitions

All definitions in this section are solely for the purposes of this permit.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property –means the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" prepared by the Department in cooperation with agencies of New York Nonpoint Source Coordinating Committee (dated June 2007).

Alter Hydrology from Pre to Post-Development Conditions - means the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer - means a sewer that is designed to collect and convey both "sewage" and "stormwater".

Commence (Commencement of) Construction Activities - means the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the SWPPP. See definition for "*Construction Activity(ies)*" also.

Construction Activity(ies) - means any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility.

Construction Site – means the land area where *construction activity(ies)* will occur. See definition for "*Commence (Commencement of) Construction Activities"* and "*Larger Common Plan of Development or Sale" also.*

Dewatering – means the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Direct Discharge (to a specific surface waterbody) - means that runoff flows from a *construction site* by overland flow and the first point of discharge is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system

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and the first point of discharge from the separate storm sewer system is the specific surface waterbody.

Discharge(s) - means any addition of any pollutant to waters of the State through an outlet or *point source*.

Embankment –means an earthen or rock slope that supports a road/highway.

Endangered or Threatened Species – see 6 NYCRR Part 182 of the Department's rules and regulations for definition of terms and requirements.

Environmental Conservation Law (ECL) - means chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law.

Equivalent (Equivalence) – means that the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

General SPDES permit - means a SPDES permit issued pursuant to 6 NYCRR Part 750-1.21 and Section 70-0117 of the ECL authorizing a category of discharges.

Groundwater(s) - means waters in the saturated zone. The saturated zone is a subsurface zone in which all the interstices are filled with water under pressure greater than that of the atmosphere. Although the zone may contain gas-filled interstices or interstices filled with fluids other than water, it is still considered saturated.

Historic Property – means any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) - means all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – means not technologically possible, or not economically practicable and achievable in light of best industry practices.

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Larger Common Plan of Development or Sale - means a contiguous area where multiple separate and distinct *construction activities* are occurring, or will occur, under one plan. The term “plan” in “larger common plan of development or sale” is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQRA) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating that *construction activities* may occur on a specific plot.

For discrete construction projects that are located within a larger common plan of development or sale that are at least 1/4 mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same “common plan” is not concurrently being disturbed.

Minimize – means reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

(i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface waters of the State*;*
(ii) Designed or used for collecting or conveying stormwater;
(iii) Which is not a *combined sewer*; and
(iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

National Pollutant Discharge Elimination System (NPDES) - means the national system for the issuance of wastewater and stormwater permits under the Federal Water Pollution Control Act (Clean Water Act).

Natural Buffer –means an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – means any land disturbance that does not meet the definition of Redevelopment Activity included in this appendix.

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New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

NOI Acknowledgment Letter - means the letter that the Department sends to an owner or operator to acknowledge the Department's receipt and acceptance of a complete Notice of Intent. This letter documents the owner's or operator's authorization to discharge in accordance with the general permit for stormwater discharges from *construction activity*.

Nonpoint Source - means any source of water pollution or pollutants which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank –means flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator - means the person, persons or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions.

Performance Criteria – means the design criteria listed under the "Required Elements" sections in Chapters 5, 6 and 10 of the technical standard, New York State Stormwater Management Design Manual, dated January 2015. It does not include the Sizing Criteria (i.e. WQv, RRv, Cpv, Qp and Qf) in Part I.C.2. of the permit.

Point Source - means any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be discharged.

Pollutant - means dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast discharged into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq .

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Qualified Inspector - means a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder or other Department endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Qualified Professional - means a person that is knowledgeable in the principles and practices of stormwater management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual(s). Individuals preparing SWPPPs that require the post-construction stormwater management practice component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the SWPPP that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – means the disturbance and reconstruction of existing impervious area, including impervious areas that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Regulated, Traditional Land Use Control MS4 - means a city, town or village with land use control authority that is authorized to discharge under New York State DEC's

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SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Routine Maintenance Activity - means *construction activity* that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, including, but not limited to:

- Re-grading of gravel roads or parking lots,
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and hydraulic capacity of the ditch,
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch),
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*,
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material,
- Long-term use of equipment storage areas at or near highway maintenance facilities,
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*,
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts.

Site limitations – means site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical site limitations include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of site limitations shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – means the criteria included in Part I.C.2 of the permit that are used to size post-construction stormwater management control practices. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

State Pollutant Discharge Elimination System (SPDES) - means the system established pursuant to Article 17 of the ECL and 6 NYCRR Part 750 for issuance of permits authorizing discharges to the waters of the state.

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Steep Slope – means land area designated on the current United States Department of Agriculture ("USDA") Soil Survey as Soil Slope Phase "D", (provided the map unit name is inclusive of slopes greater than 25%) , or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Streambank – as used in this permit, means the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – means a project specific report, including construction drawings, that among other things: describes the construction activity(ies), identifies the potential sources of pollution at the *construction site*; describes and shows the stormwater controls that will be used to control the pollutants (i.e. erosion and sediment controls; for many projects, includes post-construction stormwater management controls); and identifies procedures the *owner or operator* will implement to comply with the terms and conditions of the permit. See Part III of the permit for a complete description of the information that must be included in the SWPPP.

Surface Waters of the State - shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization - means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Loads (TMDLs) - A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a pollutant that a waterbody can receive on a daily basis and still meet *water quality standards*, and an allocation of that amount to the pollutant's sources. A TMDL stipulates wasteload allocations (WLAs) for *point source* discharges, load allocations (LAs) for *nonpoint source*s, and a margin of safety (MOS).

Trained Contractor - means an employee from the contracting (construction) company, identified in Part III.A.6., that has received four (4) hours of Department endorsed

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training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.6., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, New York State Erosion and Sediment Control Certificate Program holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity).

The *trained contractor* is responsible for the day to day implementation of the SWPPP.

Uniform Procedures Act (UPA) Permit - means a permit required under 6 NYCRR Part 621 of the Environmental Conservation Law (ECL), Article 70.

Water Quality Standard - means such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

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APPENDIX B – Required SWPPP Components by Project Type

Table 1
Construction Activities that Require the Preparation of a SWPPP That Only Includes Erosion and Sediment Controls

The following construction activities that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:

- Single family home not located in one of the watersheds listed in Appendix C or not *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions with 25% or less impervious cover at total site build-out and not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.

The following construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:

All construction activities located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Installation of underground, linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation projects, stormwater retrofits and stream restoration projects
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an impervious cover
- Cross-country ski trails and walking/hiking trails
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are not part of residential, commercial or institutional development;
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path or walking path.
- Slope stabilization projects
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics

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Table 1 (Continued) Construction Activities that Require the Preparation of a SWPPP That Only Includes Erosion and Sediment Controls

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Spoil areas that will be covered with vegetation
- Vegetated open space projects (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) excluding projects that *alter hydrology from pre to post development* conditions,
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre to post development* conditions
- Demolition project where vegetation will be established, and no redevelopment is planned
- Overhead electric transmission line project that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*
- Structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State", excluding projects that involve soil disturbances of greater than five acres and construction activities that include the construction or reconstruction of impervious area
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary impervious areas that will be restored to pre-construction conditions once the construction activity is complete

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Table 2
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Single family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family home that disturbs five (5) or more acres of land
- Single family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% impervious cover at total site build-out
- Single family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a larger common plan of development or sale that will ultimately disturb five or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) and structural practices as identified in Table II in the “Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State” that include the construction or reconstruction of *impervious area*, excluding projects that involve soil disturbances of less than five acres.
- Golf courses
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTW’s, water treatment plants, and water storage tanks
- Office complexes
- Playgrounds that include the construction or reconstruction of impervious area
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surface
- Road construction or reconstruction, including roads constructed as part of the construction activities listed in Table 1

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Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

The following construction activities that involve soil disturbances of one (1) or more acres of land:

- Parking lot construction or reconstruction, including parking lots constructed as part of the construction activities listed in Table 1
- Athletic fields (natural grass) that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations and well drilling pads, surfaced with *impervious cover,* and constructed as part of an over-head electric transmission line project, wind-power project, cell tower project, oil or gas well drilling project, sewer or water main project or other linear utility project
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a residential, commercial or institutional development
- Sidewalk, bike path or walking path projects, surfaced with an impervious cover, that are part of a highway construction or reconstruction project
- All other construction activities that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre to post development* conditions, and are not listed in Table 1

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APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of construction activities identified in Table 2 of Appendix B must prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the technical standard, New York State Stormwater Management Design Manual ("Design Manual").

- Entire New York City Watershed located east of the Hudson River **-** Figure 1
- Onondaga Lake Watershed **-** Figure 2
- Greenwood Lake Watershed **-**Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

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Figure 1 - New York City Watershed East of the Hudson

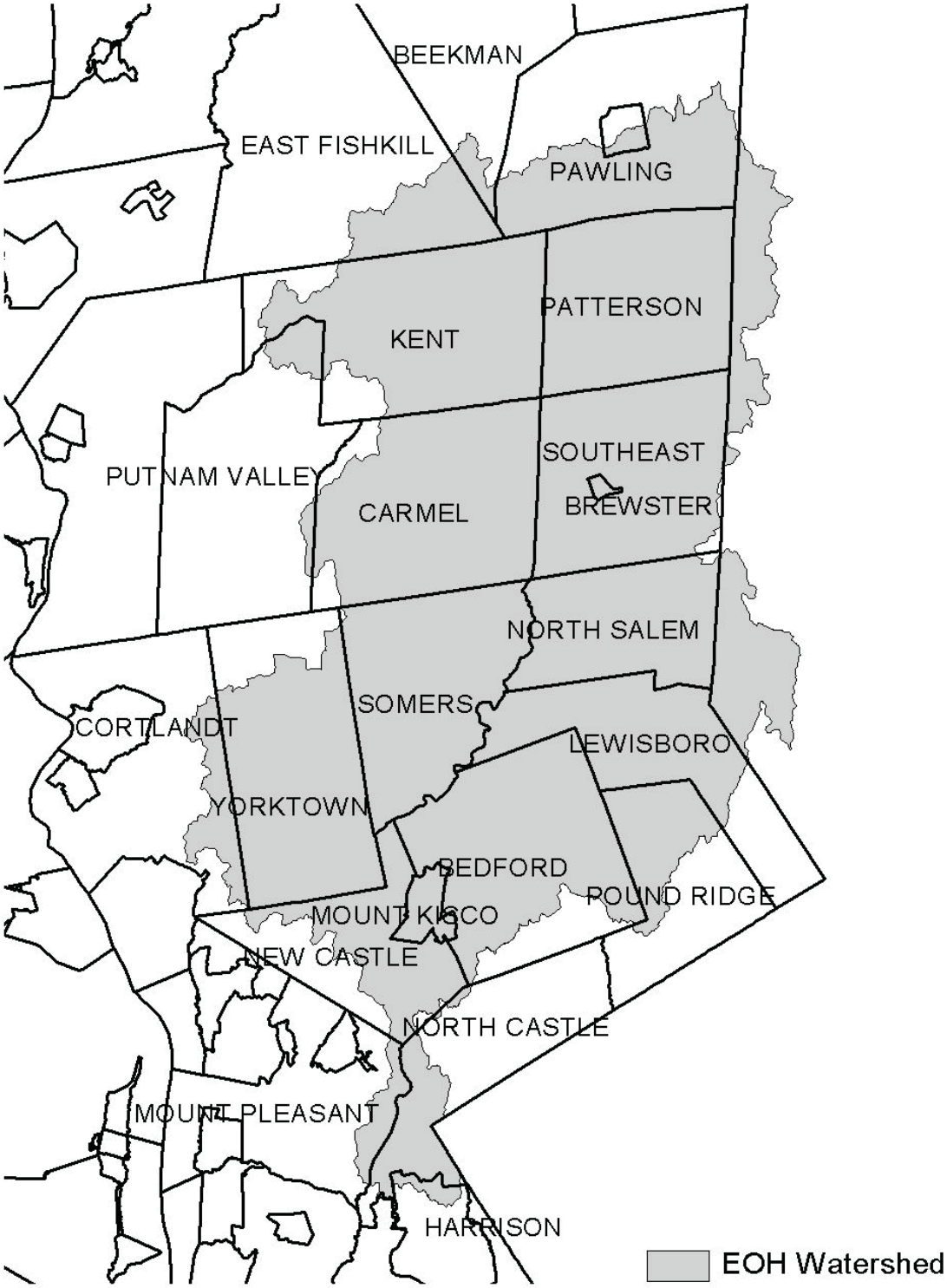

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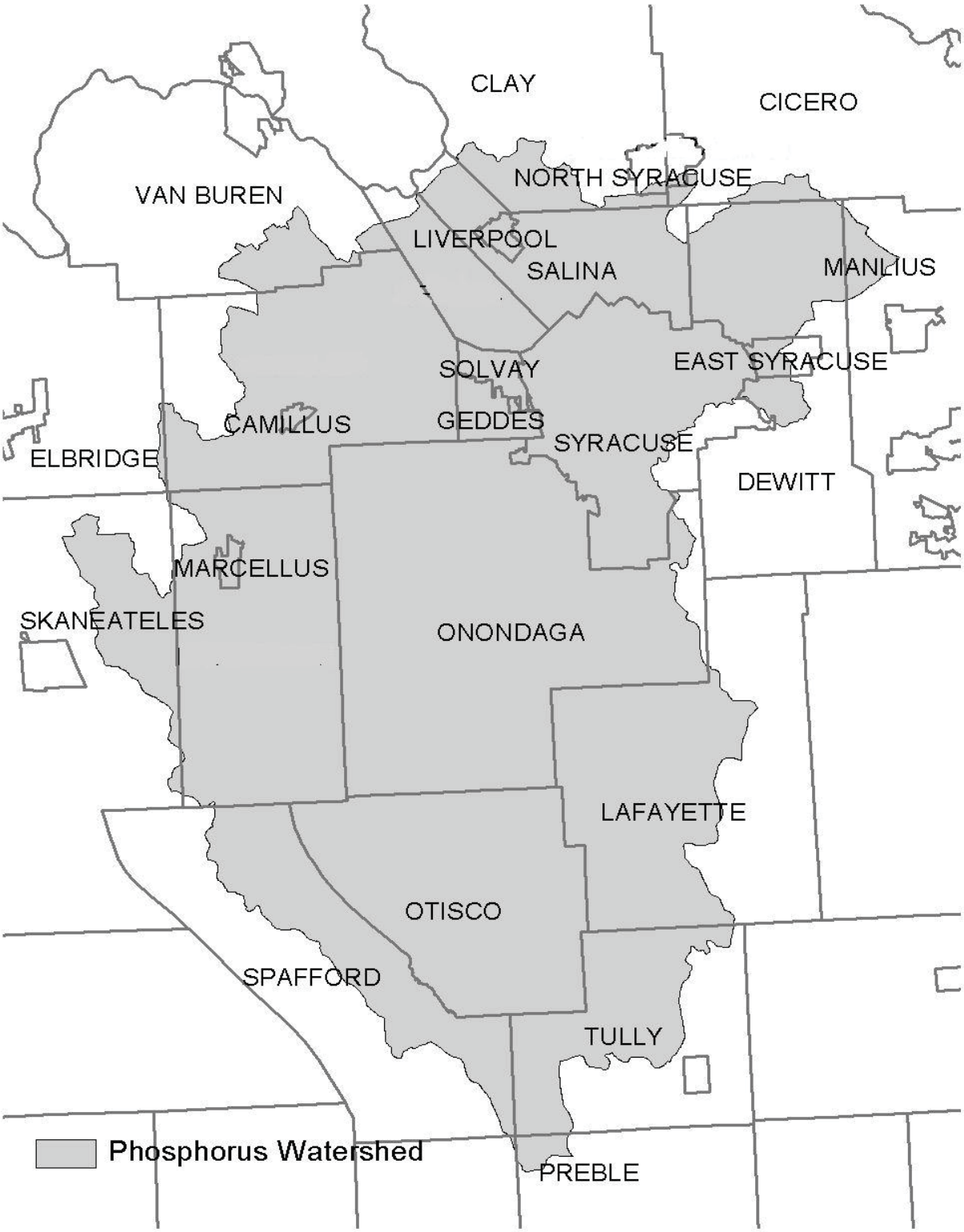
Figure 2 - Onondaga Lake Watershed



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Appendix C

Figure 3 - Greenwood Lake Watershed



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Appendix C

Figure 4 - Oscawana Lake Watershed

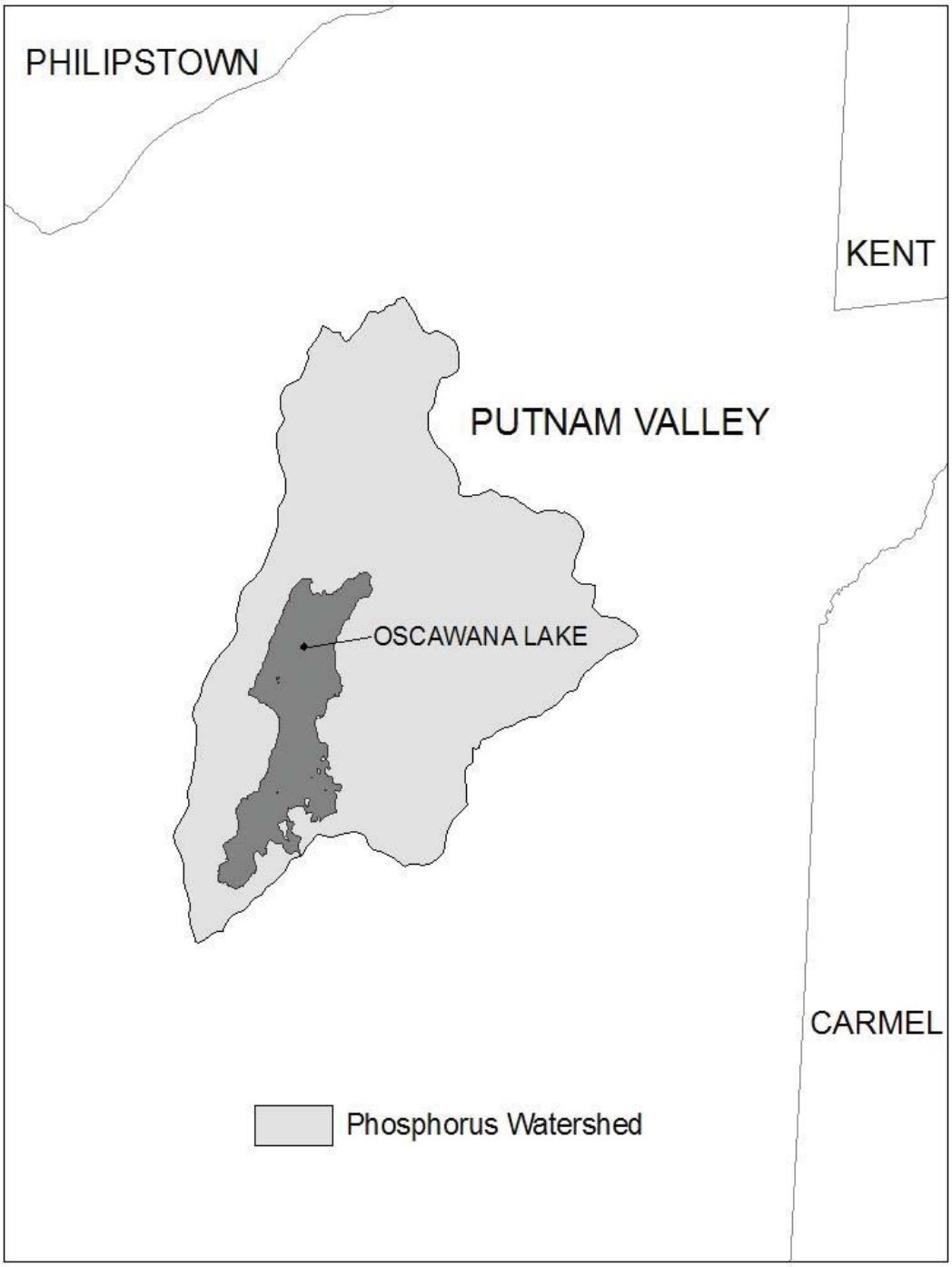

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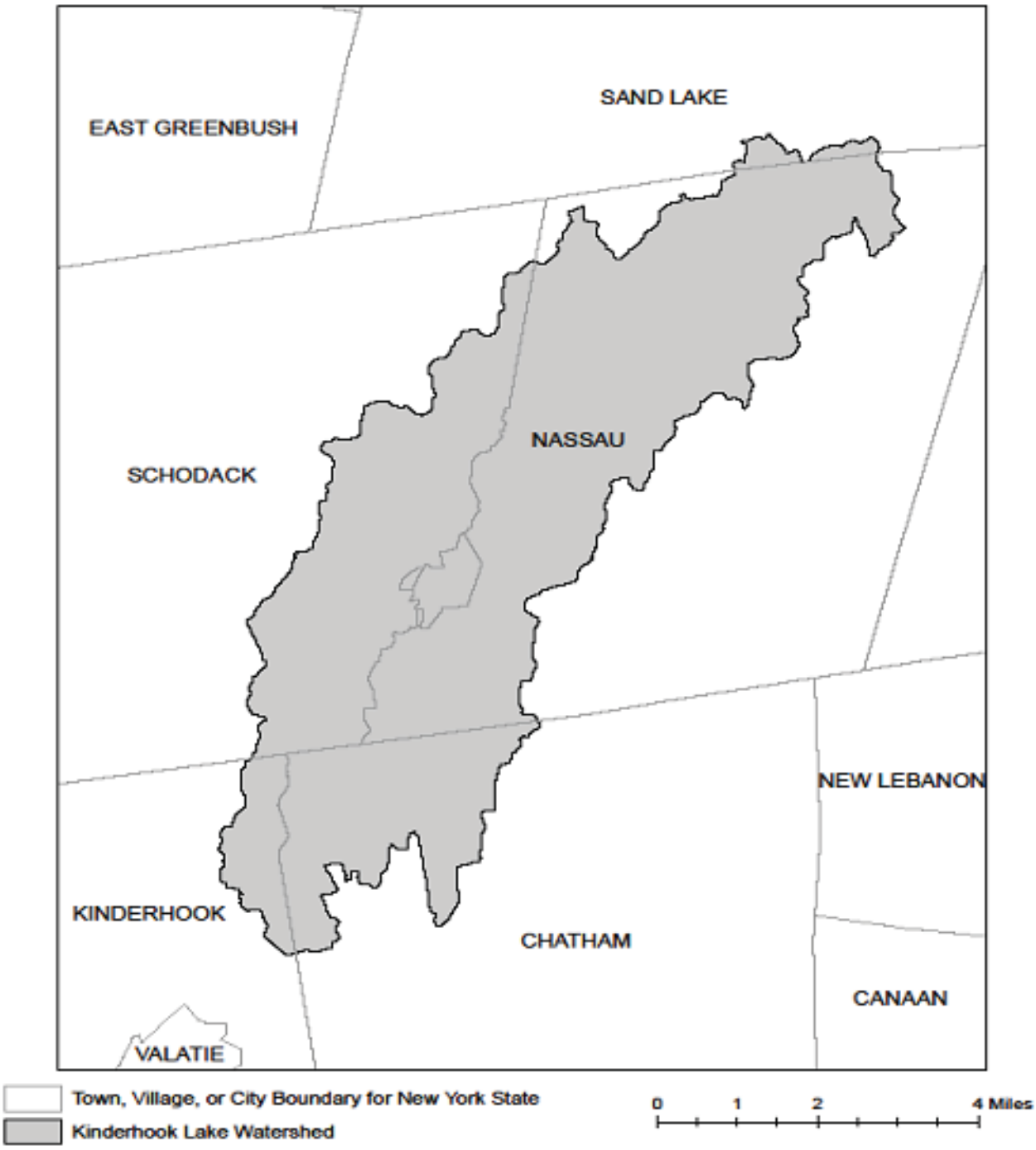
Figure 5 - Kinderhook Lake Watershed



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APPENDIX D – Watersheds with Lower Disturbance Threshold

Watersheds where *owners or operators* of construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land must obtain coverage under this permit.

Entire New York City Watershed that is located east of the Hudson River **-** See Figure 1 in Appendix C

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APPENDIX E – 303(d) Segments Impaired by Construction Related Pollutant(s)

List of 303(d) segments impaired by pollutants related to *construction activity* (e.g. silt, sediment or nutrients). The list was developed using "The Final New York State 2016 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy" dated November 2016. *Owners or operators* of single family home and single family residential subdivisions with 25% or less total impervious cover at total site build-out that involve soil disturbances of one or more acres of land, but less than 5 acres, and *directly discharge* to one of the listed segments below shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015.

COUNTY	WATERBODY	POLLUTANT
Albany	Ann Lee (Shakers) Pond, Stump Pond	Nutrients
Albany	Basic Creek Reservoir	Nutrients
Allegany	Amity Lake, Saunders Pond	Nutrients
Bronx	Long Island Sound, Bronx	Nutrients
Bronx	Van Cortlandt Lake	Nutrients
Broome	Fly Pond, Deer Lake, Sky Lake	Nutrients
Broome	Minor Tribs to Lower Susquehanna (north)	Nutrients
Broome	Whitney Point Lake/Reservoir	Nutrients
Cattaraugus	Allegheny River/Reservoir	Nutrients
Cattaraugus	Beaver (Alma) Lake	Nutrients
Cattaraugus	Case Lake	Nutrients
Cattaraugus	Linlyco/Club Pond	Nutrients
Cayuga	Duck Lake	Nutrients
Cayuga	Little Sodus Bay	Nutrients
Chautauqua	Bear Lake	Nutrients
Chautauqua	Chadakoin River and tribs	Nutrients
Chautauqua	Chautauqua Lake, North	Nutrients
Chautauqua	Chautauqua Lake, South	Nutrients
Chautauqua	Findley Lake	Nutrients
Chautauqua	Hulburt/Clymer Pond	Nutrients
Clinton	Great Chazy River, Lower, Main Stem	Silt/Sediment
Clinton	Lake Champlain, Main Lake, Middle	Nutrients
Clinton	Lake Champlain, Main Lake, North	Nutrients
Columbia	Kinderhook Lake	Nutrients
Columbia	Robinson Pond	Nutrients
Cortland	Dean Pond	Nutrients

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303(d) Segments Impaired by Construction Related Pollutant(s)

Dutchess	Fall Kill and tribs	Nutrients
Dutchess	Hillside Lake	Nutrients
Dutchess	Wappingers Lake	Nutrients
Dutchess	Wappingers Lake	Silt/Sediment
Erie	Beeman Creek and tribs	Nutrients
Erie	Ellicott Creek, Lower, and tribs	Silt/Sediment
Erie	Ellicott Creek, Lower, and tribs	Nutrients
Erie	Green Lake	Nutrients
Erie	Little Sister Creek, Lower, and tribs	Nutrients
Erie	Murder Creek, Lower, and tribs	Nutrients
Erie	Rush Creek and tribs	Nutrients
Erie	Scajaquada Creek, Lower, and tribs	Nutrients
Erie	Scajaquada Creek, Middle, and tribs	Nutrients
Erie	Scajaquada Creek, Upper, and tribs	Nutrients
Erie	South Branch Smoke Cr, Lower, and tribs	Silt/Sediment
Erie	South Branch Smoke Cr, Lower, and tribs	Nutrients
Essex	Lake Champlain, Main Lake, South	Nutrients
Essex	Lake Champlain, South Lake	Nutrients
Essex	Willsboro Bay	Nutrients
Genesee	Bigelow Creek and tribs	Nutrients
Genesee	Black Creek, Middle, and minor tribs	Nutrients
Genesee	Black Creek, Upper, and minor tribs	Nutrients
Genesee	Bowen Brook and tribs	Nutrients
Genesee	LeRoy Reservoir	Nutrients
Genesee	Oak Orchard Cr, Upper, and tribs	Nutrients
Genesee	Tonawanda Creek, Middle, Main Stem	Nutrients
Greene	Schoharie Reservoir	Silt/Sediment
Greene	Sleepy Hollow Lake	Silt/Sediment
Herkimer	Steele Creek tribs	Silt/Sediment
Herkimer	Steele Creek tribs	Nutrients
Jefferson	Moon Lake	Nutrients
Kings	Hendrix Creek	Nutrients
Kings	Prospect Park Lake	Nutrients
Lewis	Mill Creek/South Branch, and tribs	Nutrients
Livingston	Christie Creek and tribs	Nutrients
Livingston	Conesus Lake	Nutrients
Livingston	Mill Creek and minor tribs	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs	Nutrients
Monroe	Buck Pond	Nutrients
Monroe	Cranberry Pond	Nutrients

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303(d) Segments Impaired by Construction Related Pollutant(s)

Monroe	Lake Ontario Shoreline, Western	Nutrients
Monroe	Long Pond	Nutrients
Monroe	Mill Creek and tribs	Nutrients
Monroe	Mill Creek/Blue Pond Outlet and tribs	Nutrients
Monroe	Minor Tribs to Irondequoit Bay	Nutrients
Monroe	Rochester Embayment - East	Nutrients
Monroe	Rochester Embayment - West	Nutrients
Monroe	Shipbuilders Creek and tribs	Nutrients
Monroe	Thomas Creek/White Brook and tribs	Nutrients
Nassau	Beaver Lake	Nutrients
Nassau	Camaans Pond	Nutrients
Nassau	East Meadow Brook, Upper, and tribs	Silt/Sediment
Nassau	East Rockaway Channel	Nutrients
Nassau	Grant Park Pond	Nutrients
Nassau	Hempstead Bay	Nutrients
Nassau	Hempstead Lake	Nutrients
Nassau	Hewlett Bay	Nutrients
Nassau	Hog Island Channel	Nutrients
Nassau	Long Island Sound, Nassau County Waters	Nutrients
Nassau	Massapequa Creek and tribs	Nutrients
Nassau	Milburn/Parsonage Creeks, Upp, and tribs	Nutrients
Nassau	Reynolds Channel, west	Nutrients
Nassau	Tidal Tribs to Hempstead Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Nutrients
Nassau	Tribs (fresh) to East Bay	Silt/Sediment
Nassau	Tribs to Smith/Halls Ponds	Nutrients
Nassau	Woodmere Channel	Nutrients
New York	Harlem Meer	Nutrients
New York	The Lake in Central Park	Nutrients
Niagara	Bergholtz Creek and tribs	Nutrients
Niagara	Hyde Park Lake	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Niagara	Lake Ontario Shoreline, Western	Nutrients
Oneida	Ballou, Nail Creeks and tribs	Nutrients
Onondaga	Harbor Brook, Lower, and tribs	Nutrients
Onondaga	Ley Creek and tribs	Nutrients
Onondaga	Minor Tribs to Onondaga Lake	Nutrients
Onondaga	Ninemile Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Lower, and tribs	Nutrients
Onondaga	Onondaga Creek, Middle, and tribs	Nutrients

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

303(d) Segments Impaired by Construction Related Pollutant(s)

Onondaga	Onondaga Lake, northern end	Nutrients
Onondaga	Onondaga Lake, southern end	Nutrients
Ontario	Great Brook and minor tribs	Silt/Sediment
Ontario	Great Brook and minor tribs	Nutrients
Ontario	Hemlock Lake Outlet and minor tribs	Nutrients
Ontario	Honeoye Lake	Nutrients
Orange	Greenwood Lake	Nutrients
Orange	Monhagen Brook and tribs	Nutrients
Orange	Orange Lake	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Orleans	Lake Ontario Shoreline, Western	Nutrients
Oswego	Lake Neatahwanta	Nutrients
Oswego	Pleasant Lake	Nutrients
Putnam	Bog Brook Reservoir	Nutrients
Putnam	Boyd Corners Reservoir	Nutrients
Putnam	Croton Falls Reservoir	Nutrients
Putnam	Diverting Reservoir	Nutrients
Putnam	East Branch Reservoir	Nutrients
Putnam	Lake Carmel	Nutrients
Putnam	Middle Branch Reservoir	Nutrients
Putnam	Oscawana Lake	Nutrients
Putnam	Palmer Lake	Nutrients
Putnam	West Branch Reservoir	Nutrients
Queens	Bergen Basin	Nutrients
Queens	Flushing Creek/Bay	Nutrients
Queens	Jamaica Bay, Eastern, and tribs (Queens)	Nutrients
Queens	Kissena Lake	Nutrients
Queens	Meadow Lake	Nutrients
Queens	Willow Lake	Nutrients
Rensselaer	Nassau Lake	Nutrients
Rensselaer	Snyders Lake	Nutrients
Richmond	Grasmere Lake/Bradys Pond	Nutrients
Rockland	Congers Lake, Swartout Lake	Nutrients
Rockland	Rockland Lake	Nutrients
Saratoga	Ballston Lake	Nutrients
Saratoga	Dwaas Kill and tribs	Silt/Sediment
Saratoga	Dwaas Kill and tribs	Nutrients
Saratoga	Lake Lonely	Nutrients
Saratoga	Round Lake	Nutrients
Saratoga	Tribs to Lake Lonely	Nutrients

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303(d) Segments Impaired by Construction Related Pollutant(s)

Schenectady	Collins Lake	Nutrients
Schenectady	Duane Lake	Nutrients
Schenectady	Mariaville Lake	Nutrients
Schoharie	Engleville Pond	Nutrients
Schoharie	Summit Lake	Nutrients
Seneca	Reeder Creek and tribs	Nutrients
St.Lawrence	Black Lake Outlet/Black Lake	Nutrients
St.Lawrence	Fish Creek and minor tribs	Nutrients
Steuben	Smith Pond	Nutrients
Suffolk	Agawam Lake	Nutrients
Suffolk	Big/Little Fresh Ponds	Nutrients
Suffolk	Canaan Lake	Silt/Sediment
Suffolk	Canaan Lake	Nutrients
Suffolk	Flanders Bay, West/Lower Sawmill Creek	Nutrients
Suffolk	Fresh Pond	Nutrients
Suffolk	Great South Bay, East	Nutrients
Suffolk	Great South Bay, Middle	Nutrients
Suffolk	Great South Bay, West	Nutrients
Suffolk	Lake Ronkonkoma	Nutrients
Suffolk	Long Island Sound, Suffolk County, West	Nutrients
Suffolk	Mattituck (Marratooka) Pond	Nutrients
Suffolk	Meetinghouse/Terrys Creeks and tribs	Nutrients
Suffolk	Mill and Seven Ponds	Nutrients
Suffolk	Millers Pond	Nutrients
Suffolk	Moriches Bay, East	Nutrients
Suffolk	Moriches Bay, West	Nutrients
Suffolk	Peconic River, Lower, and tidal tribs	Nutrients
Suffolk	Quantuck Bay	Nutrients
Suffolk	Shinnecock Bay and Inlet	Nutrients
Suffolk	Tidal tribs to West Moriches Bay	Nutrients
Sullivan	Bodine, Montgomery Lakes	Nutrients
Sullivan	Davies Lake	Nutrients
Sullivan	Evens Lake	Nutrients
Sullivan	Pleasure Lake	Nutrients
Tompkins	Cayuga Lake, Southern End	Nutrients
Tompkins	Cayuga Lake, Southern End	Silt/Sediment
Tompkins	Owasco Inlet, Upper, and tribs	Nutrients
Ulster	Ashokan Reservoir	Silt/Sediment
Ulster	Esopus Creek, Upper, and minor tribs	Silt/Sediment
Warren	Hague Brook and tribs	Silt/Sediment

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303(d) Segments Impaired by Construction Related Pollutant(s)

Warren	Huddle/Finkle Brooks and tribs	Silt/Sediment
Warren	Indian Brook and tribs	Silt/Sediment
Warren	Lake George	Silt/Sediment
Warren	Tribs to L.George, Village of L George	Silt/Sediment
Washington	Cossayuna Lake	Nutrients
Washington	Lake Champlain, South Bay	Nutrients
Washington	Tribs to L.George, East Shore	Silt/Sediment
Washington	Wood Cr/Champlain Canal and minor tribs	Nutrients
Wayne	Port Bay	Nutrients
Westchester	Amawalk Reservoir	Nutrients
Westchester	Blind Brook, Upper, and tribs	Silt/Sediment
Westchester	Cross River Reservoir	Nutrients
Westchester	Lake Katonah	Nutrients
Westchester	Lake Lincolndale	Nutrients
Westchester	Lake Meahagh	Nutrients
Westchester	Lake Mohegan	Nutrients
Westchester	Lake Shenorock	Nutrients
Westchester	Long Island Sound, Westchester (East)	Nutrients
Westchester	Mamaroneck River, Lower	Silt/Sediment
Westchester	Mamaroneck River, Upper, and minor tribs	Silt/Sediment
Westchester	Muscoot/Upper New Croton Reservoir	Nutrients
Westchester	New Croton Reservoir	Nutrients
Westchester	Peach Lake	Nutrients
Westchester	Reservoir No.1 (Lake Isle)	Nutrients
Westchester	Saw Mill River, Lower, and tribs	Nutrients
Westchester	Saw Mill River, Middle, and tribs	Nutrients
Westchester	Sheldrake River and tribs	Silt/Sediment
Westchester	Sheldrake River and tribs	Nutrients
Westchester	Silver Lake	Nutrients
Westchester	Teatown Lake	Nutrients
Westchester	Titicus Reservoir	Nutrients
Westchester	Truesdale Lake	Nutrients
Westchester	Wallace Pond	Nutrients
Wyoming	Java Lake	Nutrients
Wyoming	Silver Lake	Nutrients

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APPENDIX F – List of NYS DEC Regional Offices

Region	Covering the following counties:	DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators	DIVISION OF WATER (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	100 Hillside Avenue, Suite 1w White Plains, NY 10603 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1150 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE	STATE OFFICE BUILDING 317 WASHINGTON STREET WATERTOWN, NY 13601-3787 TEL. (315) 785-2245	STATE OFFICE BUILDING 207 GENESEE STREET UTICA, NY 13501-2885 TEL. (315) 793-2554
7	BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7438	615 ERIE BLVD. WEST SYRACUSE, NY 13204-2400 TEL. (315) 426-7500
8	CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES	6274 EAST AVON-LIMA ROADAVON, NY 14414-9519 TEL. (585) 226-2466	6274 EAST AVON-LIMA RD. AVON, NY 14414-9519 TEL. (585) 226-2466
9	ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7165	270 MICHIGAN AVENUE BUFFALO, NY 14203-2999 TEL. (716) 851-7070

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Appendix F

Forms

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

STORM WATER POLLUTION PREVENTION PLAN
CONTRACTOR'S CERTIFICATION STATEMENT

Sheridan Drive Subdivision

CONTRACTOR'S CERTIFICATION:

"I certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP for the construction site identified in such SWPPP as a condition of authorization to discharge storm water. I also understand that the operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System (SPDES) general permit for storm water discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards."

Note: The contractor shall have at least one NYSDEC trained individual onsite at all times when earthwork and other SWPPP associated work is being performed from each contractor(s) and subcontractor(s). Each contractor(s) and subcontractor(s) shall provide copies of these individuals' certifications to the Town of Amherst.

Name: _____
(Print)

Signature: _____

Title: _____

Company Name: _____

Address: _____

Telephone Number: _____

Date: _____

Scope of Services: _____

Trained Individual(s) Responsible for Implementation: _____

This form must be signed by a responsible corporate officer or other party meeting the "Signatory Requirements" of the NYSDEC SPDES General Permit.

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges From Construction Activity (GP-0-20-001)

Project Site Information

Project/Site Name

Sheridan Drive Subdivision

Owner/Operator Information

Owner/Operator (Company Name/Private Owner/Municipality Name)

MEL Investors, LLC

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Patrick		Sheedy Jr
First name	MI	Last Name



Signature

2/22/2021

Date

Revised: January 2020

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Appendix G

NYSDEC Notice of Termination (NOT)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:	
Title/Position:	
Signature:	Date:

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Appendix H

Construction Documents

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Sheridan Drive Subdivision

Amherst, New York
SITE DEVELOPMENT DRAWINGS

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: JEFFERY BURROUGHS, P.E. – TOWN ENGINEER
COMPANY/DEPT: TOWN OF AMHERST ENGINEERING DEPARTMENT
ADDRESS: 1100 NORTH FOREST ROAD
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7154

PLANNING & ZONING DEPARTMENT
NAME/TITLE: DANIEL HOWARD – PLANNING DIRECTOR
COMPANY/DEPT: TOWN OF AMHERST PLANNING DEPARTMENT
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–631–7051

LAND SURVEYOR
NAME/TITLE: MILLARD, MACKAY & DELLES LAND SURVEYORS, LLP
COMPANY/DEPT: 150 AERO DRIVE
ADDRESS: BUFFALO, NEW YORK 14225
TELEPHONE 716–631–5140

UTILITIES

NATURAL GAS
COMPANY/DEPT:. NATIONAL FUEL GAS CORP.
ADDRESS: 6363 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
TELEPHONE 716–857–7000

TELEPHONE COMPANY
COMPANY/DEPT: VERIZON
ADDRESS: 65 FRANKLIN STREET
BUFFALO, NEW YORK 14203
TELEPHONE 716–840–8748

CABLE COMPANY
COMPANY/DEPT: TIME WARNER
ADDRESS: 789 CHURCH ROAD
WEST SENECA, NEW YORK
TELEPHONE 716–558–8615

ELECTRIC COMPANY
COMPANY/DEPT: NATIONAL GRID
ADDRESS: 144 KENSINGTON AVENUE
BUFFALO, NEW YORK 14214
TELEPHONE 716–236–2738

WATER
COMPANY/DEPT:. ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION ROAD
CHEEKTOWAGA, NEW YORK 14227
TELEPHONE 716–684–1510

DIG SAFELY NEW YORK
TELEPHONE 1–800–962–7962

OWNER/DEVELOPER

NAME: MEL Investors, LLC
ADDRESS 6790 Main Street, Suite 100
Williamsville, NY 14221
CONTACT: Paul Bliss
TELEPHONE 716-249-4008

ENGINEER

Carmina • Wood • Morris DPC
487 Main Street Suite 500
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

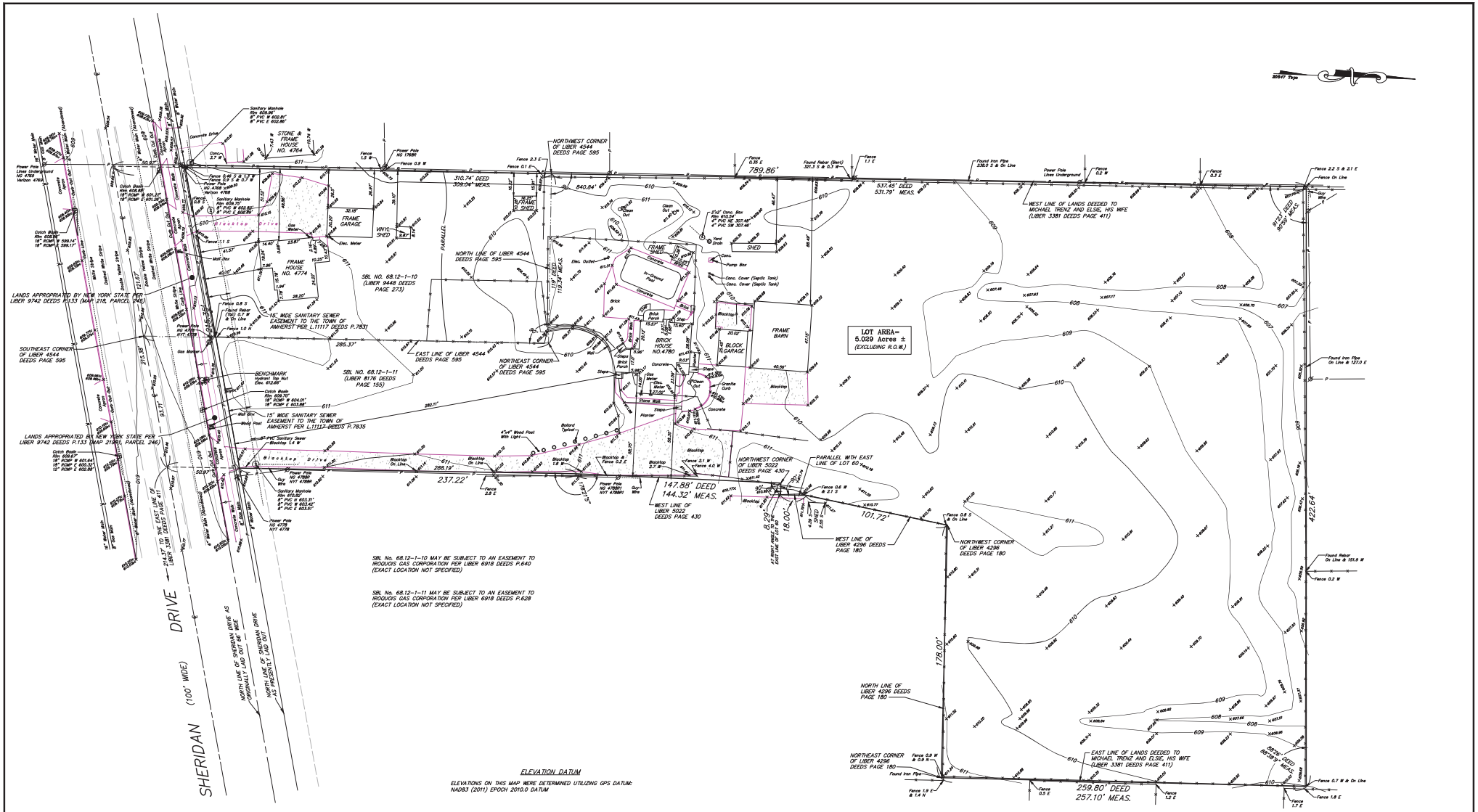
FEBRUARY 2021

PROJECT AREA



LOCATION MAP

DWG NO.	DRAWING TITLE
–	COVER SHEET
–	SURVEY & TOPOGRAPHIC MAP
C–001	DEMOLITION & EROSION CONTROL PLAN
C–002	DEMOLITION & EROSION CONTROL DETAILS
C–003	TYPICAL LOT DEMOLITION & EROSION CONTROL PLAN
C–100	PRELIMINARY PLAT
C–101	SITE DETAILS
C–200	GRADING PLAN
C–201	CENTERLINE ROAD PROFILE
C–300	STORM DRAINAGE PLAN
C–301	STORM DRAINAGE PROFILE
C–302	STORM DRAINAGE DETAILS
C–400	UTILITY PLAN
C–401	SANITARY SEWER & WATERLINE PROFILES & DETAILS
C–402	SANITARY SEWER DETAILS
C–403	SANITARY SEWER DETAILS
C–404	SANITARY SEWER GENERAL NOTES
C–405	SANITARY SEWER TESTING NOTES
C–406	WATERLINE DETAILS
C–407	WATERLINE DETAILS
C–408	WATERLINE DETAILS & NOTES
M–100	MAINTENANCE & PROTECTION OF TRAFFIC PLAN


SHERIDAN DRIVE (100' WIDE)
NORTH LINE OF SHERIDAN DRIVE AS ORIGINALLY LAID OUT 66' WIDE
NOT PRESENTLY LAID OUT
LOT AREA= 5.029 Acres ± (EXCLUDING R.O.W.)
789.86' DEED 789.86' MEAS.
537.45' DEED 537.79' MEAS.
422.64'
178.00'
147.88' DEED 144.32' MEAS.
237.22'
259.80' DEED 257.10' MEAS.
101.72'
18.00'
310.74' DEED 309.04' MEAS.
214.37' TO THE EST LINE OF LIBER 3381 PAGE 411
LANDS APPROPRIATED BY NEW YORK STATE PER LIBER 9742 DEEDS P.133 (MAP 218, PARCEL 246)
SOUTHEAST CORNER OF LIBER 4544 DEEDS PAGE 595
NORTHWEST CORNER OF LIBER 4544 DEEDS PAGE 595
NORTH LINE OF LIBER 4544 DEEDS PAGE 595
EAST LINE OF LIBER 4544 DEEDS PAGE 595
NORTHEAST CORNER OF LIBER 4544 DEEDS PAGE 595
SBL NO. 68.12-1-10 (LIBER 9448 DEEDS PAGE 273)
SBL NO. 68.12-1-11 (LIBER 8176 DEEDS PAGE 155)
16' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST PER L.11117 DEEDS P.7831
15' WIDE SANITARY EASEMENT TO THE TOWN OF AMHERST PER L.11113-DEEDS P.7835
BENCHMARK Hydrant Top Nut Elev. 612.68'
NORTHWEST CORNER OF LIBER 5022 DEEDS PAGE 430
WEST LINE OF LIBER 5022 DEEDS PAGE 430
PARALLEL WITH EAST LINE OF LOT 60
WEST LINE OF LIBER 4296 DEEDS PAGE 180
NORTHWEST CORNER OF LIBER 4296 DEEDS PAGE 180
NORTH LINE OF LIBER 4296 DEEDS PAGE 180
NORTHEAST CORNER OF LIBER 4296 DEEDS PAGE 180
EAST LINE OF LANDS DEEDED TO MICHAEL TRENZ AND ELSIE, HIS WIFE (LIBER 3381 DEEDS PAGE 411)
WEST LINE OF LANDS DEEDED TO MICHAEL TRENZ AND ELSIE, HIS WIFE (LIBER 3381 DEEDS PAGE 411)
SBL No. 68.12-1-10 MAY BE SUBJECT TO AN EASEMENT TO IROQUOIS GAS CORPORATION PER LIBER 6918 DEEDS P.640 (EXACT LOCATION NOT SPECIFIED)
SBL No. 68.12-1-11 MAY BE SUBJECT TO AN EASEMENT TO IROQUOIS GAS CORPORATION PER LIBER 6918 DEEDS P.628 (EXACT LOCATION NOT SPECIFIED)
STONE & FRAME HOUSE NO. 4764
FRAME HOUSE NO. 4774
FRAME GARAGE
VINYL SHED
FRAME SHED
BRICK HOUSE NO.4780
BLOCK GARAGE
FRAME BARN
SHED
Blacktop Drive
Sanitary Manhole Rim 609.94' 8" PVC E 602.81' 8" PVC E 602.86'
Catch Basin Rim 609.70' 18" RCMP E 604.01' 18" RCMP E 603.81' 12" RCMP E 602.86'
Catch Basin Rim 609.73' 18" RCMP W 604.14' 18" RCMP E 603.94' 12" RCMP E 602.80'
Catch Basin Rim 608.67' 18" RCMP W 605.64' 18" RCMP E 605.51' 12" RCMP E 602.86'
Power Pole NG 17688' Lines Underground
Power Pole NG 4769 Verizon 4769
Power Pole NG 4768 Verizon 4768
Power Pole NG 4778 NYT 4778
Power Pole NG 4780 NYT 4780
Power Pole NG 4779 NYT 4779
Power Pole NG 4780 Verizon 4780
Power Pole NG 4788 NYT 4788
Power Pole NG 4788 NYT 4788
Power Pole NG 4789 NYT 4789
Power Pole NG 4789 NYT 4789
Power Pole NG 4790 NYT 4790
Power Pole NG 4790 NYT 4790
Power Pole NG 4791 NYT 4791
Power Pole NG 4792 NYT 4792
Power Pole NG 4793 NYT 4793
Power Pole NG 4794 NYT 4794
Power Pole NG 4795 NYT 4795
Power Pole NG

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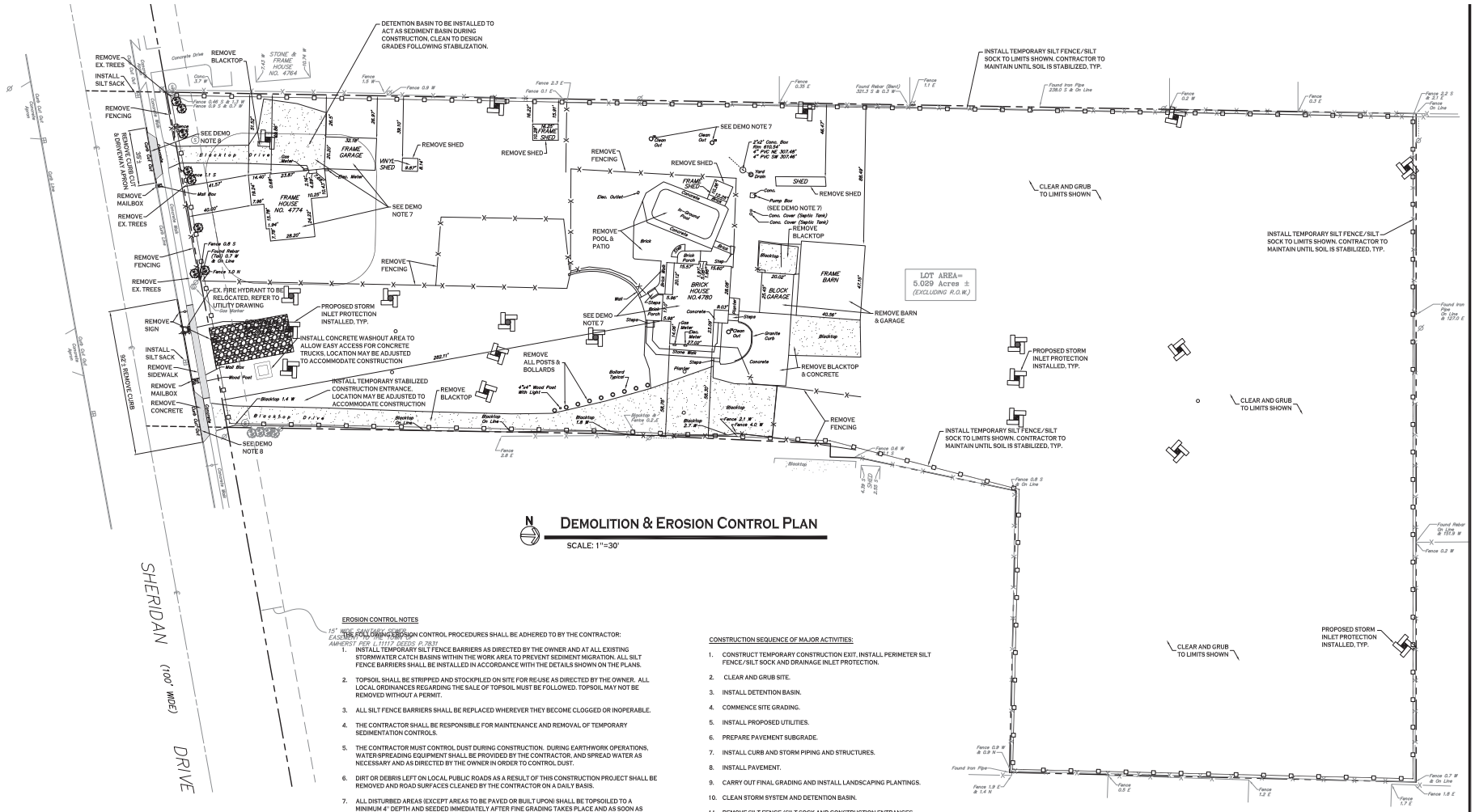

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DEMOLITION & EROSION CONTROL PLAN

SCALE: 1"=30'

DEMOLITION NOTES:

1. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
2. TEMPORARY SILT FENCE AND STRAW BALES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
3. CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS. STORM DRAINAGE INLETS THAT INTERFERE WITH CONSTRUCTION ENTRANCE TO BE PROTECTED WITH SILT SACK AND OTHER PROPER TEMPORARY INLET PROTECTION MEASURES.
4. CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NYS M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.
5. COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
6. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY.
7. REMOVE EXISTING HOUSE TO INCLUDE ALL FOUNDATIONS, PORCHES, STEPS, ETC. ALL UTILITY CONNECTIONS TO BE ABANDONED AND/OR REMOVED PER COUNTY, TOWN, AND UTILITY COMPANY REQUIREMENTS.
8. EXISTING CURB AT DRIVEWAY ENTRANCE TO BE REMOVED SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE. EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FOR FOR PLACING NEW CURB.
9. CURB CUT NOT TO BE REMOVED UNTIL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE IS NO LONGER NEEDED FOR SITE ACCESS.

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT FENCE BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT FENCE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
3. ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT FENCE AROUND THE BASE OF STOCKPILES.
11. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF AMHERST WEEKLY.
12. THE ENGINEER OF RECORD FOR THIS PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN COMPLIANCE WITH THE NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL AND NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS.

EXISTING TREE PROTECTION FENCE

MATERIALS

MATERIALS FOR TEMPORARY PLASTIC BARRIER FENCES SHALL MEET THE FOLLOWING REQUIREMENTS:

- FENCE: HIGH-DENSITY POLYETHYLENE MESH, ULTRAVIOLET-STABILIZED MIN. 2 YEARS; MINIMUM HEIGHT 4.0 FEET. COLOR: HIGH-VISIBILITY ORANGE OR GREEN. WHEN USED TO PROTECT TREES OR OTHER VEGETATION, COLOR SHALL BE HIGH-VISIBILITY ORANGE.
- POSTS: RIGID METAL OR WOOD POSTS, MINIMUM LENGTH 6.0 FEET.
- TIES: STEEL WIRE, #14 GAUGE OR NYLON CABLE TIES.
- WARNING SIGNS: SHEET METAL, PLASTIC OR OTHER RIGID, WATERPROOF MATERIAL, 1.5 FEET BY 2.0 FEET WITH 4 INCH BLACK LETTERS ON A WHITE BACKGROUND. TEXT SHALL BE: "PROTECTED SITE - KEEP OUT" UNLESS OTHERWISE SPECIFIED.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

1. CONSTRUCT TEMPORARY CONSTRUCTION EXIT, INSTALL PERIMETER SILT FENCE/SILT SOCK AND DRAINAGE INLET PROTECTION.
2. CLEAR AND GRUB SITE.
3. INSTALL DETENTION BASIN.
4. COMMENCE SITE GRADING.
5. INSTALL PROPOSED UTILITIES.
6. PREPARE PAVEMENT SUBGRADE.
7. INSTALL CURB AND STORM PIPING AND STRUCTURES.
8. INSTALL PAVEMENT.
9. CARRY OUT FINAL GRADING AND INSTALL LANDSCAPING PLANTINGS.
10. CLEAN STORM SYSTEM AND DETENTION BASIN.
11. REMOVE SILT FENCE/SILT SOCK AND CONSTRUCTION ENTRANCES.
12. CLEAN SITE.

EXISTING TREE PROTECTION FENCE DETAILS

FENCES SHALL BE ERECTED PRIOR TO MOVING CONSTRUCTION EQUIPMENT ONTO ANY AREA DESIGNATED FOR PROTECTION.

THE LINE OF FENCES SHALL BE STAKED OR MARKED OUT ON THE GROUND BY THE CONTRACTOR AND APPROVED BY THE ENGINEER/OWNER BEFORE ANY FENCE IS INSTALLED. WHERE USED FOR PROTECTION OF INDIVIDUAL TREES, FENCE SHALL BE PLACED AT THE DRIP LINE (EXTENT OF CANOPY). IF NOT POSSIBLE, PLACEMENT SHALL BE AS CLOSE TO THE DRIP LINE AS POSSIBLE AND IN NO CASE LESS THAN 5.0 FEET AWAY FROM THE TREE TRUNK.

ON APPROVAL OF THE STAKEOUT, POSTS SHALL BE SECURELY DRIVEN ON 6.0 FOOT-MAXIMUM CENTERS. NORMAL TO THE GROUND, TO A DEPTH 1/3 OF THE TOTAL POST LENGTH. PLASTIC BARRIER FENCE SHALL BE PLACED ALONG THE SIDE OF ALL POSTS. ENDS OF FENCING SEGMENTS SHALL OVERLAP A DISTANCE OF AT LEAST ONE HALF THE FENCE HEIGHT.

FENCING SHALL BE SECURED TO POSTS WITH WIRE OR CABLE TIES AT TOP, MIDDLE AND BOTTOM OF POST. FASTENER SHALL BE TIGHT ENOUGH TO PREVENT THE FENCING FROM SLIPPING DOWN. OVERLAPS SHALL ALSO BE SECURELY FASTENED.

BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

MAINTENANCE SHALL COMMENCE IMMEDIATELY AFTER ERECTION OF THE FENCE AND CONTINUE UNTIL ONE WEEK PRIOR TO ACCEPTANCE OF THE CONTRACT, AND SHALL CONSIST OF: REPLACING DAMAGED POST(S) AND FENCING; RE-FASTENING AND TIGHTENING FENCING; AND RESTORING FENCE TO ITS INTENDED HEIGHT.

FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

DEMOLITION & EROSION CONTROL LEGEND

- EXISTING PAVEMENT/SIDEWALK/CURBING TO BE SAWCUT & REMOVED
- PROPOSED SILT FENCE
- EXISTING TREE TO BE REMOVED
- PROPOSED STORM INLET PROTECTION

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60FT.

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REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Demolition & Erosion Control Plan

DRAWING NO.
C-001

Project no.: 20.252

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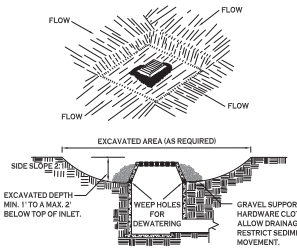
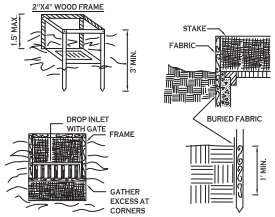


CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1
NOT TO SCALE

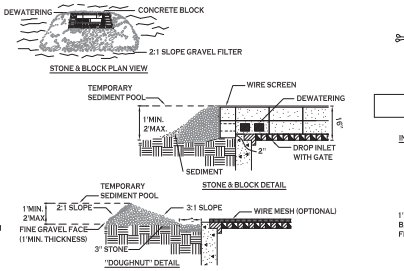


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2
NOT TO SCALE



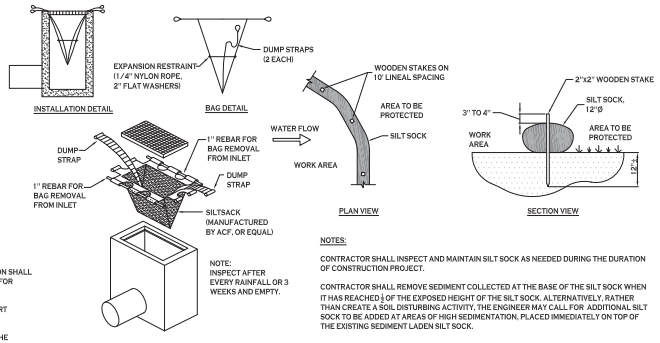
CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL, 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3
NOT TO SCALE

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



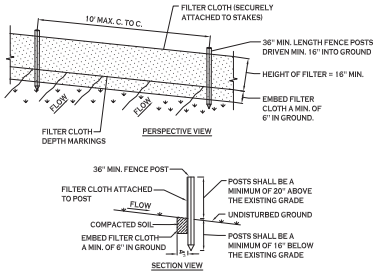
SILT SACK DETAIL
NOT TO SCALE

NOTES:

CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

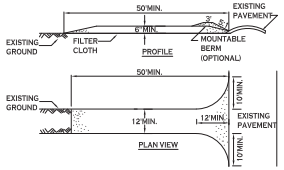
SILT SOCK DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

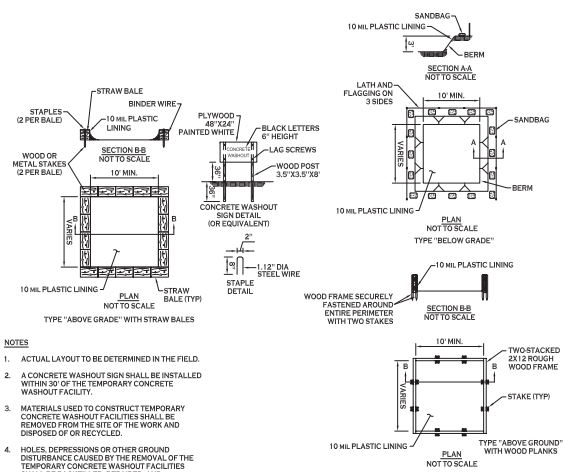
SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

CONCRETE WASHOUT DETAIL
NOT TO SCALE

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REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Demolition & Erosion Control Details

DRAWING NO.
C-002

Project no.: 20.252

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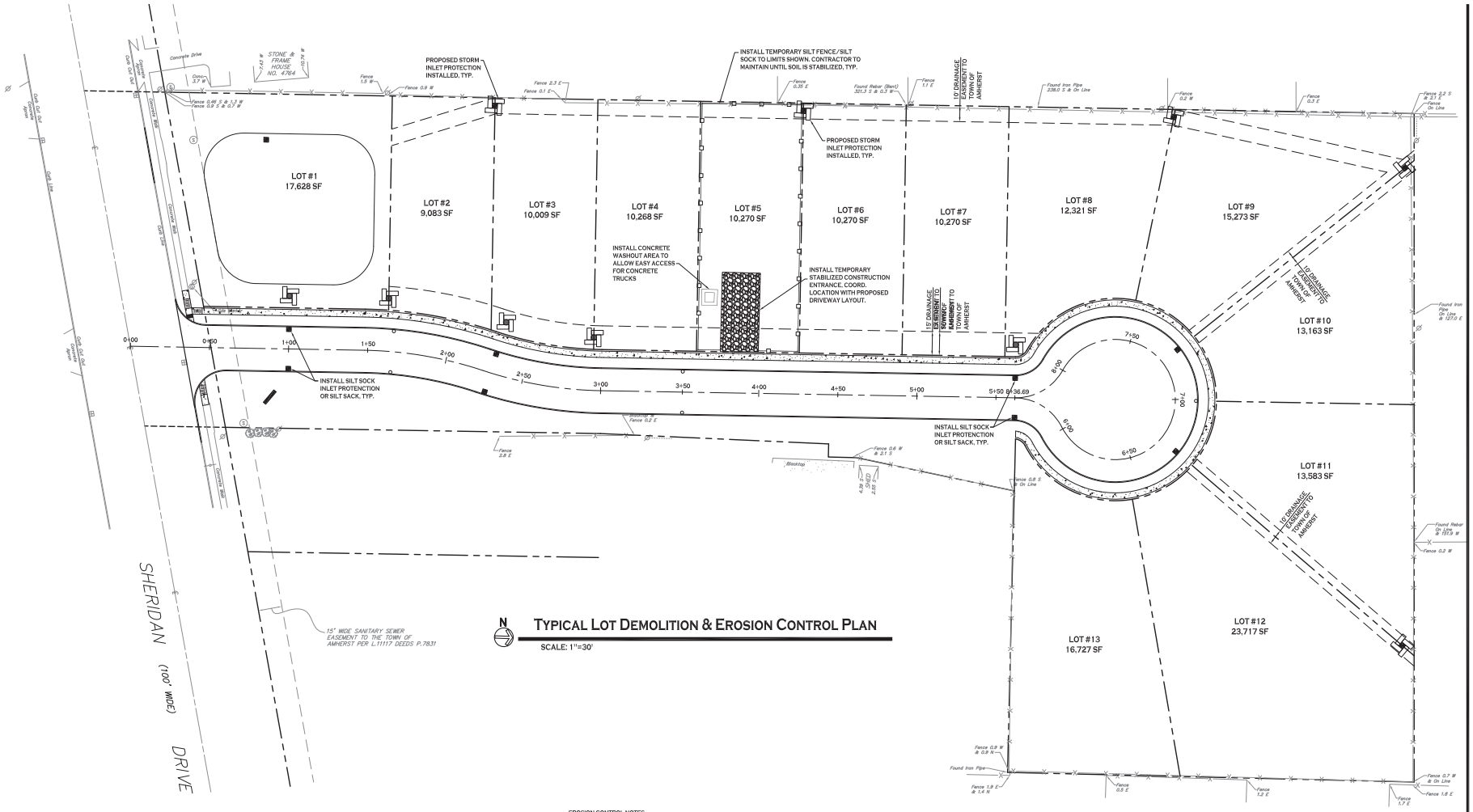

TYPICAL LOT DEMOLITION & EROSION CONTROL PLAN

SCALE: 1"=30'

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT FENCE BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT FENCE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR REUSE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
3. ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT FENCE AROUND THE BASE OF STOCKPILES.

DEMOLITION NOTES:

1. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
2. TEMPORARY SILT FENCE AND STRAW BALES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
3. CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS. STORM DRAINAGE INLETS THAT INTERFERE WITH CONSTRUCTION ENTRANCE TO BE PROTECTED WITH SILT SACK AND OTHER PROPER TEMPORARY INLET PROTECTION MEASURES.
4. CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NYS M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.
5. COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
6. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY.

DEMOLITION & EROSION CONTROL LEGEND

- EXISTING PAVEMENT/SIDEWALK/CURBING TO BE SAWCUT & REMOVED
- PROPOSED SILT FENCE
- EXISTING TREE TO BE REMOVED
- PROPOSED STORM INLET PROTECTION

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Typical Lot Demo & Erosion Control Plan

DRAWING NO.
C-003

Project no.: 20.252

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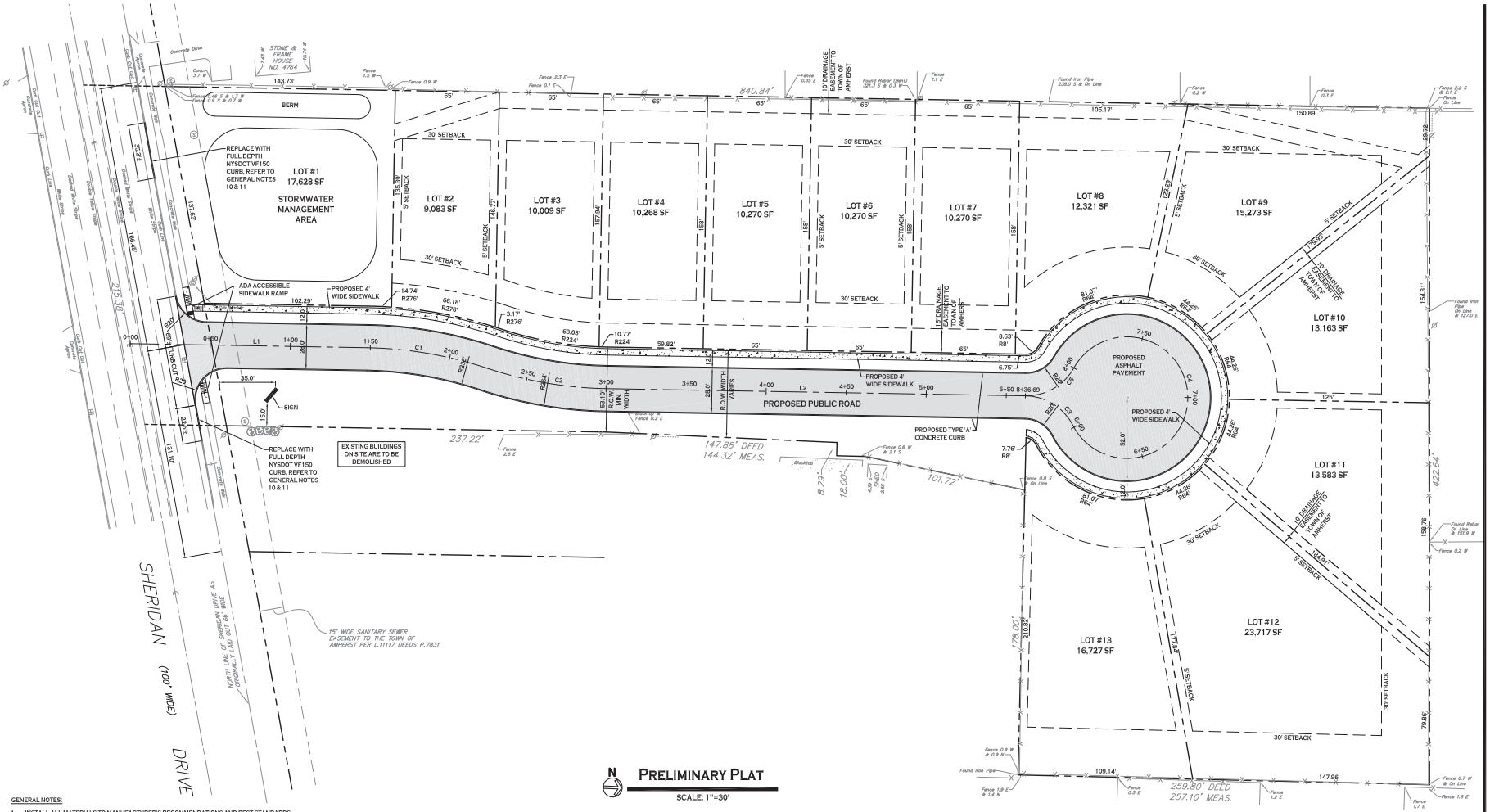

PRELIMINARY PLAT

SCALE: 1"=30'

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. REFER TO NYSDOT STANDARD SHEET 608-03 FOR DRIVEWAY ENTRANCE AND LAYOUT INFORMATION ALONG SHERIDAN DRIVE.
10. EXISTING CURB AT PROPOSED DRIVEWAY ENTRANCE AND REMOVAL OF EXISTING ENTRANCE SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE. EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FORM FOR PLACING NEW CURB.
11. ALL DISTURBED AREAS WITHIN NYSDOT R.O.W. TO BE RESTORED USING ITEM 610.1402 TOPSOIL - ROADSIDE AND ITEM 610.1602 TURF ESTABLISHMENT - LAWNS AND COMPLY WITH NYSDOT STANDARDS AND SPECIFICATIONS SECTION 713 - LANDSCAPE DEVELOPMENT MATERIALS.

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAP RAMPS (NOT WITHIN THE NYSDOT R.O.W.) AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS. SIDEWALKS FLUSH TO PAVEMENT WITHIN THE NYSDOT R.O.W. SHALL ADHERE TO THE NOTES AND DESIGN REGULATIONS AS STATED ON NYSDOT STANDARD SHEET 608-01.

SITE DATA (R-3 ZONING)

MIN. LOT WIDTH =	65 FT INTERIOR LOTS
MIN. LOT WIDTH =	75 FT CORNER LOTS
MIN. LOT AREA =	8,450 SF INTERIOR LOTS
MIN. LOT AREA =	9,750 SF CORNER LOTS
FRONT SETBACK = 30 FT (OFF EDGE OF PVMT)	
SIDE SETBACK = 5 FT	
REAR SETBACK = 30 FT	
MAXIMUM LOT COVERAGE = 35%	
MAXIMUM BUILDING HEIGHT = 35 FT	
MINIMUM FLOOR AREA = 1,000 SF (1 STORY)	
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)	

CURVE TABLE

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA ANGLE
C1	76.14	250.00	17° 26' 57"
C2	76.14	250.00	17° 26' 57"
C3	36.69	34.00	61° 49' 16"
C4	201.38	38.00	303° 38' 64"
C5	36.69	34.00	61° 49' 16"

LINE TABLE

LINE	LENGTH (FT)	BEARING
L1	148.11	N 11° 11' 1" E
L2	261.57	N 11° 10' 1" E

NOTE: LENGTH OF L1 INCLUDES SHERIDAN DRIVE R.O.W.

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60FT.

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REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Preliminary Plat

DRAWING NO.
C-100

Project no.: 20.252

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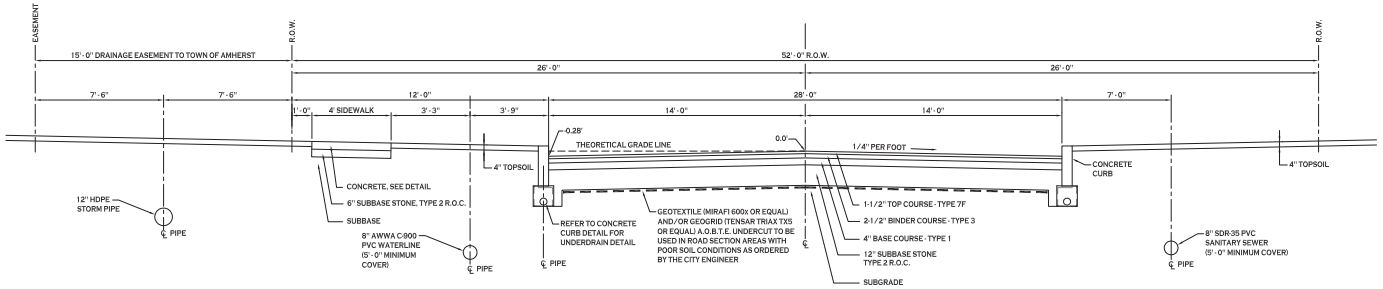
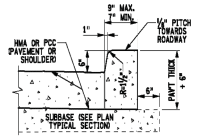


TYPICAL PAVEMENT SECTION (T.O.A. LOCAL STREET)

NOT TO SCALE

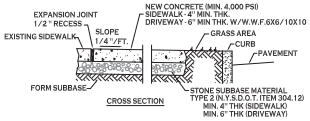
NOTE:
LIMITS AND DEGREE OF DEPTH OF ROAD SECTION UNDERCUT AREA WILL BE DETERMINED BY THE TOWN/CITY ENGINEER OR HIS/HER REPRESENTATIVE. MAXIMUM DEGREE OF DEPTH OF UNDERCUTTING SHALL BE 3'-6". ALL UNDERCUT AREAS SHALL BE GRADED/CROWNED TO DRAIN PROPERLY.



TYPE VF150
(VERTICAL FACED CURB WITHOUT CURB ANCHOR)
(SEE NOTE 4)

NYSDOT FULL DEPTH CURB

NOT TO SCALE

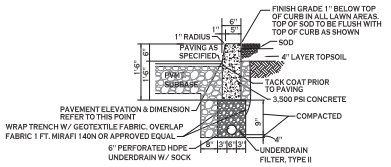


CROSS SECTION

NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3, CONCRETE TO BE CLASS D AND SEALED AFTER CURING.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE, PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6" LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6" AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

CONCRETE SIDEWALK

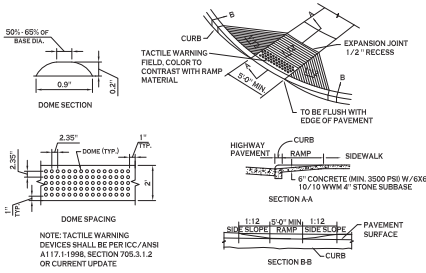
NOT TO SCALE



NOTES:
1. CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.
3. TIE UNDERDRAINS INTO CLOSEST DRAINAGE SYSTEM OR OUTLET TO DAYLIGHT UNLESS OTHERWISE INDICATED, SLOPE OF UNDERDRAIN TO FOLLOW BOTTOM OF CURB SLOPE.

TYPE "A" CONCRETE CURB

NOT TO SCALE



SIDEWALK CURB RAMP

NOT TO SCALE

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REVISIONS:

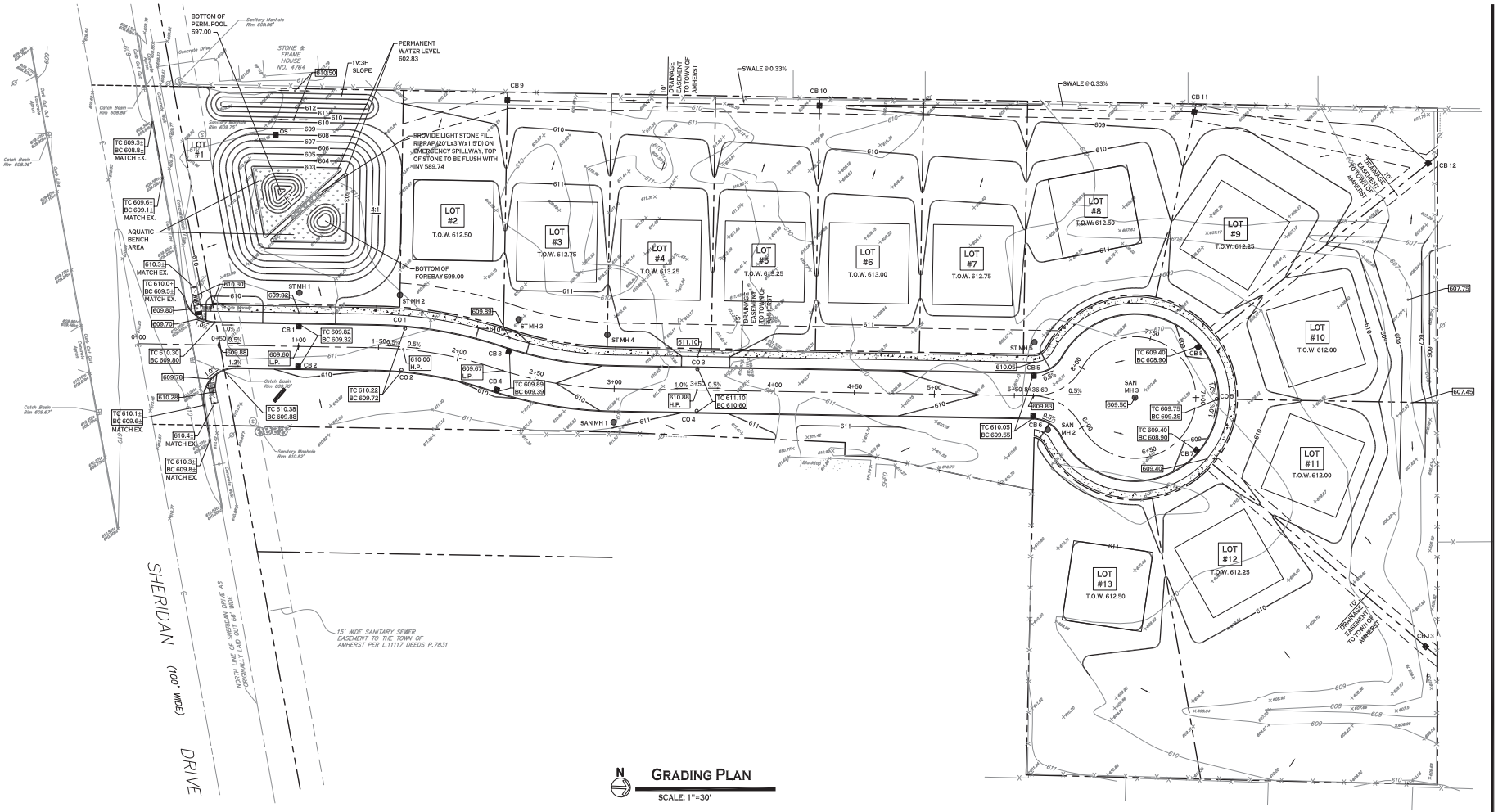
No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Site Details

DRAWING NO.
C-101
Project no.: 20.252



N

GRADING PLAN

SCALE: 1"=30'

STRUCTURE TABLE

STRUCTURE	RIM	STATION	OFFSET
CB 1	609.32	1+00.0	13.0' LT.
CB 2	609.32	1+00.0	13.0' RT.
CB 3	609.39	2+29.2	13.0' LT.
CB 4	609.39	2+29.2	13.0' RT.
CB 5	609.55	5+61.9	13.0' LT.
CB 6	609.55	5+61.9	13.0' RT.
CB 7	608.90	6+73.0	13.0' RT.
CB 8	608.90	7+25.6	13.0' RT.
CB 9	609.67	1+96.6	163.72' LT.
CB 10	609.03	4+25.2	178.96' LT.
CB 11	608.25	7+51.9	144.29' RT.
CB 12	607.50	7+25.6	196.43' RT.
CB 13	607.25	6+73.0	201.03' RT.
CO 1	609.74	1+65.5	13.0' LT.
CO 2	609.74	1+65.5	13.0' RT.
CO 3	610.62	3+50.0	13.0' LT.
CO 4	610.62	3+50.0	13.0' RT.
CO 5	609.25	7+00.0	13.0' RT.
ST MH 1	609.70	1+00.0	33.5' LT.
ST MH 2	610.20	1+61.1	33.5' LT.
ST MH 3	610.25	2+29.2	33.5' LT.
ST MH 4	610.65	2+94.4	33.5' LT.
ST MH 5	610.10	5+61.9	33.5' LT.
OS 1	608.00	0+83.6	132.0' LT.

GRADING NOTES:

1. IN GENERAL, EXTERIOR GRADE AT THE PROPOSED HOUSES SHALL BE 2' ABOVE THE HIGHEST ADJACENT EDGE OF ROAD, CORNER LOTS MAY DIFFER, SEE PLAN FOR SPECIFIC SITUATIONS.
2. IN GENERAL, 1ST FFE FOR THE PROPOSED HOUSES SHALL BE 2.5' ABOVE HIGHEST EXTERIOR GRADE ELEVATION.
3. IN GENERAL, TOP OF WALL ELEVATION SHALL BE 1.5' ABOVE HIGHEST EXTERIOR GRADE ELEVATION.
4. SANITARY SEWER INVERT AT THE PROPOSED HOUSE SHALL BE 1.5' ABOVE THE BASEMENT FLOOR ELEVATION, BASEMENT FLOOR ELEVATION IS 9' BELOW THE 1ST FFE.
5. HOUSE BOXES SHOWN ARE 50'x50' FOR DESIGN PURPOSES.
6. PROPOSED SIDEWALK TO SLOPE 1/4" PER FOOT TOWARDS ROADWAY.

PROPOSED GRADING LEGEND

- PROPOSED CONTOUR — 101 —
- PROPOSED SPOT ELEVATION 100.80
- PROPOSED TOP/BOTTOM OF CURB ELEV. TC 100.50 / BC 100.00
- PROPOSED CATCH BASIN ■ CB
- PAVEMENT/GROUND SLOPE ——
- PROPOSED MANHOLE ● MH
- PROPOSED CLANOUT ○ CO

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60FT.

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REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Grading Plan

DRAWING NO.
C-200

Project no.: 20.252

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REVISIONS:

No.	Description	Date

PROJECT NAME:

Proposed Subdivision

New Construction

4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Schmidt
Scale: As Noted

DRAWING NAME:

Centerline Road
Profile

DRAWING NO.

C-201

Project no.: 20.252

ELEVATION
620
615
610
605
600
595
590
STATION
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
HIGH POINT @ R.O.W
STA 0+50.0
ELV. 609.88
BEGIN CUL-DE-SAC
STA 5+61.9
ELV. 609.83
END CUL-DE-SAC
STA 8+36.7
ELV. 609.83
EXISTING GRADE
PROPOSED GRADE
PVC STA 0+81.50
PVC EL = 609.69
PVT STA 1+18.50
PVT EL = 609.69
V.C. #1
L.P. STA 1+00.0
L.P. EL = 609.60
P.I. STA 1+00.0
P.I. EL = 609.63
PVI EL = 609.63
A = 1.0%
K = 37
L = 37.0'
PVC STA 1+56.00
PVC EL = 609.85
PVT STA 1+75.00
PVT EL = 609.95
V.C. #2
H.P. STA 1+68.50
H.P. EL = 610.00
P.I. STA 1+65.50
P.I. EL = 609.98
PVI EL = 609.97
A = .6%
K = 19
L = 19.0'
PVC STA 2+01.45
PVC EL = 609.81
PVT STA 2+56.95
PVT EL = 609.69
V.C. #3
L.P. STA 2+29.2
L.P. EL = 609.67
P.I. STA 2+55.95
P.I. EL = 609.77
PVI EL = 609.77
A = 1.5%
K = 37
L = 55.5'
PVC STA 3+36.75
PVC EL = 610.74
PVT STA 3+64.25
PVT EL = 610.81
V.C. #4
H.P. STA 3+50.00
H.P. EL = 610.86
P.I. STA 3+54.75
P.I. EL = 610.84
PVI EL = 610.84
A = 1.5%
K = 19
L = 28.5'
EX. 610.24
PROP. 609.88
EX. 610.34
PROP. 609.58
EX. 610.84
PROP. 609.23
EX. 610.84
PROP. 609.32
EX. 610.44
PROP. 609.22
EX. 610.24
PROP. 609.56
EX. 610.14
PROP. 609.89
EX. 609.94
PROP. 610.13
EX. 610.14
PROP. 610.38
EX. 610.54
PROP. 610.63
EX. 610.94
PROP. 610.84
EX. 611.04
PROP. 610.38
EX. 611.04
PROP. 609.88
EX. 611.04
PROP. 609.79
EX. 611.14
PROP. 609.89
EX. 611.14
PROP. 609.88
EX. 610.74
PROP. 609.88
EX. 610.34
PROP. 609.63
EX. 610.94

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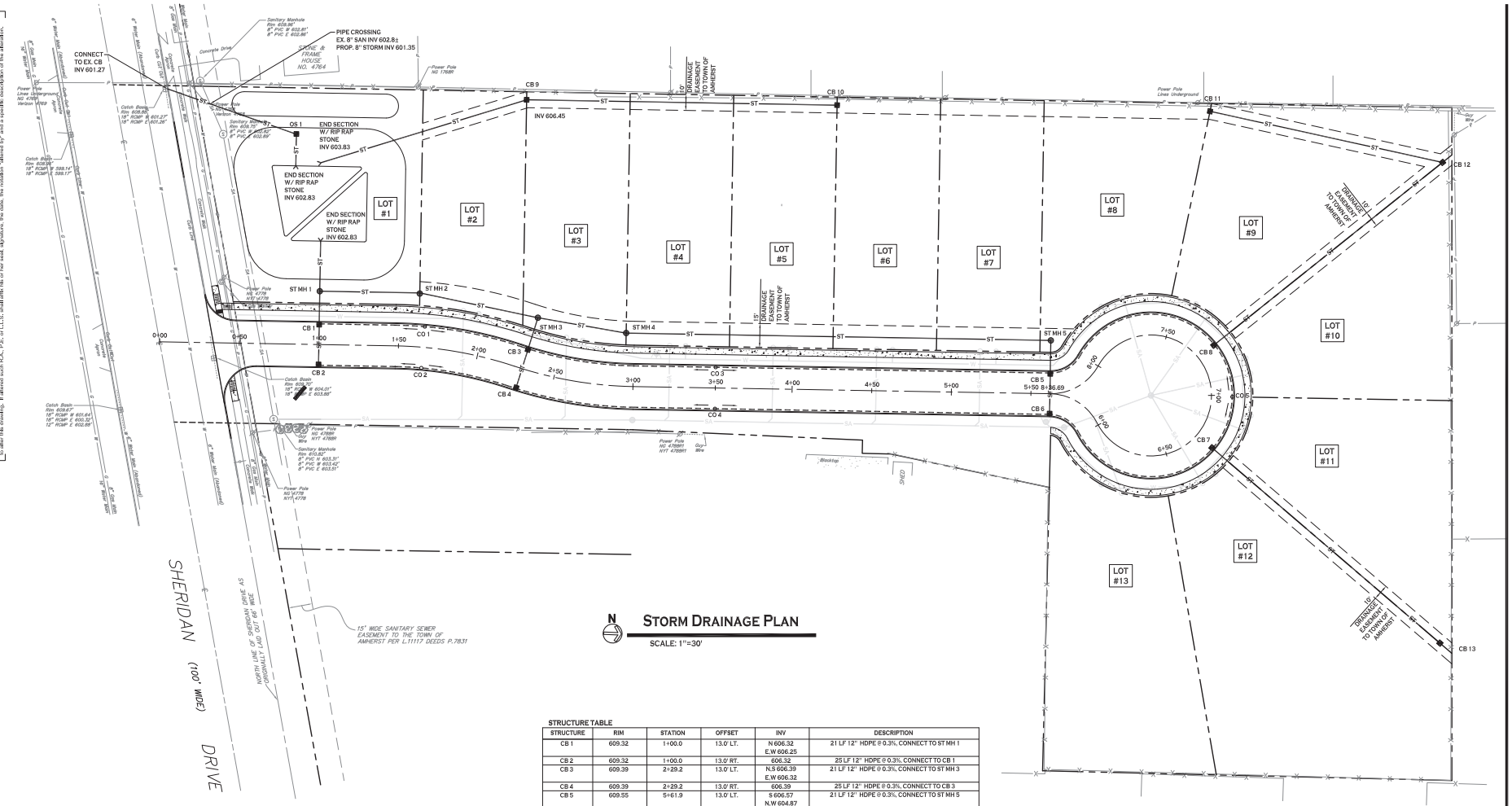

STORM DRAINAGE PLAN

SCALE: 1"=30'

STRUCTURE TABLE

STRUCTURE	RIM	STATION	OFFSET	INV	DESCRIPTION
CB 1	609.32	1+00.0	13.0' LT.	N 606.32 E,W 606.25	21 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 1
CB 2	609.32	1+00.0	13.0' RT.	606.32	25 LF 12" HDPE @ 0.3%, CONNECT TO CB 1
CB 3	609.39	2+29.2	13.0' LT.	N,S 606.39 E,W 606.32	21 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 3
CB 4	609.39	2+29.2	13.0' RT.	606.39	25 LF 12" HDPE @ 0.3%, CONNECT TO CB 3
CB 5	609.55	5+61.9	13.0' LT.	S 606.57 N,W 604.87	21 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 5
CB 6	609.55	5+61.9	13.0' RT.	S 606.57 N,W 604.95	25 LF 12" HDPE @ 0.3%, CONNECT TO CB 5
CB 7	608.90	6+73.0	13.0' RT.	W 605.90 NE,E 605.32	123 LF 6" PERF. HDPE @ 0.3%, CONNECT TO CB 6
CB 8	608.90	7+25.6	13.0' RT.	E 605.90 NW,W 605.24	123 LF 6" PERF. HDPE @ 0.3, CONNECT TO CB 5
CB 9	609.67	1+96.9	163.72' LT.	605.08	135 LF 8" HDPE @ 1.0%, OUTLET TO DETENTION BASIN
CB 10	609.03	4+25.2	178.96' LT.	607.03	195 LF 8" HDPE @ 1.0%, CONNECT TO CB 9
CB 11	608.25	7+51.9	144.29' RT.	606.24	149 LF 8" HDPE @ 0.3%, CONNECT TO CB 12
CB 12	607.50	7+25.6	196.43' RT.	605.79	184 LF 8" HDPE @ 0.3%, CONNECT TO CB 8
CB 13	607.25	6+73.0	201.03' RT.	605.89	190 LF 8" HDPE @ 0.3%, CONNECT TO CB 7
CO 1	609.74	1+65.5	13.0' LT.	606.74	66 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 1 66 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 3
CO 2	609.74	1+65.5	13.0' RT.	606.74	64 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 2 61 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 4
CO 3	610.62	3+50.0	13.0' LT.	607.62	126 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 3 211 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 5
CO 4	610.62	3+50.0	13.0' RT.	607.62	128 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 4 211 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 6
CO 5	609.25	7+00.0	13.0' RT.	606.25	35 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 7 35 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 8
ST MH 1	609.70	1+00.0	33.5' LT.	E 606.19 N 603.02 W 602.92	32 LF 12" HDPE @ 0.3%, OUTLET TO DETENTION BASIN
ST MH 2	610.20	1+61.1	33.5' LT.	N 603.31 S 603.21	63 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 1
ST MH 3	610.25	2+29.2	33.5' LT.	E 606.26 N 603.64 S 603.54	76 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 2
ST MH 4	610.65	2+94.4	33.5' LT.	N 603.91 S 603.81	56 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 3
ST MH 5	610.10	5+61.9	33.5' LT.	E 604.81 S 604.71	267 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 4
OS 1	608.00	0+83.6	132.0' LT.	E 602.77 S 601.53	20 LF 10" HDPE @ 0.3%, CONNECT TO ST OS 1 (INLET PIPE) 86 LF 10" HDPE @ 0.3%, CONNECT TO EX. CB (OUTLET PIPE)

PRE DEVELOPMENT STORMWATER EVENT SUMMARY

EVENT	RUNOFF (CFS)	VOLUME (CUBIC-FT)	DEPTH (INCHES)
1-YEAR	2.96	10,298	1.17
2-YEAR	4.18	14,285	1.62
5-YEAR	6.15	20,756	2.35
10-YEAR	8.06	27,134	3.05
25-YEAR	11.18	37,632	4.22
50-YEAR	14.10	47,673	5.33
100-YEAR	17.58	59,816	6.67

POST DEVELOPMENT STORMWATER EVENT SUMMARY
DETENTION BASIN

EVENT	INFLOW (CFS)	OUTFLOW (CFS)	ELEVATION (FEET)	STORAGE (CUBIC-FEET)
1-YEAR	1.96	1.38	603.72	2,114
2-YEAR	2.75	1.83	604.00	3,051
5-YEAR	3.99	2.61	604.42	4,580
10-YEAR	5.20	3.20	604.83	6,263
25-YEAR	7.14	3.67	605.58	9,722
50-YEAR	8.96	4.02	606.28	13,533
100-YEAR	11.12	4.38	607.06	18,477

PROPOSED STORM DRAINAGE LEGEND

- PROPOSED STORM PIPE — ST —
- PROPOSED PERFORATED STORM PIPE - - - - -
- PROPOSED CATCH BASIN ■
- PROPOSED MANHOLE ●
- PROPOSED CLEANOUT ○

CB: CATCH BASIN
MH: MANHOLE
OS: OUTLET STRUCTURE
YD: YARD DRAIN

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60FT.

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REVISIONS:

No.	Description	Date

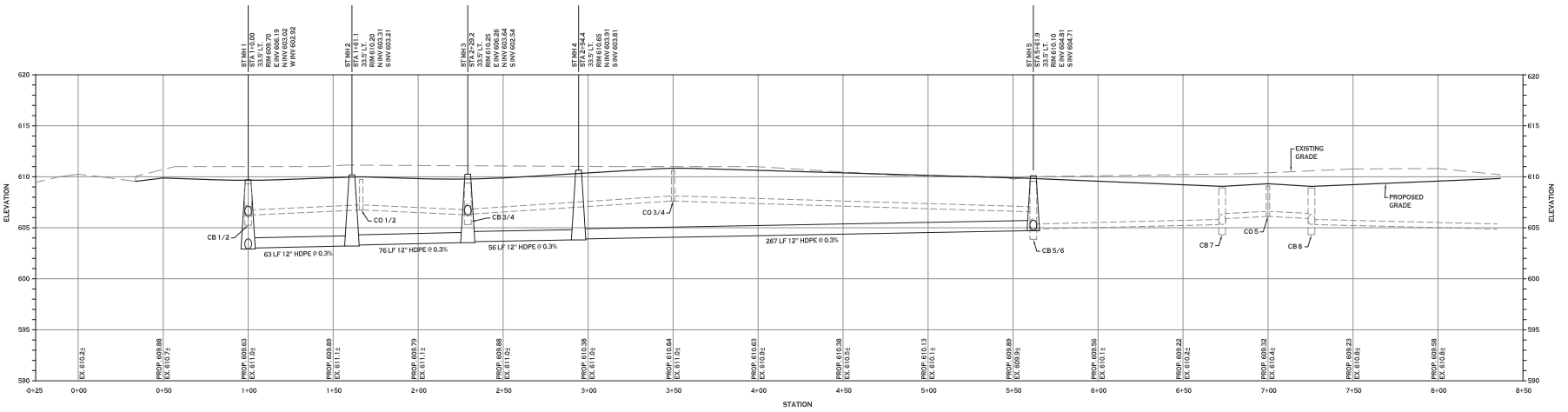
PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Storm Drainage Plan

DRAWING NO.
C-300

Project no.: 20.252



CENTERLINE ROAD PROFILE - STA 0+00 TO 8+50

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

NOTES:

1. PROFILES SHOWN IN RELATION TO THE CENTERLINE OF THE ROADWAY. GRADING/DEPTH AND ALIGNMENT MAY VARY IN RELATION TO THE CENTERLINE. REFER TO PLAN SHEETS FOR REFERENCE.

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F 716.842.0263

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Storm Drainage Profile

DRAWING NO.
C-301

Project no.: 20.252

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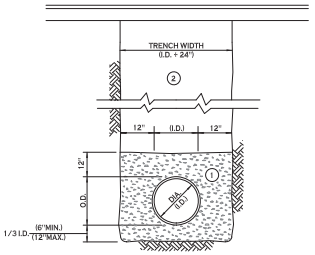


NOTES:
A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

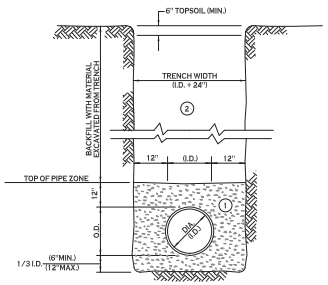
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

STORM SEWER TRENCH SECTION IN PAVED AREAS
NOT TO SCALE



NOTES:
A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

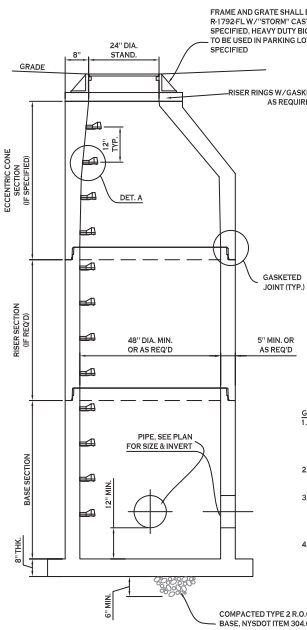
PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

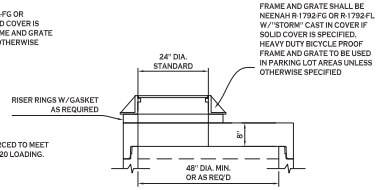
(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS
NOT TO SCALE



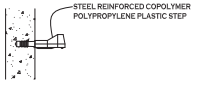
GENERAL NOTES:
1. REINFORCED STEEL TO CONFORM TO LATEST A.S.T.M. A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) IN BASE SLAB.
2. CONCRETE COMPRESSIVE STRENGTH - 4000 PSI MINIMUM.
3. MANHOLE DESIGN SPECIFICATIONS TO CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRE-CAST REINFORCED CONCRETE MANHOLE SECTIONS.
4. SINGLE POUR MONOLITHIC BASE SECTION.

TYPICAL STORM MANHOLE DETAIL
NOT TO SCALE

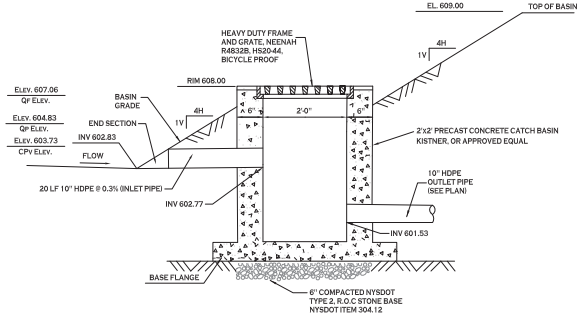


NOTE: ECCENTRIC CONE SECTION SHALL BE USED UNLESS DEPTH WARRANTS TOP SLAB PER MANUFACTURER

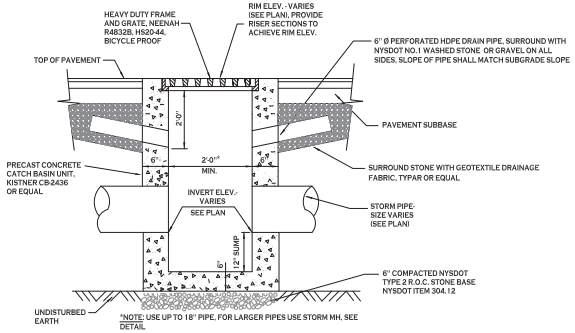
ALTERNATE TOP SLAB



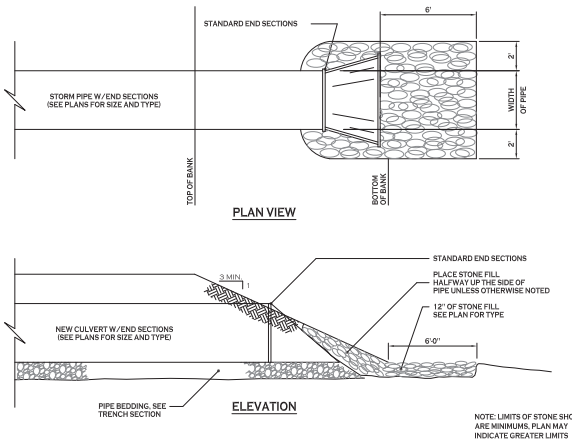
DETAIL A



DETENTION BASIN OUTLET STRUCTURE
NOT TO SCALE



TYPICAL PRECAST CATCH BASIN
NOT TO SCALE



TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP
NOT TO SCALE

Carmina Wood Morris DPC
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REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Storm Drainage Details

DRAWING NO.
C-302

Project no.: 20.252

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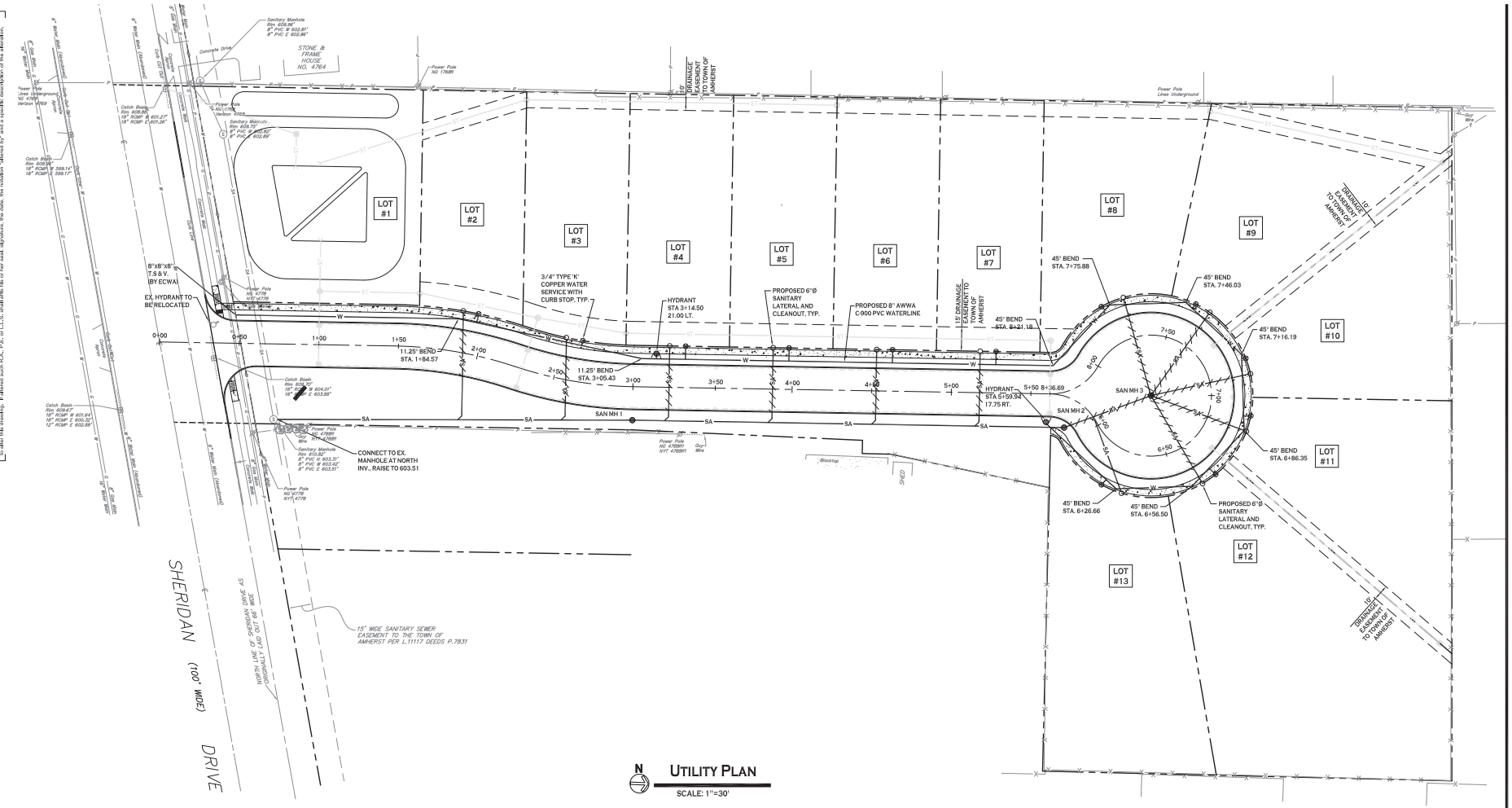
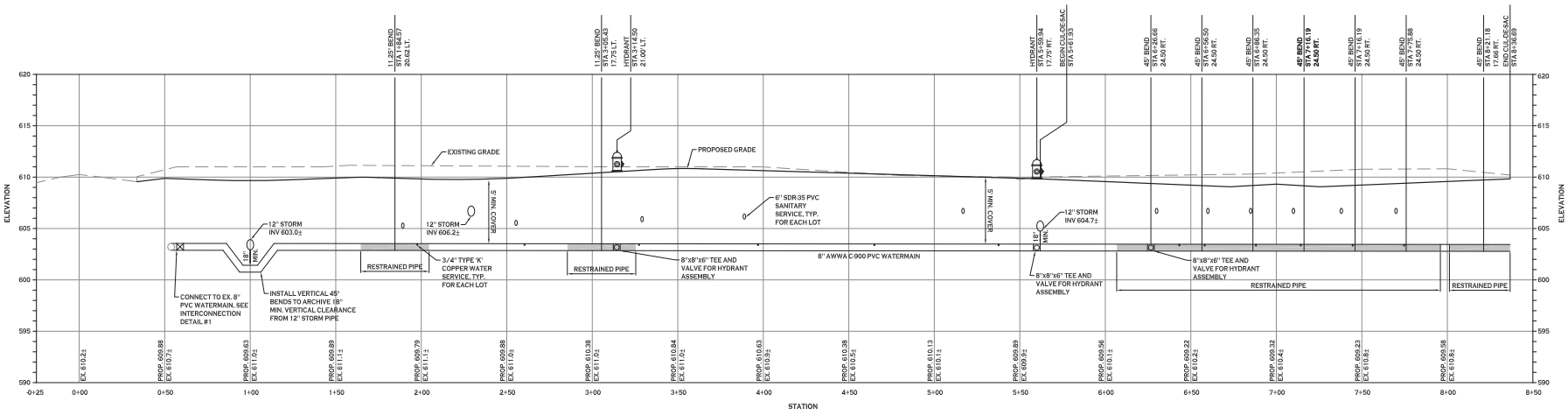

LOT #1
LOT #2
LOT #3
LOT #4
LOT #5
LOT #6
LOT #7
LOT #8
LOT #9
LOT #10
LOT #11
LOT #12
LOT #13
8"x8"x8" T.S & V. (BY ECWA)
EX. HYDRANT TO BE RELOCATED
3/4" TYPE 'K' COPPER WATER SERVICE WITH CURB STOP, TYP.
HYDRANT STA 3+14.50 21.00 LT.
PROPOSED 6"Ø SANITARY LATERAL AND CLEANOUT, TYP.
PROPOSED 8" AWWA C-900 PVC WATERLINE
15' DRAINAGE EASEMENT TO TOWN OF AMHERST
11.25° BEND STA. 1+84.57
11.25° BEND STA. 3+05.43
45° BEND STA. 7+75.88
45° BEND STA. 7+46.03
45° BEND STA. 8+21.18
45° BEND STA. 7+16.19
45° BEND STA. 6+86.35
45° BEND STA. 6+26.66
45° BEND STA. 6+56.50
HYDRANT STA 5+59.92 17.75 RT.
SAN MH 1
SAN MH 2
SAN MH 3
CONNECT TO EX. MANHOLE AT NORTH INV., RAISE TO 603.51
PROPOSED 6"Ø SANITARY LATERAL AND CLEANOUT, TYP.
15' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST PER L.11117 DEEDS P.7831
SHERIDAN (100' WIDE) DRIVE
STONE & FRAME HOUSE NO. 4764
SHED
Blacktop
Concrete Drive
Sanitary Manhole Rim 608.96' 8" PVC E 602.81' 8" PVC E 602.86'
Power Pole NO 17686
Power Pole NO 4778 NYT 4778
Power Pole NO 4788911 NYT 4788911
Guy Wire
Catch Basin Rim 608.82' 18" RCMP E 601.27' 18" RCMP E 601.24'
Catch Basin Rim 608.96' 18" RCMP E 598.14' 18" RCMP E 598.17'
Catch Basin Rim 609.47' 18" RCMP E 601.44' 18" RCMP E 600.32' 12" RCMP E 602.09'
Sanitary Manhole Rim 610.82' 8" PVC N 603.31' 8" PVC W 603.42' 8" PVC E 603.51'
Power Pole NO 4788911 NYT 4788911
Power Pole NO 4778 NYT 4778
Power Pole Lines Underground
6" Water Main (Assumed)
8" Sewer Main (Assumed)
8" Gas Main
12" Water Main
Curb Cut
Curb Type
Concrete Walk
Driveway
Guy Wire
Power Pole Lines Underground
Power Pole NO 17686 Verizon 37824
Power Pole NO 4778 Verizon 37824
Power Pole Lines Underground NO 4788911 Verizon 37824
Power Pole NO 4778 Verizon 37824
Power Pole NO 4778 NYT 4778
Power Pole NO 4788911 NYT 4788911

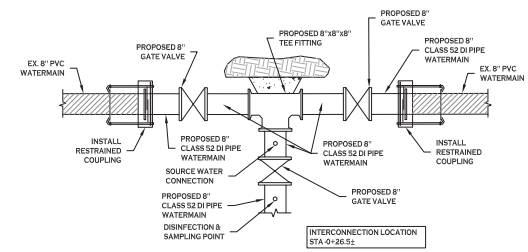


WATERLINE PROFILE - STA 0+00 TO 8+50

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

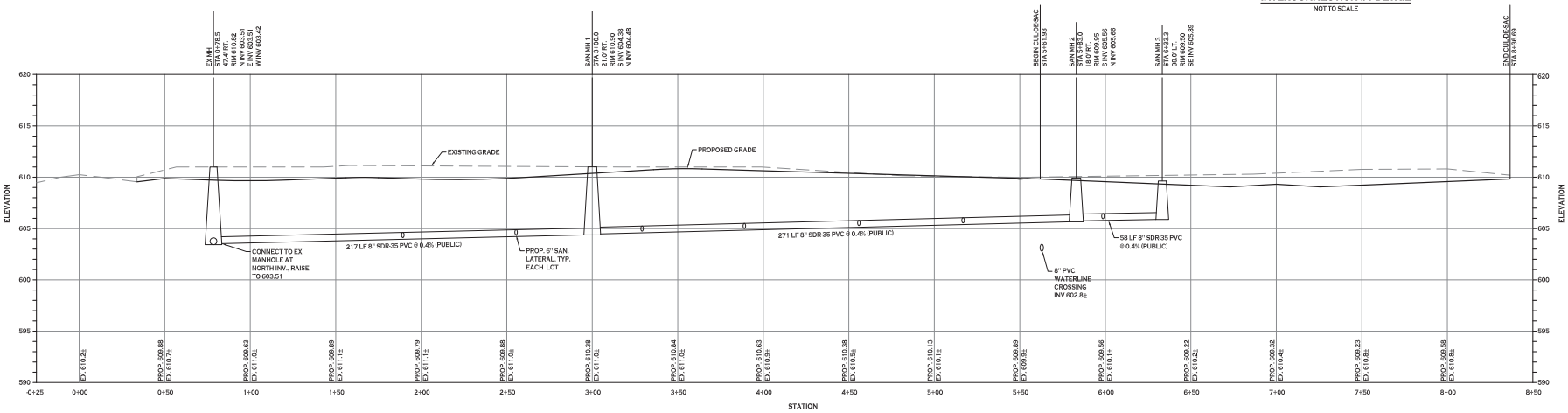
NOTES:

1. PROFILES SHOWN IN RELATION TO THE CENTERLINE OF THE ROADWAY, GRADING/DEPTH AND ALIGNMENT MAY VARY IN RELATION TO THE CENTERLINE. REFER TO PLAN SHEETS FOR REFERENCE.
2. WATER MAIN IS REQUIRED TO MAINTAIN 5-FOOT OR 6-FOOT MINIMUM COVER AS SHOWN IN THE PROFILE.
3. SELECT FILL TO BE INSTALLED FOR SANITARY SEWERS UNDER PAVEMENT & CONCRETE SURFACES EXTEND 5' BEYOND PAVEMENT LIMITS, TYP.



INTERCONNECTION #1 DETAIL

NOT TO SCALE



SANITARY SEWER PROFILE - STA 0+00 TO 8+50

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

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Buffalo, New York 14203
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F 716.842.0263

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

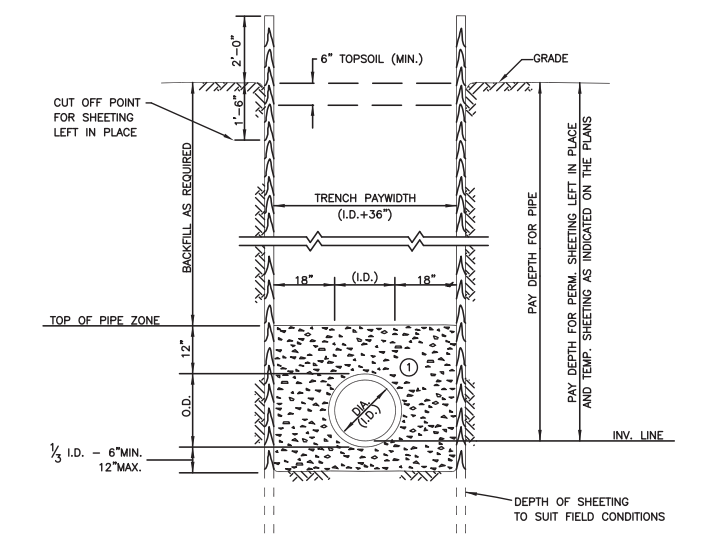
Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Sanitary Sewer & Waterline Profile & Details

DRAWING NO.
C-401

Project no.: 20.252

SHEETED TRENCH
(JANUARY 2012)



NOTES:

1. MAINTAIN 18" BETWEEN PIPE AND INSIDE FACE OF TEMPORARY SHEETING. IF SHEETING EXTENDS BELOW PIPE INVERT AS SHOWN, WHEN PVC PIPE MATERIAL IS USED, COMPACT MATERIAL (1) BEFORE PULLING THE SHEETING.
2. SHEETED TRENCH OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING EQUIPMENT.
3. SHEETING DRIVEN BELOW THE INVERT OF THE PIPE FOR BEDDING MATERIAL AND TOE SUPPORT WILL NOT BE CONSIDERED IN THE FORMULA FOR PAYMENT BUT SHOULD BE FIGURED BY THE CONTRACTOR IN DETERMINING HIS UNIT BID PRICE PER SQUARE FOOT OF SHEETING.
4. WHERE INDICATED ON THE PLANS OR AS ORDERED BY THE ENGINEER, TEMPORARY SHEETING WILL BE PAID FOR UNDER THE APPLICABLE BID ITEM. OTHER AREAS WHERE THE CONTRACTOR ELECTS TO USE TEMPORARY SHEETING NOT PREVIOUSLY AUTHORIZED BY THE ENGINEER SHALL BE AT HIS OPTION AND EXPENSE.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

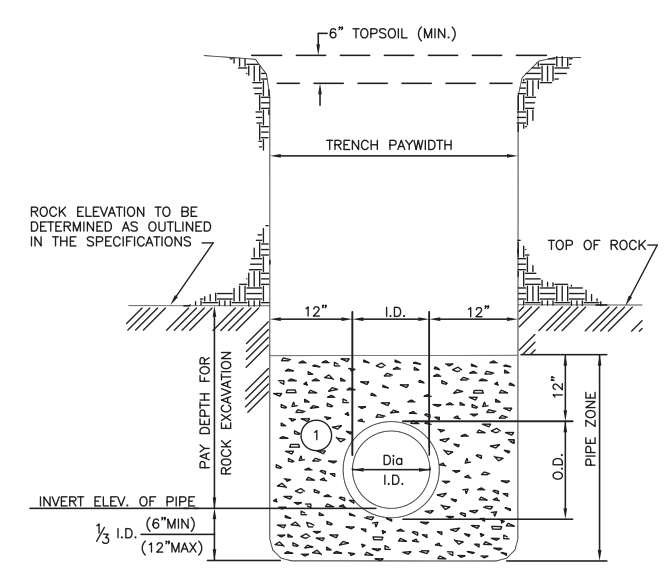
NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (1)

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1	2/7/94	REVISED TOPSOIL DIMENSION
Rev. 2	6/5/06	UPDATED MATERIALS TO NYSDOT LATEST EDITION
File: d-02	Date: 3/1/91	

STD.DETAIL 2

ROCK TRENCH DETAIL
(JANUARY 2012)



NOTE:

A. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

B. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

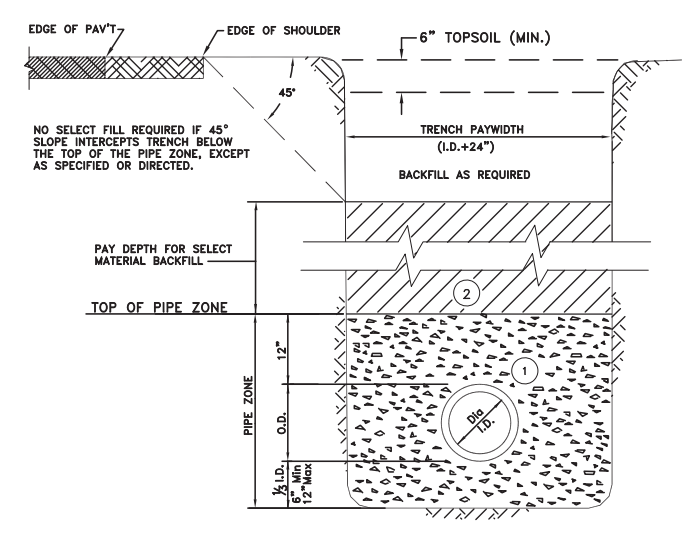
NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (1)

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1	1/6/94	ADDED 6" TOPSOIL (MIN.)
Rev. 2	2/7/94	ADDED NOTES A & B
File: d-03	Date: 3/1/91	

STD.DETAIL 3

SELECT BACKFILL FOR TRENCH PARALLEL TO ROADWAYS
(JANUARY 2012)



NOTE:

A. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

B. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

(2) NO. 2 RUN OF CRUSHER STONE OR NO. 2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02. (COMPACTED IN 6" LIFTS TO 90% DENSITY)

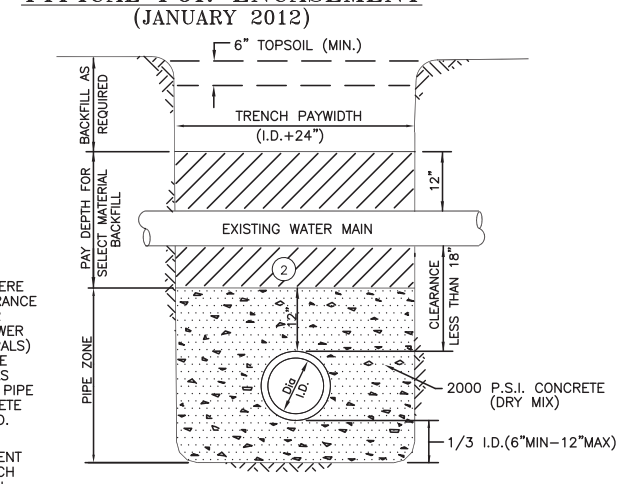
NO SLAG SHALL BE ALLOWED FOR MATERIALS (1) & (2)

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 2	12/28/00	UPDATED MATERIALS TO NYSDOT LATEST EDITION
Rev. 3	12/01	Updated NYS DOT Editions
File: d-04	Date: 3/1/91	

STD.DETAIL 4

WATERMAIN CROSSING DETAIL TYPICAL FOR ENCASEMENT
(JANUARY 2012)



NOTES:

A. IN ALL CASES WHERE THERE IS LESS THAN 18" CLEARANCE BETWEEN EXISTING WATER MAIN AND PROPOSED SEWER (INCLUDING HOUSE LATERALS) THE NEW WORK SHALL BE ENCASED IN CONCRETE AS SHOWN. WHEN A CASING PIPE IS SPECIFIED, NO CONCRETE ENCASEMENT IS REQUIRED.

B. THE CONCRETE ENCASEMENT SHALL EXTEND 3'-0" EACH SIDE OF THE WATER MAIN.

C. SEWERS SHALL BE LAID AT LEAST 10' (3.0 m) HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATERMAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10' SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE BY CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATERMAIN, PROVIDED THE WATERMAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND THE ELEVATION OF THE BOTTOM OF THE WATERMAIN IS AT LEAST 18" (46 cm) ABOVE THE TOP OF SEWER.

D. SEWERS CROSSING WATERMAINS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18" (46 CM) BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHEN THE WATERMAIN IS ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THE JOINTS OF THE SEWER PIPE WILL BE EQUIDISTANT FROM AND AS FAR AWAY FROM THE WATERMAIN JOINTS AS POSSIBLE. WHERE THE WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATERMAIN.

E. WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE EITHER ENCASED IN CONCRETE OR CONSTRUCTED OF PIPE MATERIAL EQUAL TO THE WATERMAIN AND PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS.

F. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIALS PLACEMENT AND MAXIMUM PAY LIMITS.

G. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

(2) NO.2 RUN OF CRUSHER STONE OR NO.2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02. (COMPACTED IN 6"LIFTS TO 90% DENSITY)

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (2)

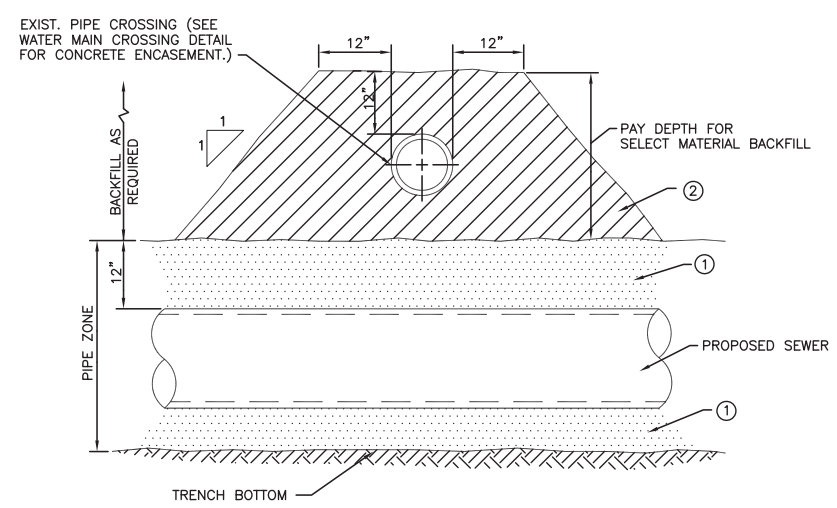
ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Revisions

2/7/94	ADDED 6" TOPSOIL(MIN.) & NOTE F&G
01/03/01	REVISED NOTE A
12/01	Revised Note "A"
File: d-05	Date: 3/1/91

STD.DETAIL 5

PIPE CROSSING SUPPORT DETAIL
(JANUARY 2012)



MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

(1) NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

(2) NO.2 RUN OF CRUSHER STONE OR NO.2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02. (COMPACTED IN 6"LIFTS TO 90% DENSITY)

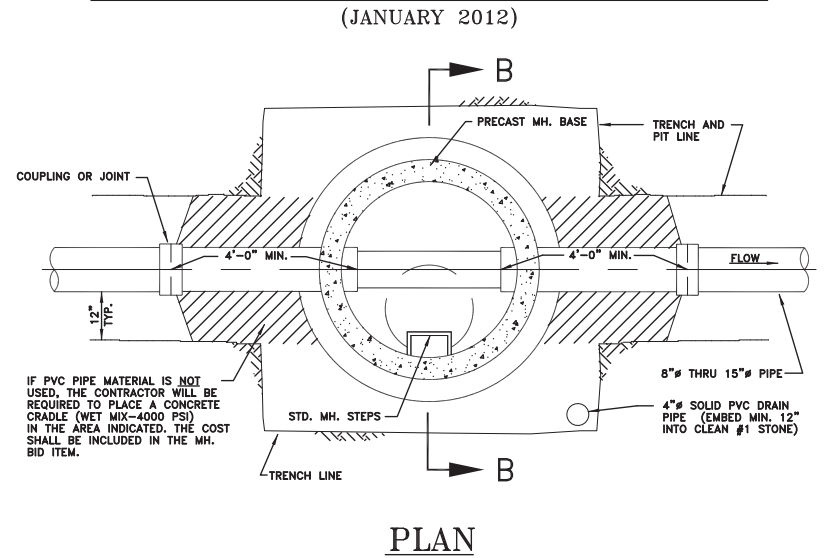
NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS (1) AND (2)

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1	12/01	UPDATED MATERIALS TO NYSDOT LATEST EDITION
Rev. 2		
File: d-09	Date: 3/1/91	

STD.DETAIL 9

MONOLITHIC PRECAST BASE MANHOLES 4'-5' DIA. BASE FOR 15"ø SEWERS OR LESS
(JANUARY 2012)



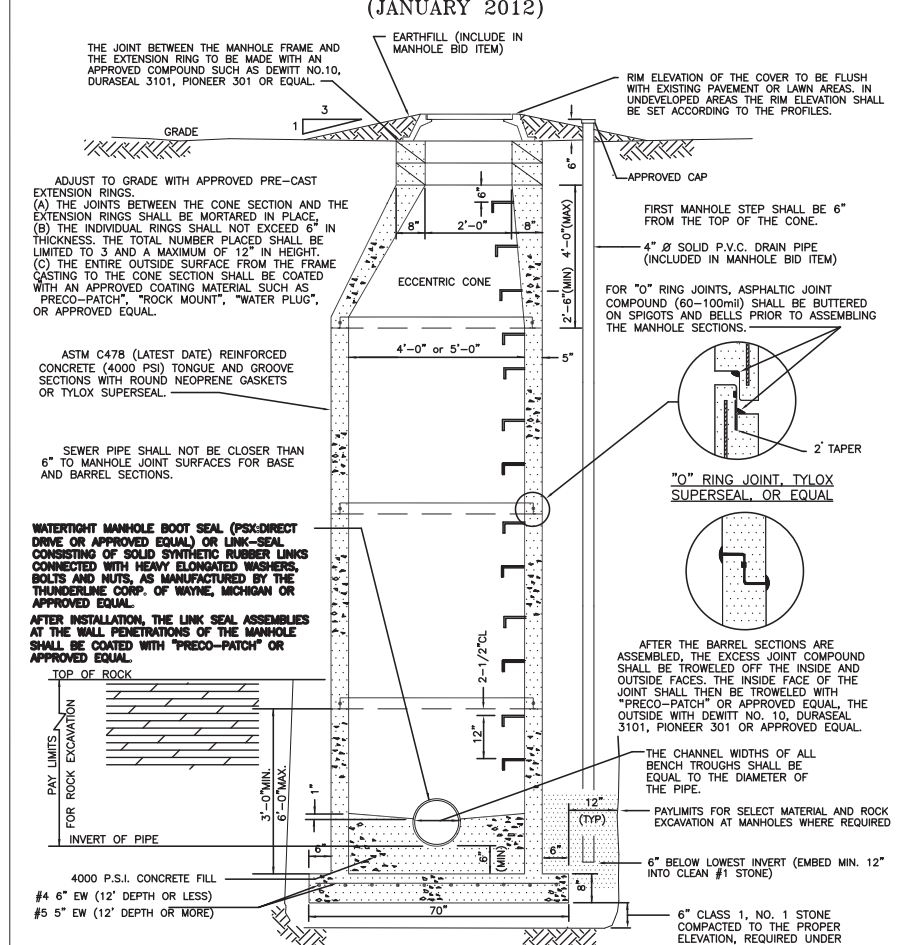
PLAN

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1	12/01	REVISED 4" PVC TO SOLID PIPE IN #1 STONE BED
Rev. 2		
File: d-10	Date: 3/1/91	

STD.DETAIL 10

MONOLITHIC PRECAST BASE MANHOLES 4'-5' DIA. BASE FOR 15"ø SEWERS OR LESS (SECTION B-B)
(JANUARY 2012)



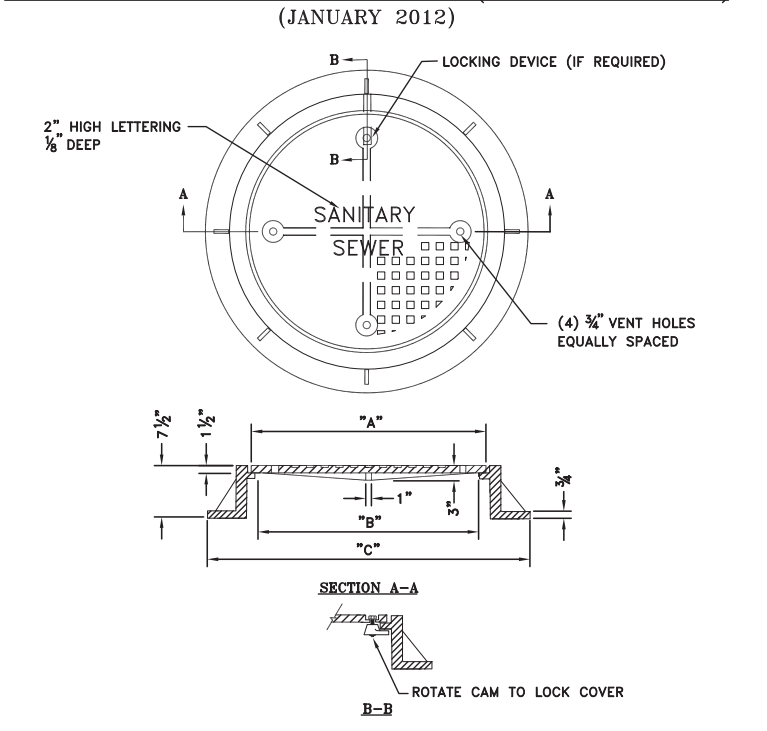
ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Revisions

07/15/99	ADD ROCK EXCAVATION PAYLIMITS
11/23/99	ADD 4"x4"x6" MARKER AND NOTES
12/01	REVISED 4" P.V.C. TO SOLID PIPE
03/04/03	ADDED WATER TIGHT BOOT SEAL NOTE
06/22/05	ADDED TYLOX SUPERSEAL NOTES REMOVED WOOD POST AND NOTES
02/27/07	CHANGED THE NUMBER OF EXTENSION RINGS FROM 2 TO 3
File: d-11	Date: 3/1/91

STD.DETAIL 11

STANDARD FRAME AND COVER (PRIVATE SEWER)
(JANUARY 2012)



TABLE

PIPE SIZE	DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	WEIGHT OF COVER
8" THRU 18"	24"	22 1/4"	35"(MAX.)	150 LBS. ± 5%
OVER 18"	32"	30"	46"(MAX.)	200 LBS. ± 5%

STANDARD FRAME AND COVER NOTES

1. MATERIAL ASTM A48 CLASS 30B CAST IRON.
2. UNIT MUST WITHSTAND H-20 WHEEL LOADING.
3. ALL DIMENSIONS ARE TO BE CONSIDERED MINIMUM WITH THE EXCEPTION OF THE COVER, WHICH MUST CONFORM EXACTLY TO MAINTAIN INTERCHANGEABILITY WITHIN THE COUNTY.
4. COVER WEIGHT 210 LBS. (MAX)
5. COATING NOT REQUIRED.
6. FRAMES AND COVERS SHALL HAVE MACHINED BEARING SURFACES.
7. LOCKING DEVICE MUST BE SITUATED TO ALLOW EASY REMOVAL OF COVER.
8. NO COMMERCIAL "BRAND NAME" LETTERING WILL BE ALLOWED ON THE EXPOSED SURFACE OF THE COVER.

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1	
Rev. 2	
Rev. 3	
Rev. 4	
File: d-13P	Date: 2/05

STD.DETAIL 13P

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Buffalo, New York 14203
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REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Sanitary Sewer Details

DRAWING NO.
C-402

Project no.: 20.252

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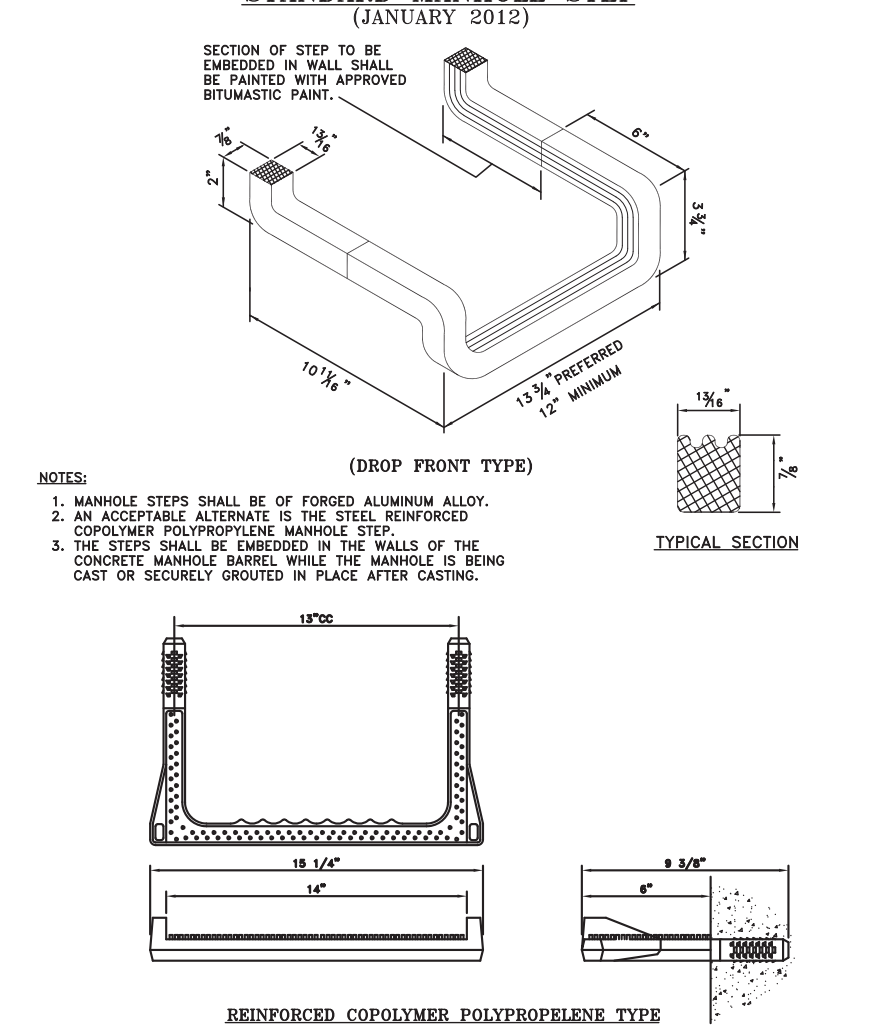
STANDARD MANHOLE STEP
(JANUARY 2012)



NOTES:

1. MANHOLE STEPS SHALL BE OF FORGED ALUMINUM ALLOY.
2. AN ACCEPTABLE ALTERNATE IS THE STEEL REINFORCED COPOLYMER POLYPROPYLENE MANHOLE STEP.
3. THE STEPS SHALL BE EMBEDDED IN THE WALLS OF THE CONCRETE MANHOLE BARREL WHILE THE MANHOLE IS BEING CAST OR SECURELY GROUTED IN PLACE AFTER CASTING.

REINFORCED COPOLYMER POLYPROPELENE TYPE

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

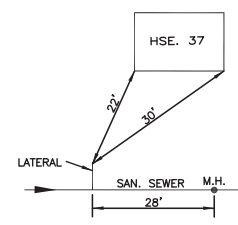
Rev. 1 12/9/96	ADDED REINFORCED COLPOLYMER TYPE STEP	STD.DETAIL 17
Rev. 2		
File: d-17	Date: 3/1/91	

CONSTRUCTION SPECIFICATIONS FOR HOUSE LATERALS
(JANUARY 2012)

1. MATERIAL
   a. THICK WALL PVC – D – 3034, SDR-35
   b. EXTRA HEAVY CAST IRON
   c. DUCTILE IRON
2. FAR SIDE CROSSING
   a. LATERALS INSTALLED ACROSS TOWN ROADS MAY BE BY THE OPEN CUT METHOD WHERE ALLOWED BY THE HIGHWAY PERMIT.
   b. LATERALS INSTALLED ACROSS STATE OR COUNTY ROADS SHALL BE BY THE BORING AND JACKING METHOD (UNLESS OTHERWISE NOTED ON THE PLANS) USING A STEEL CASING PIPE. THE CARRIER PIPE SHALL CONFORM WITH THE MATERIAL SPECIFIED OR APPROVED BY THE ENGINEER.
   c. ALL PAVEMENT CROSSINGS (OPEN CUT METHOD) WITH LESS THAN 4'-0" COVER SHALL BE ENCASED WITH 2000 PSI CONCRETE.
   d. ALL FAR SIDE CROSSINGS SHALL BE INSTALLED UP TO ONE (1) FOOT OF THE R.O.W. LINE.
   e. THE CONTRACTOR SHALL SUPPLY A 2" X 4" WOOD MARKER EXTENDING FROM THE END OF THE CROSSING TO ONE FOOT BELOW GRADE. ALSO, RECORDS SHALL BE KEPT AS TO THE DEPTH OF THE HOUSE SERVICE AND A MINIMUM OF THREE (3) TIES SHALL BE ESTABLISHED FOR THE LOCATION OF THE SERVICE.
   f. LATERALS SHALL BE LAID AT A 2.0% MINIMUM GRADE. IN CASES OF A SHALLOW SEWER, A 1.0% SLOPE MAY BE APPROVED BY THE ENGINEER.
3. NEAR SIDE SERVICES
   a. THE CONTRACTOR SHALL SUPPLY WYE BRANCHES OF THE SAME MATERIAL AND CLASS AS THE SEWER MAIN.
   b. THE LOCATION OF THE WYE BRANCHES WILL BE DETERMINED BY THE CONTRACTOR AND ENGINEER IN THE FIELD AFTER CONFERRING WITH THE HOMEOWNER.
   c. THE LOCATION OF THE BRANCHES SHALL BE MEASURED FROM THE LAST DOWNSTREAM MANHOLE AND AT LEAST THREE (3) TIES FROM AN EXISTING STRUCTURE, NORMALLY THE HOME IT IS TO SERVICE.
   d. NEAR SIDE SERVICES SHALL BE INSTALLED UP TO ONE (1) FOOT OF THE R.O.W. LINE.
   e. THE CONTRACTOR SHALL PROVIDE A 2" X 4" WOOD MARKER EXTENDED FROM THE WYE BRANCH TO ONE (1) FOOT BELOW GRADE.
   f. ON ALL SERVICES WHERE THE MAIN IS GREATER THAN 8' IN DEPTH, THE CONTRACTOR SHALL PROVIDE A RISER PIPE TO AN ELEVATION 8' BELOW EXISTING GRADE.

NOTES:

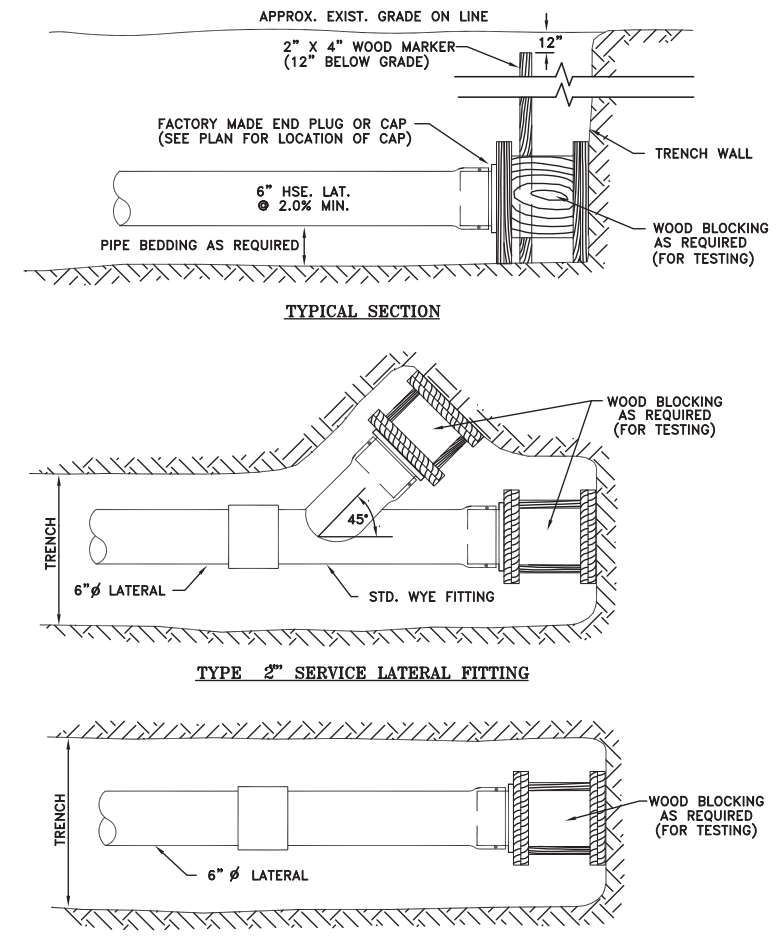
1. RECORDS OF THE DEPTH OF COVER SHALL BE KEPT FOR ALL HOUSE LATERALS BUILT ACROSS PAVEMENTS. SUCH RECORDS SHALL IDENTIFY THE LATERALS BY THE USE OF HOUSE NUMBERS AND SHALL SHOW LOCATION OF THE END OF THE HOUSE LATERAL WITH A MINIMUM OF THREE(3) TIES AS SHOWN IN EXAMPLE BELOW.
2. THE CONTRACTOR SHALL OBTAIN ALL HIGHWAY/R.O.W. PERMITS PRIOR TO START OF WORK.
3. VENTS AND CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.



ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1 5/17/93	NOTE 2c: DEPTH 4'-0"	STD.DETAIL 23
Rev. 2 12/9/96	CHANGED NOTE 1 TO THREE(3) TIES	
Rev. 3 7/14/99	ADDED TITLE	
Rev. 4 12/01	ADDED NOTE 3 REGARDING LOCATION OF VENTS AND CLEAN OUTS	
File: d-23	Date: 3/1/91	

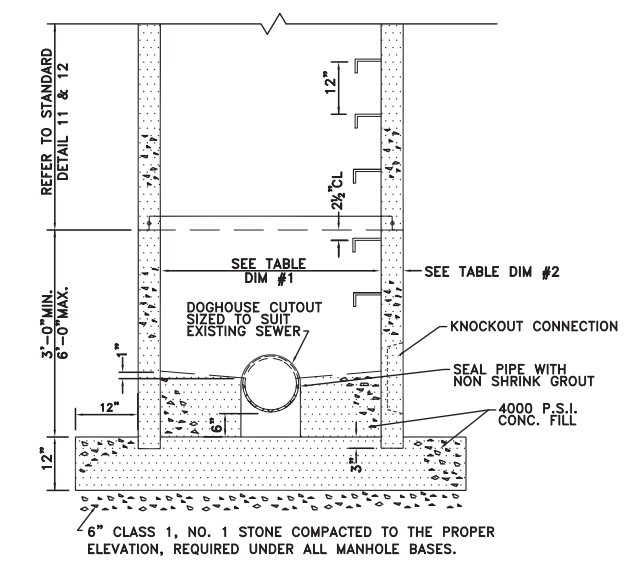
CAP & BLOCKING METHODS FOR AIR TESTING
(JANUARY 2012)



ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1		STD.DETAIL 26
Rev. 2		
File: d-26	Date: 3/1/91	

PRECAST DOGHOUSE BASE MANHOLE
(JANUARY 2012)



PIPE SIZE	DIMENSION #1	DIMENSION #2
8"–16"	4'-0"*	5"
18"	5'-0"	6"
21"–27"	5'-0"	6"
30"–36"	6'-0"	7"

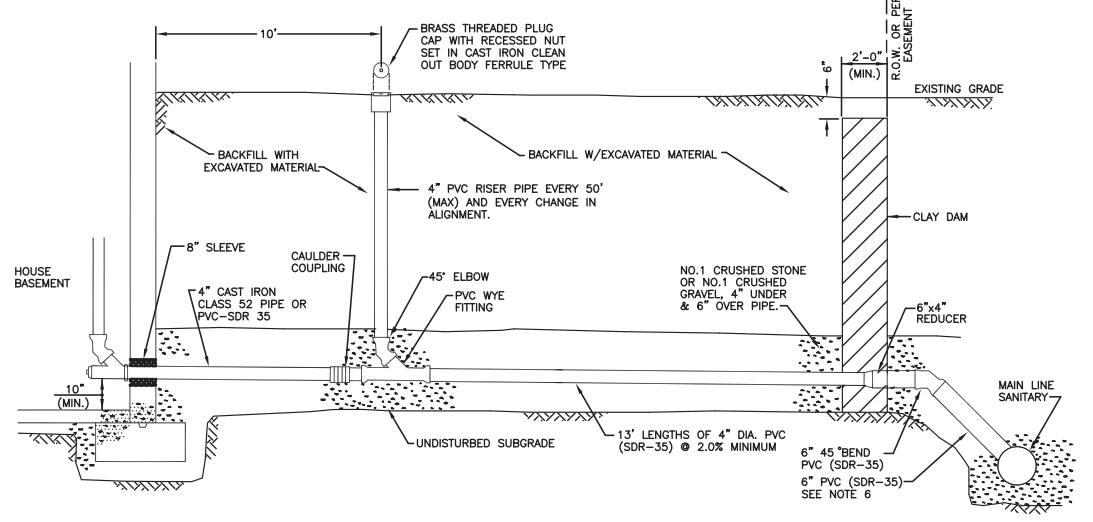
* FOR DROP CONNECTIONS INSIDE DIAMETER SHALL BE 5'-0"

NOTE:
AREA AROUND DOGHOUSE CUTOUT & PIPE TO BE MADE WATERTIGHT UTILIZING A HYDRAULIC CEMENT MIXTURE (WATERPLUG,PRECO-PATCH, OR APPROVED EQUAL).

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1 11/08/91	ADDED PIPE SIZE CHART & NOTE	STD.DETAIL 35
Rev. 2 2/7/94	REVISED STONE UNDER MANHOLE BASE TO CLASS 1, NO. 1	
File: d-35	Date: 10/16/91	

TYPICAL HOUSE SERVICE DETAIL
(JANUARY 2018)



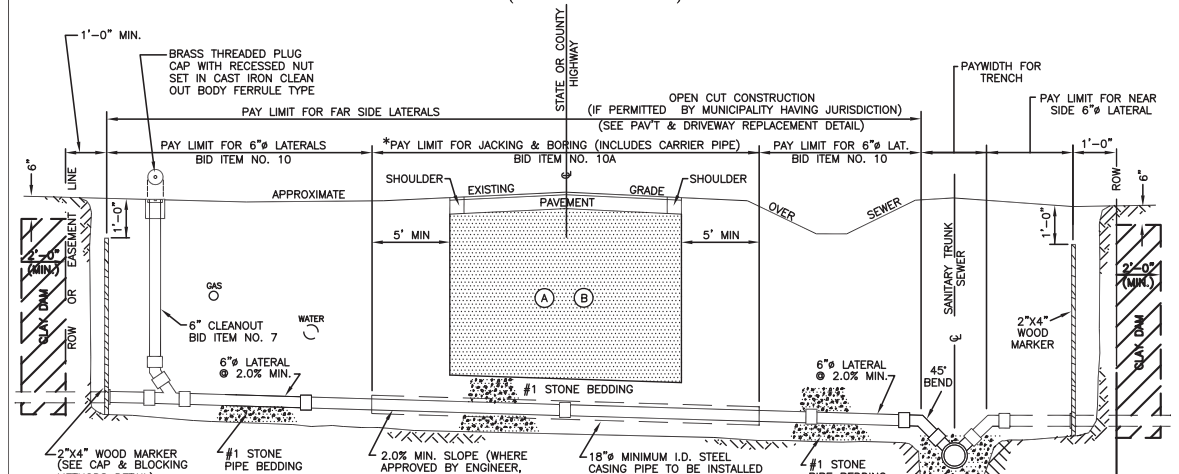
NOTES:

1. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 48 HR. ADVANCE NOTICE FOR SCHEDULING.
2. ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR
3. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034. CAST IRON PIPE MATERIAL SHALL BE EXTRA HEAVY CAST IRON MEETING THE REQUIREMENTS OF ASTM A74-42.
4. A MANUAL VALVE SHALL BE INSTALLED ON BASEMENT LAUNDRY DRAIN LINE.
5. CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALKS OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT, AND THE SIDEWALK.
6. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
7. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS
8. FOR NEW CONSTRUCTION, AN 8x6 WYE WITH 6" PVC TO 6" 45' BEND, THEN 6" x 4" REDUCER IS USED.
9. A 6" CLEAN OUT IS REQUIRED AT R.O.W. WHENEVER THE MAIN SEWER IS UNDER THE PAVEMENT LIMITS OR AT FAR SIDE OF PAVEMENT.
10. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY, COVERED WITH STEEL PLATES.
11. DOWN SPOUTS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE HOUSE LATERAL.
12. FOR NEW STRUCTURES, NO CONNECTION SHALL BE MADE UNTIL BUILDING ROOF IS ERECTED AND BASEMENT FLOOR IS POURED.

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 6/05	ADDED NOTE 20 & CLASS 52 TYPE CI PIPE	STD. DETAIL 21
Rev. 1/07	REMOVED OLD NOTES 1,3,8,10,12,13 AND 20 REVISED TO 6"PVC-DET6, 48 HR ADV NOTICE	
Rev. 11/08	ADDED PVC TRAP AND SLEEVE	
Rev. 01/12	REVISED 4" CAST IRON TRAP	
Rev. 01/18	REMOVED TRAP AND RISER VENT	
File: d-21	Date: 3/1/91	

TYPICAL CROSS SECTION OF HIGHWAY CROSSING FOR HOUSE/ COMMERCIAL LATERALS
(JANUARY 2012)



Ⓐ IF A FARSIDE CROSSING IS INSTALLED BY OPEN CUT METHOD, FULL DEPTH SELECT FILL MATERIAL SHALL BE REQUIRED UNDER PAVEMENT & SHOULDER AREA AS DESCRIBED IN SECTION 01020– ITEM15 DESCRIPTION OF BID ITEMS–ECDEP SPECIFICATIONS.

Ⓑ NO. 2 RUN OF CRUSHER STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304–2.02 TYPE 4 AND NYSDOT SECTION 703–02 (LATEST EDITION) COMPACTED IN 6" LIFTS TO 90% DENSITY.

NOTE:
SHEETING, SHORING MATERIALS OR SHIELD SYSTEM NOT SHOWN.
* LENGTH OF PAY LIMIT FOR JACKING AND BORING VARIES IN ACCORDANCE WITH DIMENSIONS SHOWN ON THE PLAN SHEETS.
* CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS (SEE TYP. CONCRETE ENCASEMENT DETAIL)
* CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS UNLESS DIRECTED BY ENGINEER

ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

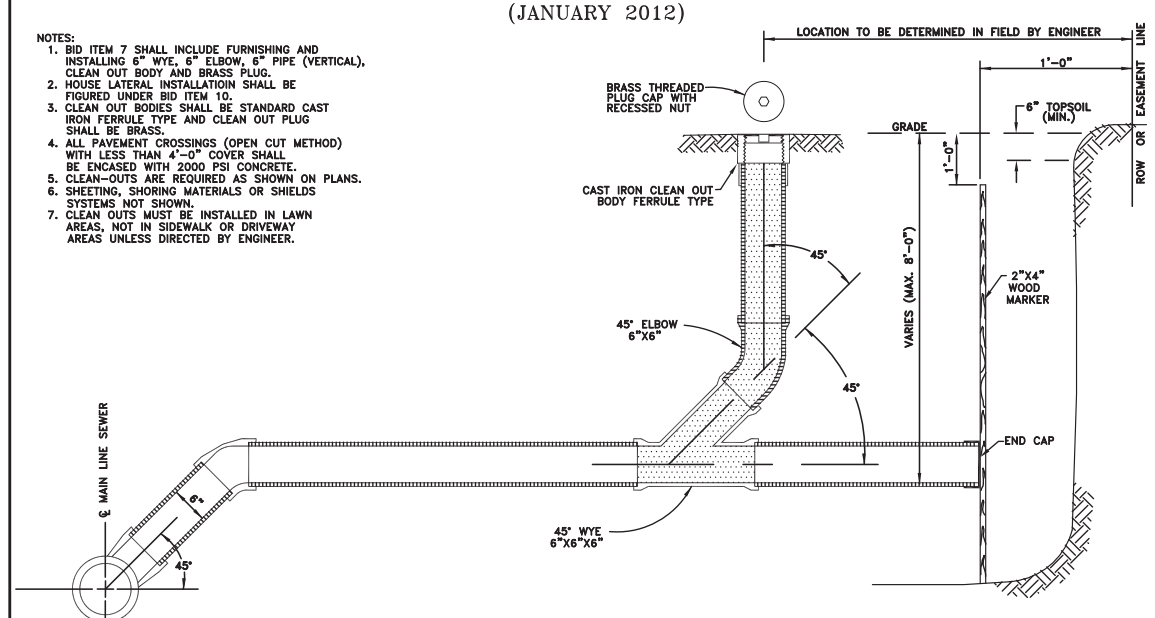
REVISIONS

6/9/92	ADDED CLAY DAM	STD. DETAIL 24
3/19/93	OPEN CUT CLARIFICATION	
	ADDED CLAY DAM DIMENSIONS	
2/7/94	CHANGED NOTES 1 & 2 TO A & B	
7/14/99	1' SELECT FILL OVER PIPE	
12/01	ADDED NOTE ON LOCATION OF VENTS & C.O.	
File: d-24	Date: 3/1/91	

CLEAN-OUT DETAIL FOR SERVICE CONNECTION
(JANUARY 2012)

NOTES:

1. BID ITEM 7 SHALL INCLUDE FURNISHING AND INSTALLING 6" WYE, 6" ELBOW, 6" PIPE (VERTICAL), CLEAN OUT BODY AND BRASS PLUG.
2. HOUSE LATERAL INSTALLATION SHALL BE FIGURED UNDER BID ITEM 10.
3. CLEAN OUT BODIES SHALL BE STANDARD CAST IRON FERRULE TYPE AND CLEAN OUT PLUG SHALL BE BRASS.
4. ALL PAVEMENT CROSSINGS (OPEN CUT METHOD) WITH LESS THAN 4'-0" COVER SHALL BE ENCASED WITH 2000 PSI CONCRETE.
5. CLEAN-OUTS ARE REQUIRED AS SHOWN ON PLANS.
6. SHEETING, SHORING MATERIALS OR SHIELDS SYSTEMS NOT SHOWN.
7. CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS UNLESS DIRECTED BY ENGINEER.



ERIE COUNTY
DEPT. OF ENVIRONMENT & PLANNING
DIVISION OF SEWERAGE MANAGEMENT

Rev. 1	5/93	4'-0" COVER, C.I. CAP "RECESSED NUT"	STD. DETAIL 28
Rev. 2	2/94	CHANGED DIM LINE FOR MAX. DEPTH	
Rev. 3	12/01	ADDED NOTE 7	
Rev. 4	5/02	CHANGED C.I. CAP TO BRASS	
Rev. 5	6/05	1' MIN. FROM EDGE OF WALK NOTE	
Rev. 6	1/12	CHANGED C.I. TO BRASS NOTES 1 & 3	
File: d-28		Date: 3/1/91	

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Buffalo, New York 14203
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REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Sanitary Sewer Details

DRAWING NO.
C-403

Project no.: 20.252

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GENERAL NOTES FOR
SANITARY SEWER CONSTRUCTION
WITHIN ERIE COUNTY SEWER DISTRICTS

1. The Erie County Division of Sewerage Management (DSM), who operates and maintains the existing sewer lines and appurtenances within Erie County Sewer Districts (ECSD), is to be notified at least 48 hours in advance of the start of construction.
2. Construction shall be in accordance with the Rules and Regulations for Erie County Sewer Districts.
3. All permits required by the Federal, State, County, City and/or Town governments to perform work must be obtained prior to the start of work, and paid for by the Contractor.
4. If easement and/or Out of District Agreements are required, they must be complete and ready to be filed before the project will be approved for construction.
5. The contractor shall comply in all respects to the Industrial Code Part (Rule No.) 53 relating to construction, excavation, and demolition operations at or near underground facilities, as issued by the State of New York Department of Labor, Board of Standard and Appeals.
6. The construction of the sanitary sewer facilities shall be under the supervision of a person or firm qualified to practice professional engineering in New York State under the Education Law of the State, whenever engineering services are required by such law for such purposes.
7. Where such sanitary sewer facilities are under the supervision of a professional engineer, he/she shall certify to the DSM and to the applicant that the constructed facilities have been under his/her supervision and that the work has been fully completed in accordance with the approved engineering reports, plans, specifications, and approvals.
8. The Contractor is solely responsible for all site safety. The Contractor's equipment and methods of operation shall be in full compliance with OSHA Standards and satisfy all Federal, State and Local Health and Safety Regulations.
9. The Contractor is advised a trench shield and/or shoring designed in accordance with OSHA Standards shall be used in all open trench excavations.
10. Any contractor and/or plumber performing work in a confined space (i.e. manholes, wetwells, and chambers) owned by an Erie County Sewer District, must certify to the County that they have their own Confined Space Entry Program that meets or exceeds OSHA's regulations. Certification must be notarized by a notary public.

11. The contractor shall expose existing utilities ahead of the pipe laying operation, so if minor adjustments must be made in the pipe elevation and/or alignment due to interference from these utilities, said changes can be made in advance of the work.
12. The contractor shall retain the services of a qualified tree expert to remove, where necessary, branches which interfere with the construction operation, or to repair trees having suffered damage by construction activities. The cost involved is to be included in the various items of the contract.
13. The proposed 8 through 12 inch diameter sanitary sewer pipe shall be polyvinyl chloride (PVC) sewer pipe conforming to the latest revisions of American Society for Testing and Materials (ASTM) designation D-3034, SDR-35, installed in accordance with the ASTM designation D-2321-83a or the latest revision thereof, or approved equal. Larger diameter pipes will be reviewed on a case by case basis.
14. Sewers shall be laid with straight alignment between manholes and shall be checked by using a laser beam or lamping.
15. Should a fluid condition be encountered at the trench bottom, the contractor is to undercut the trench and provide suitable fill material (stone & fabric) to stabilize the trench bottom.
16. Sanitary sewer bedding material shall be No. 1 crushed stone with a gradation conforming to the *DSM Specifications for Subdivisions and Sanitary Sewer Extensions.*
17. Backfill shall be of a suitable material removed from the excavation except where other material is specified. Debris, frozen material, large clods or stones, organic matter, or other unstable materials shall not be used for backfill within two (2') feet of the top of the pipe.
18. All pipes crossing under paved areas are to be backfilled to sub-grade with compacted select material (No. 2 crushed stone) to five (5') feet outside the pavement edges or as required by the highway permit. If any proposed sewer runs under paved areas and has less than four (4) feet of cover, then concrete encasement is required as shown on the DSM Typical Concrete Encasement Detail.
19. Sewers parallel to watermains - *Ten State Standards, Latest Edition, Chapter 30, Section 38.31, and Page 30-11:* Sewers shall be laid at least ten (10') feet (three (3) meters) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten (10') foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and at an elevation so the bottom of the water main is at least 18-inches (460 mm) above the top of the sewer.

If it is impossible to obtain proper horizontal and vertical separation as described above, both the water main and sewer must be constructed of slip-on or mechanical joint pipe complying with public water supply design standards of the regulatory agency and be pressure tested to 150 pounds per square inch (psi) (1034 kPa) to assure water tightness prior to backfilling.

20. Sewers crossing watermains - *Ten State Standards, Latest Edition, Chapter 30, Section 38.32, Page 30-11 to 30-12:* Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18-inches (460 mm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the watermain joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade.
21. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, one of the following methods must be specified:
    a. The sewer shall be designed and constructed equal to water pipe, and shall be pressure tested at 150 psi (1034 kPa) to assure water tightness prior to backfilling.
    b. Either the water main or the sewer line may be encased in a watertight carrier pipe which extends ten (10') feet (three (3) meters) on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be of materials approved by the regulatory agency for use in water main construction.
    c. The sewer shall be encased in concrete per the DSM Watermain Crossing Detail Typical For Encasement
22. The manhole covers are to bear the inscription "ECSD SANITARY" and comply with the DSM Standard Frame and Cover detail. For private projects the covers shall bear the inscription "SANITARY SEWER" and comply with the DSM Standard Frame and Cover (Private Sewer) detail.
23. Building sanitary sewer vents must be installed six (6) inches above finished grade in a grassy area with a mushroom cap. If the vent is in a sidewalk or paved area, then protect with 6" diameter bollards (2 minimum).
24. Cleanouts (c.o.) are required on 4" and 6" building sewers every fifty feet and one hundred feet respectively, and at every change of alignment.
25. Abandoned building sewer connections from the site, if any, require proof of a District Permit for Disconnection prior to the new connection being made.
26. The following pertains only for direct replacement of in service sanitary sewers:
    a. Each new pipe joint shall be ultrasonic tested after it is laid, but before the next pipe is laid. All tests shall be in accordance with the testing equipment manufacture recommendations.
    b. The ultrasonic test shall be performed in lieu of the hydrostatic and air tests.
    c. A video inspection of the entire sewer shall be performed. Forward the video inspection tape and related paperwork to DSM for review and approval.
    d. A deflection test is required in all cases.
27. For all sanitary sewer installations, a written certificate of construction completeness and compliance, including the results of the hydrostatic leakage test, lamp test, deflection test, air test, etc. shall be submitted to the Erie County Health Department and DSM within thirty (30) days after completion of construction.
28. For all public and private 8" diameter pipe or larger sanitary sewer installations, the developer/contractor must provide one (1) set of record drawings on "D" size paper (24" x 36") and in an electronic file format (CD or flash drive) compatible with the latest AutoCAD release.
29. All public sewer extension projects that consist of more than 750 LF of 8" diameter pipe or larger, shall furnish a 2 year maintenance bond to the DSM.
30. Final Certification will be issued upon the full completeness and compliance of the project including any requirement(s) of I&I remedial work.

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REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Sanitary Sewer General Notes

DRAWING NO.
C-404

Project no.: 20.252

A. Requirements

1. After backfilling and prior to the final acceptance of the project, the Contractor will be required to perform the following three tests on all sewers built under this project:

a) Air Tests
b) Infiltration or Exfiltration
c) Deflection Test (15" dia. and smaller).

2. No more than 1,000 linear feet of installed sewer shall be allowed to remain untested.

3. In view of the fact that house laterals and riser pipes often contribute considerable infiltration, such laterals and risers are to be installed and capped, tied and blocked as the work progresses, prior to the air testing of the lines.

4. The Contractor's testing procedures shall be completed in accordance with OSHA Standards for confined space entry. The Contractor will be required to provide and operate all equipment necessary for full compliance for his operation. Equipment such as gas detectors, safety harnesses, ventilating blowers, respirators etc. shall be provided by the Contractor.

B. Air Tests (Required for All Diameters up to and including 36") 10 State Standards Section, 33.94

1) This test shall be performed no earlier than 14 calendar days after the trenches are backfilled.

2) The procedure for air testing shall be as specified herein. The minimum allowable time for the test pressure to decrease from 3.5 psi to 3.0 psi shall be not less than as called for in the following table:

Minimum Acceptance Times* For Length Shown (min:sec)

Pipe Diameter	Up to 100'	100 - 200'	200 - 300'	300 - 400'
6"	2:50	2:50	2:50	2:51
8"	3:47	3:47	3:48	5:04
12"	5:40	5:42	8:33	11:24
15"	7:05	8:54	13:21	17:48
18"	8:30	12:49	19:14	25:38
21"	9:55	17:27	26:11	34:54
24"	11:24	22:48	34:11	45:35
27"	14:25	28:51	43:16	57:42
30"	17:48	35:37	53:25	71:13
33"	21:33	43:56	64:38	86:10
36"	25:39	51:17	76:55	102:34

* Erie County Sewer District Inspector will extend time to the next full minute during the test.

3. Pipe lines in sizes up to 36 inches in diameter can be air tested from manhole to manhole for distances not to exceed 400 feet.

4. In wet trenches where pumping to lower the water table is impractical, approved 4" diameter, solid PVC drain pipe (with approved cap) shall be placed at each manhole to extend from a point 6 inches below the lowest invert to the top of the ground. Embed the pipe a minimum of 12" into clean #1 stone. Ground water elevations will be measured at each manhole in order to calculate the groundwater pressure acting on the pipe exterior. The initial air test pressure shall be increased as necessary to overcome the calculated groundwater pressure.

5. The testing procedures outlined shall be strictly adhered to.

6. All testing equipment shall be supplied by the Contractor and be in good working condition. Some of the major equipment required for air tests is:

a) Stop watch graduated in tenths of a second.
b) Compressor of 50 to 100 psi capacity.
c) Bulkheads for pipe.
d) Approximately 100 feet of 3/8" diameter air hose.
e) Pressure gauge - 0 to 5 psi graduated in 1/16th of a pound increments.
f) Three 3/8 inch diameter check valves.

C. Infiltration Tests (Applicable Only if Ground Water is Two Feet Above the Top of the Pipe)

1. This test shall be performed no earlier than 14 calendar days after the trenches are backfilled.

2. Infiltration tests for all sewers constructed under this project shall not exceed 100 gallons per inch diameter per mile of sewer, per 24 hours. Each individual run of sewer (from one manhole to the next manhole if greater than 100 feet) shall comply with the allowable rate of infiltration. All equipment for the tests shall be furnished by the Contractor and be in good working condition.

3. The allowable rate of infiltration given in gallons per mile is not to be construed as a commitment on the part of the District to accept an entire line, where overall infiltration is less than the allowable, while one or more runs contribute excessive infiltration.

4. The infiltration test is intended to measure the water tightness of a sewer as related to the infiltration of ground water and is only applicable if the water table level is 2 feet or higher above the top of the pipe for the entire length of the test section.

a) Approved 4" diameter solid PVC drain pipe (with an approved cap) shall be placed at each manhole to extend from a point 6 inches below the lowest invert to the top of the ground. Embed the pipe a minimum of 12" into clean #1 stone. Ground water elevations will be measured at each manhole so that the ground water level can be correlated with the infiltration measurements.

b) Before conducting the tests, the water table should be allowed to stabilize at its normal level and verified that it is 2 feet above the top of the pipe during the test period. The test is usually conducted between adjacent manholes with the upstream end of the sewer bulkheaded in a suitable manner to isolate the test section. All service laterals, stubs and fittings should be properly plugged or capped at the connections to the test pipe section to prevent the entrance of ground water at these locations.

c) A V-notch weir or other suitable measuring device should be installed in the inlet pipe of the downstream manhole. Infiltrating water is then allowed to build up and level off behind the weir until a steady, uniform flow occurs over the weir. Leakage is determined by direct reading from graduations on the weir consecutively for five (5) days and converting the flow quantity to gallons per unit length of pipe per unit of time.

d) An important factor in applying the test criteria is to properly correlate the variable water head over the length of the sewer being tested to the high ground water level. A minimum of 2 feet of water over the pipe is required at the upper manhole before the infiltration test will be allowed.

5. When a sewer run between two consecutive manholes or chambers is found to contribute infiltration at a rate above the allowable, inspection by television or other cameras may be made by the Contractor so that the defective section of sewer can be located and repaired. Each individual run of sewer (from one manhole to the next manhole if greater than 100 feet) shall comply with the allowable rate of infiltration of 100 gallons per inch diameter per mile of sewer per 24 hours.

D. Exfiltration Tests

1. This test shall be performed no earlier than 14 calendar days after the trenches are backfilled.

2. The exfiltration test for all diameter sewers shall be as described below. Although actual infiltration will normally be less than that indicated by the water exfiltration test, the test does provide a positive means of subjecting the completed sewer system to an actual pressure test. Since sanitary sewers are not designed or expected to operate as a pressure system, care must be exercised in conducting the test and correlating the results with the allowable exfiltration limits.

a) The test is usually conducted between adjacent manholes. Prior to the test, all service laterals, stubs and fittings within the test section should be plugged or capped and adequately braced or blocked to withstand the water pressure resulting from the test.

b) If manholes are to be included in the test, the inlet pipe to each manhole should be bulkheaded and the test section filled with water through the upstream manhole. To allow air to escape from the sewer, the flow should be at a steady rate until the water level in the upstream manhole provides an average pressure of 5 psi (11.6' head) at the center point of the test section or the upstream manhole is filled. If necessary, provisions should be made to bleed off entrapped air during the filling of the test section.

c) Once the test section is filled, the water should be allowed to stand for an adequate period of time (one day minimum) to allow for water absorption by the pipe and manhole. After water absorption has stabilized, the water level in the upstream manhole is brought up to the proper test level and this level established by measuring down from the manhole rim or other convenient datum point. After 24 hours, the water elevation should be measured from the same reference point and the loss of water during the test period calculated, or the water can be restored to the level existing at the beginning of the test, and the amount added used to determine the leakage.

d) To exclude both manholes from the test,it is necessary to bulkhead the outlet pipe of the upstream manhole. Provision must be made in the bulkhead for filling the pipe and expelling trapped air.

e) The water level at the upstream manhole shall be computed and varies above the top of the pipe. Since the sewer is installed on a grade, the test section downstream will most likely be subjected to a greater pressure. Therefore, the test pressure head at the upstream manhole should be adjusted such that the maximum pressure on the pipe being tested is no greater than 10 psi, (23 feet of head).

3. When a sewer run between two consecutive manholes or chambers is found to exfiltrate at a rate above the allowable, inspection by television or other cameras may be made by the Contractor during wet weather, so that the defective section of sewer can be located and repaired. Each individual run of sewer (from one manhole to the next manhole) shall comply with the allowable rate of infiltration of 100 gallons per inch diameter per mile of sewer per 24 hours.

E. Deflection Test

1. This test shall be performed no earlier than 30 calendar days after the trenches are backfilled.

2. All flexible (PVC) sewers 8" diameter or larger constructed under this project shall be internally checked with a five percent (5%) deflection "go-no-go pig" or Mandrel to determine if the pipes are deflecting excessively. Any section of pipe unable to pass the deflection test "pig test" shall be removed and replaced at the Contractor's expense.

3. Deflection testing mandrels or pig shall be pulled thru the pipe by hand or hand operated winch. Power winches or drives are not permitted.

RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, 2014 EDITION

38.3 Relation to Water Mains

38.31 Horizontal and Vertical Separation

Sewers shall be laid at least 10 feet (3 m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. For gravity sewers where it is not practical to maintain a 10 foot (3 m) separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the gravity sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the gravity sewer and at an elevation so the bottom of the water main is at least 18 inches (460 mm) above the top of the sewer.
If it is impossible to obtain proper horizontal and vertical separation as described above for gravity sewers, both the water main and gravity sewer shall be constructed of slip-on or mechanical joint pipe complying with Section 8.1 and Section 8.7 of the "Recommended Standards for Water Works - 2012 Edition" and shall be pressure rated to at least 150 psi (1034 kPa) and pressure tested to ensure watertightness.

38.32 Crossings

Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (460 mm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade.
When it is impossible to obtain proper horizontal and vertical separation as stipulated above, one of the following methods shall be specified:
30-11
a. The sewer shall be designed and constructed equal to water pipe, as described in Paragraph 38.31.
b. Either the water main or the sewer line may be encased in a watertight carrier pipe that extends 10 feet (3 m) on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be made of materials approved by the regulatory agency for use in water main construction.

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REVISIONS:
No. Description Date

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Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Sanitary Sewer Testing Notes

DRAWING NO.
C-405

Project no.: 20.252

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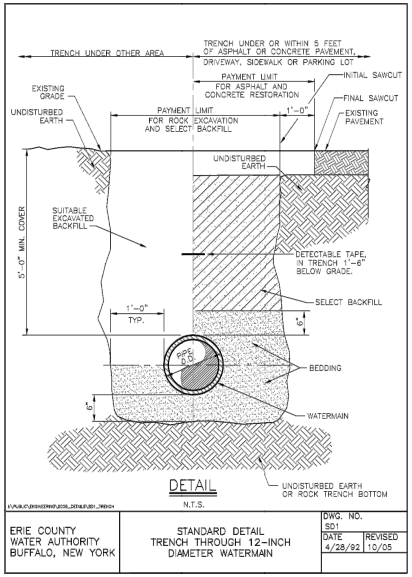
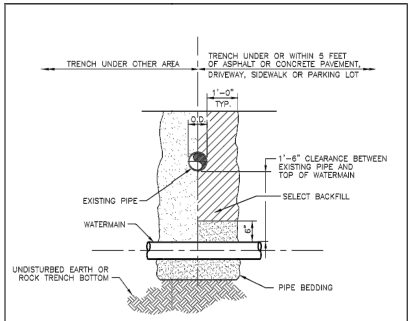


DETAIL
N.T.S.

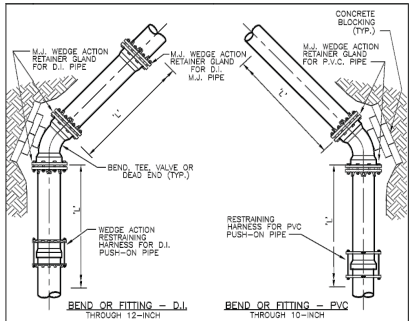
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 12–INCH DIAMETER WATERMAIN	DWG. NO. SD1
		DATE 4/28/92
		REVISED 10/05



NOTES:
1. ALL EXISTING UTILITIES MUST BE SUPPORTED DURING CONSTRUCTION OF THE NEW WATERMAIN.
2. WHEN CROSSING A SEWERLINE WITH A NEW WATERMAIN, ONE FULL PIPE LENGTH (18 FT. MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATERMAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE FROM THE EXISTING SEWERLINE.

SECTION
N.T.S.

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL PIPE CROSSING	DWG. NO. SD2
		DATE 4/28/92
		REVISED 10/05



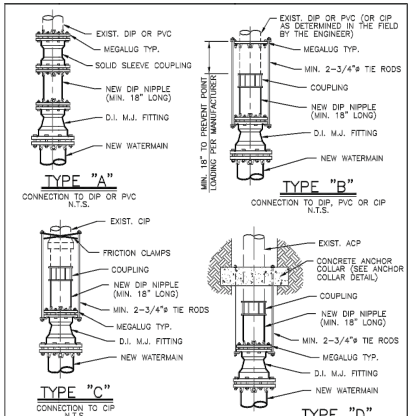
RESTRAINED JOINT SCHEDULE

PIPE SIZE	PIPE TYPE	11.25° ELBOW 'L'	22.5° ELBOW 'L'	45° ELBOW 'L'	TEE BRANCH, 90° BEND, VALVE OR DEAD END 'L'
6"	PVC	13'	25'	50'	120' MIN.
8"	PVC	15'	30'	59'	122' MIN.
8"	D.I.P.	15'	30'	59'	122' MIN.

NOTES:
1. DIMENSION 'L' REPRESENTS THE LENGTH OF RESTRAINED PIPE REQUIRED IN FEET EACH SIDE OF THE PIPE FITTING.

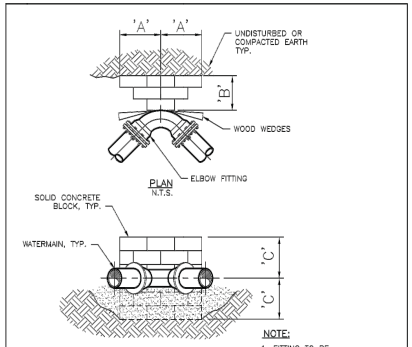
PLAN
N.T.S.

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL RESTRAINED JOINT SCHEDULE	DWG. NO. SD4
		DATE 4/28/92
		REVISED 10/05



NOTES:
1. VALVES AND TEES MAY BE HARNESSED SIMILARLY.
2. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURE–PIPE ITSELF MUST BE SUPPORTED ON FIRM BEDDING AND CAREFULLY BACKFILLED.
3. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS COATING.
4. TIE RODS SHALL BE PLACED ON SIDES OF PIPE.

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TYPICAL CONNECTION TO EXISTING WATERMAIN THROUGH 12–INCH DIAMETER WATERMAIN	DWG. NO. SD5
		DATE 3/05
		REVISED 10/05

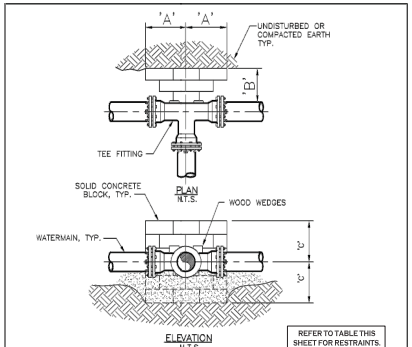


NOTE:
1. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

DIMENSION SCHEDULE

PIPE SIZE	11.25° ELBOW 'A'	'B'	'C'	22.5° ELBOW 'A'	'B'	'C'	45° ELBOW 'A'	'B'	'C'	90° ELBOW 'A'	'B'	'C'
8"	1.5'	1.5'	2.5'	2.5'	1.5'	2.5'	3.0'	1.5'	3.5'	3.5'	1.5'	5.0'

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR ELBOW FITTING	DWG. NO. SD6
		DATE 4/28/92
		REVISED 10/05

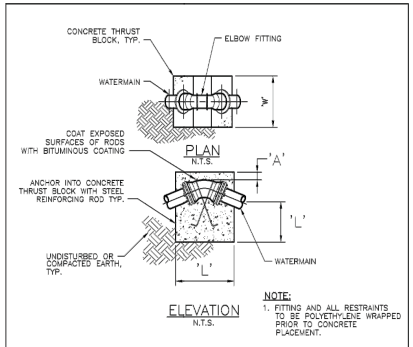


NOTES:
1. THRUST BLOCK REQUIRED FOR TEES, HYDRANT LATERAL TEES AND TAPPING SLEEVE INSTALLATIONS.
2. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

REFER TO TABLE THIS SHEET FOR RESTRAINTS.

BRANCH TEE SIZE	DIMENSION SCHEDULE 'A'	'B'	'C'
6"	1'-0"	1'-0"	0'-6"
8"	1'-6"	1'-0"	0'-6"

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR TEE OR "DEAD END" FITTING	DWG. NO. SD7
		DATE 4/28/92
		REVISED 10/05

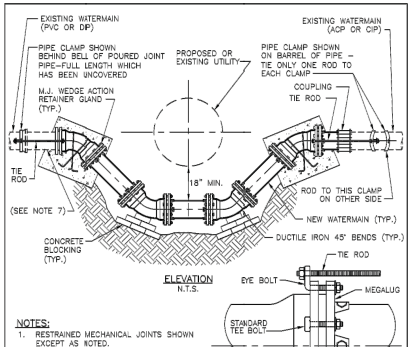


NOTE:
1. FITTING AND ALL RESTRAINTS TO BE POLYETHYLENE WRAPPED PRIOR TO CONCRETE PLACEMENT.

DIMENSION SCHEDULE

PIPE SIZE	PIPE TYPE	11.25° ELBOW 'A'	'W'	'L'	ROD ø	22.5° ELBOW 'A'	'W'	'L'	ROD ø	45° ELBOW 'A'	'W'	'L'	ROD ø
8"	D.I.P	12"	1'-0"	1'-0"	1/2"	12"	1'-9"	1'-9"	1/2"	1'-6"	2'-0"	2'-0"	1/2"

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR VERTICAL BEND	DWG. NO. SD8
		DATE 4/28/92
		REVISED 10/05



NOTES:
1. RESTRAINED MECHANICAL JOINTS SHOWN EXCEPT AS NOTED.
2. TIE TOP BENDS BACK TO FULL LENGTH OF PIPE IN UNEXCAVATED TRENCH.
3. VALVES, TEES AND HYDRANTS MAY BE HARNESSED SIMILARLY.
4. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURES–PIPE ITSELF MUST BE SUPPORTED ON FIRM BEDDING AND CAREFULLY BACKFILLED.
5. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS COATING.
6. TIE RODS SHALL BE PLACED ON SIDES OF PIPE.
7. IF EXISTING PIPE IS CIP OR PVC, CONNECT TO NEW FITTING ONLY WHEN ALLOWED BY ENGINEER.

TIE ROD SCHEDULE

PIPE SIZE	PIPE TYPE	ROD ø	NUMBER OF RODS
8"	PVC	3/4"	2

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL HARNESSING DETAILS–INSTALL OFFSET IN EXISTING WATERMAIN	DWG. NO. SD10
		DATE 6/00
		REVISED 10/05

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REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Waterline Details

DRAWING NO.
C-406

Project no.: 20.252

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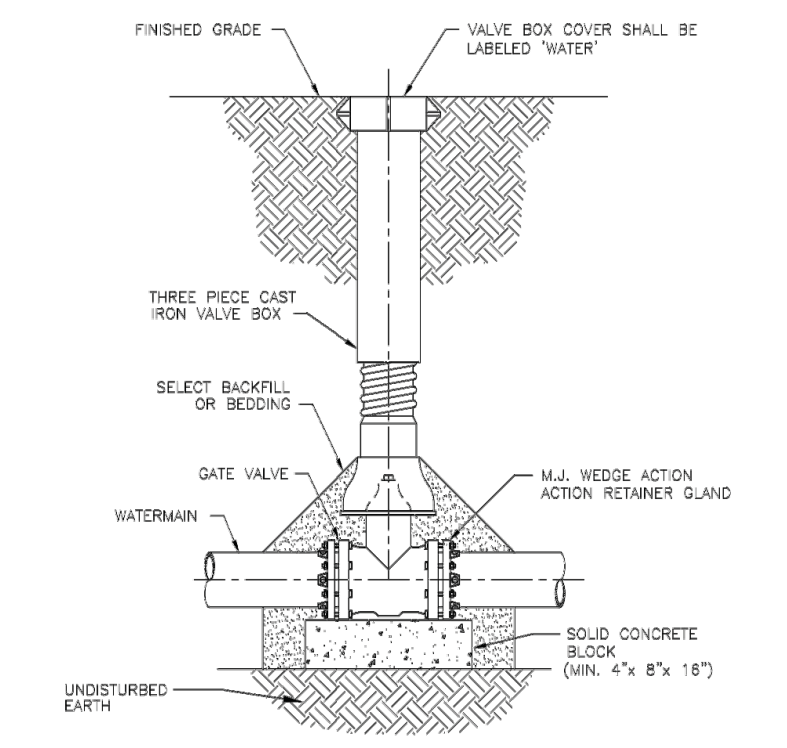
REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Waterline Details

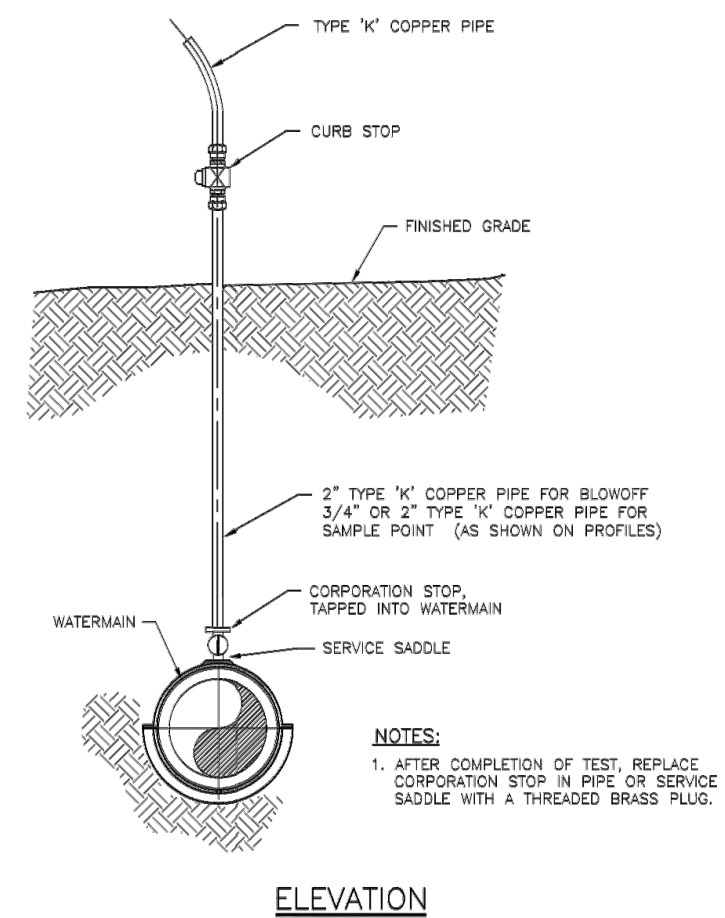
DRAWING NO.
C-407
Project no.: 20.252



NOTES:
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

SECTION
N.T.S.

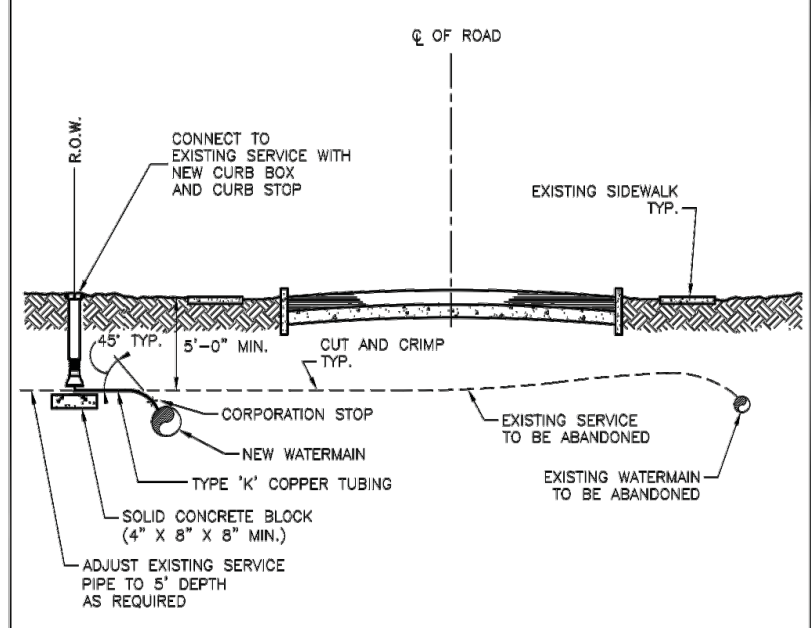
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11	
		DATE 4/28/92	REVISED 02/17



NOTES:
1. AFTER COMPLETION OF TEST, REPLACE CORPORATION STOP IN PIPE OR SERVICE SADDLE WITH A THREADED BRASS PLUG.

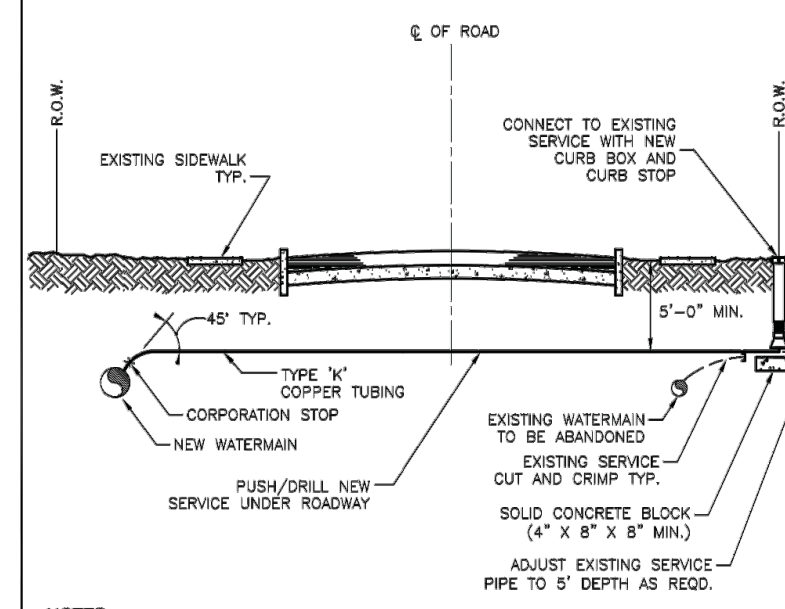
ELEVATION
N.T.S.

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TEMPORARY BLOW-OFF/SAMPLING POINT	DWG. NO. SD17	
		DATE 4/28/92	REVISED 10/05



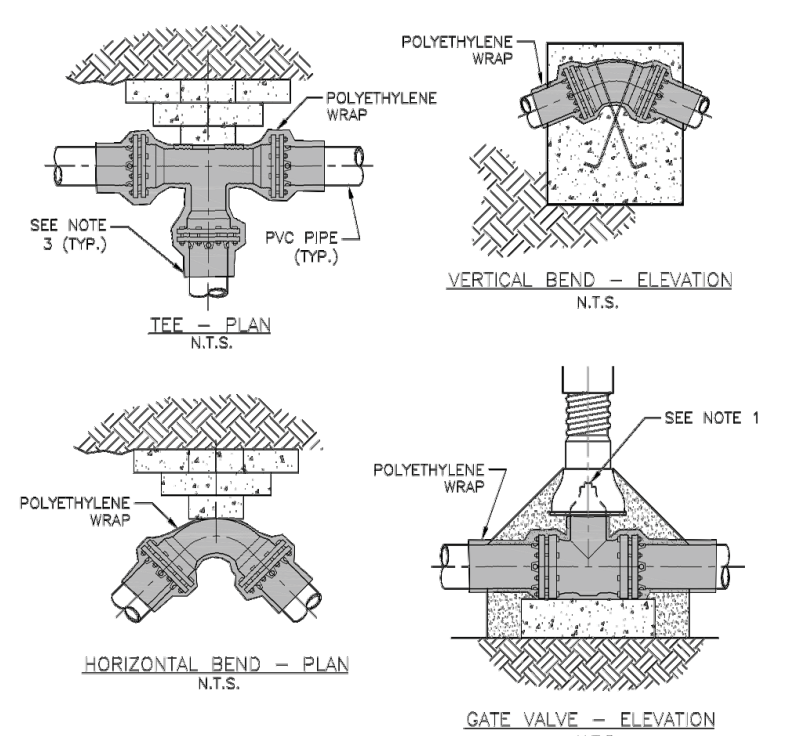
NOTES:
1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
A. WHEN SERVICES ARE PLACED ON 4" OR SMALLER PIPES.
B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
C. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON AN 8" PIPE.
D. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON DUCTILE IRON PIPE.
E. WHEN TAPPING ALL PLASTIC (PVC) PIPE.
F. WHEN TAPPING ALL ASBESTOS-CEMENT PIPE.
3. CURB BOXES SHALL NOT BE PLACED IN SIDEWALKS, DRIVEWAYS, OR CURB RAMPS.
4. UNIONS ON COPPER TUBING ARE NOT ALLOWED UNLESS APPROVED BY ECWA PRIOR TO INSTALLATION.

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL NEAR SIDE SERVICE REPLACEMENT/INSTALLATION	DWG. NO. SD15	
		DATE 4/92	REVISED 09/16



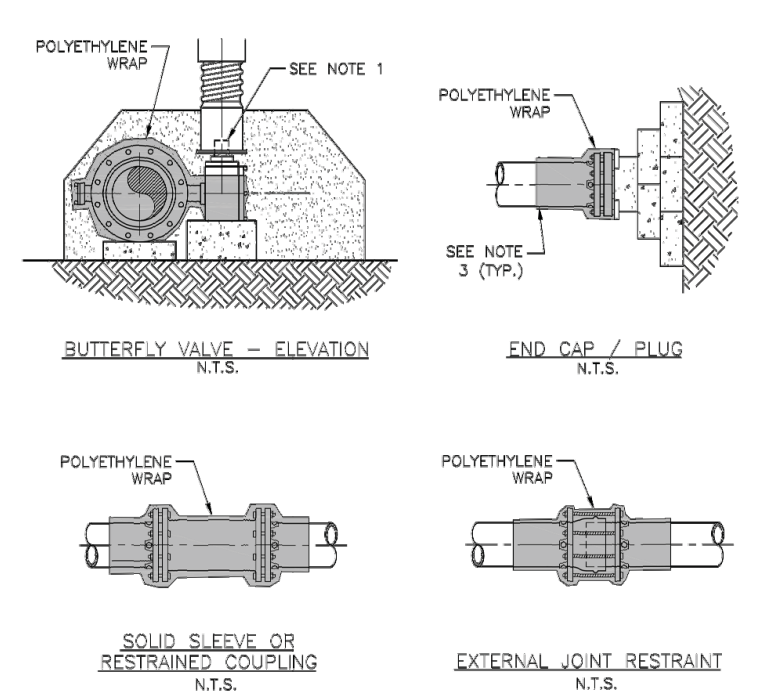
NOTES:
1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
A. WHEN SERVICES AND PLACED ON 4" OR SMALLER PIPES.
B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
C. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON AN 8" PIPE.
D. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON DUCTILE IRON PIPE.
E. WHEN TAPPING ALL PLASTIC (PVC) PIPE.
F. WHEN TAPPING ALL ASBESTOS-CEMENT PIPE.
3. CURB BOXES SHALL NOT BE PLACED IN SIDEWALKS, DRIVEWAYS, OR CURB RAMPS.
4. USE POLYETHYLENE FOR 3/4" AND 1" SERVICES GREATER THAN 100 FEET IN LENGTH, AND FOR 1-1/2" AND 2" SERVICES GREATER THAN 60 FEET IN LENGTH. ALL POLYETHYLENE SERVICES SHALL INCLUDE A TRACER WIRE FOR DETECTION BY ECWA FORCES.
5. UNIONS ON COPPER TUBING ARE NOT ALLOWED UNLESS APPROVED BY ECWA PRIOR TO INSTALLATION.

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL FAR SIDE SERVICE REPLACEMENT/INSTALLATION	DWG. NO. SD16	
		DATE 4/92	REVISED 09/16



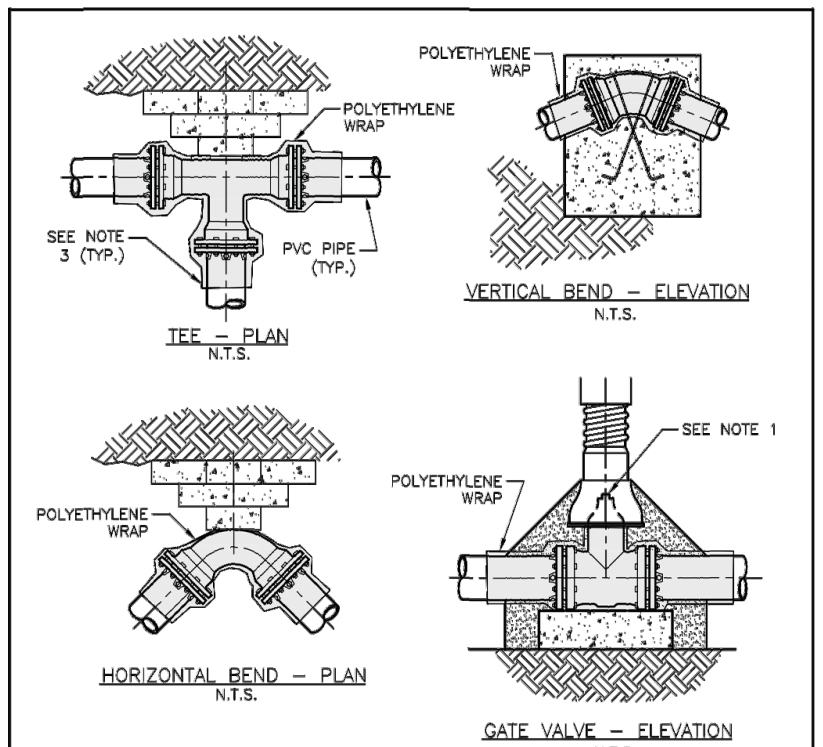
NOTES:
1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP IS NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT ON VALVES.
2. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PIPE (OR POLYWRAP IF DIP) WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYWRAPPING CAST/DUCTILE IRON FITTINGS	DWG. NO. SD39A	
		DATE 3/18	REVISED 12/18



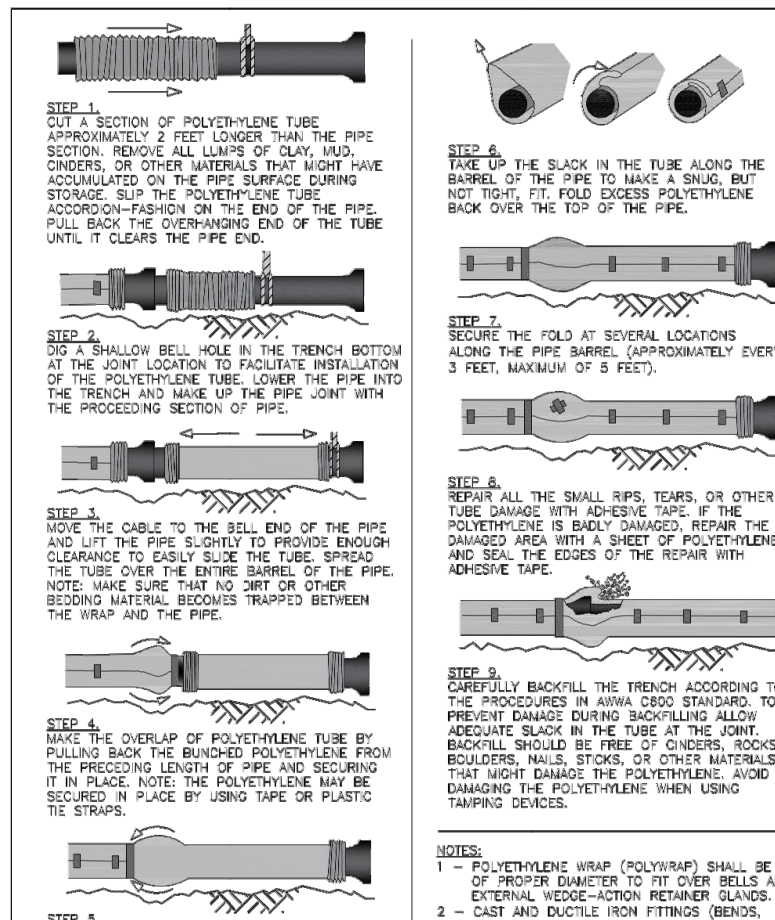
NOTES:
1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP IS NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT ON VALVES.
2. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PIPE (OR POLYWRAP IF DIP) WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYWRAPPING CAST/DUCTILE IRON FITTINGS	DWG. NO. SD39B	
		DATE 12/18	REVISED



NOTES:
1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT ON GATE VALVES.
2. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PVC PIPE WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYWRAPPING DUCTILE IRON FITTINGS ON PVC PIPE	DWG. NO. SD39	
		DATE 3/18	REVISED



STEP 1.
CUT A SECTION OF POLYETHYLENE TUBE APPROXIMATELY 2 FEET LONGER THAN THE PIPE SECTION. REMOVE ALL LUMPS OF CLAY, MUD, CINDERS, OR OTHER MATERIALS THAT MIGHT HAVE ACCUMULATED ON THE PIPE SURFACE DURING STORAGE. SLIP THE POLYETHYLENE TUBE ACCORDION-FASHION ON THE END OF THE PIPE. PULL BACK THE OVERHANGING END OF THE TUBE UNTIL IT CLEARS THE PIPE END.

STEP 2.
DIG A SHALLOW BELL HOLE IN THE TRENCH BOTTOM AT THE JOINT LOCATION TO FACILITATE INSTALLATION OF THE POLYETHYLENE TUBE. LOWER THE PIPE INTO THE TRENCH AND MAKE UP THE PIPE JOINT WITH THE PROCEEDING SECTION OF PIPE.

STEP 3.
MOVE THE CABLE TO THE BELL END OF THE PIPE AND LIFT THE PIPE SLIGHTLY TO PROVIDE ENOUGH CLEARANCE TO EASILY SLIDE THE TUBE. SPREAD THE TUBE OVER THE ENTIRE BARREL OF THE PIPE. NOTE: MAKE SURE THAT NO DIRT OR OTHER BEDDING MATERIAL BECOMES TRAPPED BETWEEN THE WRAP AND THE PIPE.

STEP 4.
MAKE THE OVERLAP OF POLYETHYLENE TUBE BY PULLING BACK THE BUNCHED POLYETHYLENE FROM THE PRECEDING LENGTH OF PIPE AND SECURING IT IN PLACE. NOTE: THE POLYETHYLENE MAY BE SECURED IN PLACE BY USING TAPE OR PLASTIC TIE STRAPS.

STEP 5.
OVERLAP THE SECURED TUBE END WITH THE END OF THE NEW PIPE SECTION, FOR A MINIMUM OF 12 INCHES. SECURE THE NEW TUBE END IN PLACE. PIPE JOINT SHOULD HAVE TWO LAYERS OF POLYWRAP, EACH SECURED IN PLACE.

STEP 6.
TAKE UP THE SLACK IN THE TUBE ALONG THE BARREL OF THE PIPE TO MAKE A SNUG, BUT NOT TIGHT, FIT. FOLD EXCESS POLYETHYLENE BACK OVER THE TOP OF THE PIPE.

STEP 7.
SECURE THE FOLD AT SEVERAL LOCATIONS ALONG THE PIPE BARREL (APPROXIMATELY EVERY 3 FEET, MAXIMUM OF 5 FEET).

STEP 8.
REPAIR ALL THE SMALL RIPS, TEARS, OR OTHER TUBE DAMAGE WITH ADHESIVE TAPE. IF THE POLYETHYLENE IS BADLY DAMAGED, REPAIR THE DAMAGED AREA WITH A SHEET OF POLYETHYLENE AND SEAL THE EDGES OF THE REPAIR WITH ADHESIVE TAPE.

STEP 9.
CAREFULLY BACKFILL THE TRENCH ACCORDING TO THE PROCEDURES IN AWWA C600 STANDARD. TO PREVENT DAMAGE DURING BACKFILLING ALLOW ADEQUATE SLACK IN THE TUBE AT THE JOINT. BACKFILL SHOULD BE FREE OF CINDERS, ROCKS, BOULDERS, NAILS, STICKS, OR OTHER MATERIALS THAT MIGHT DAMAGE THE POLYETHYLENE. AVOID DAMAGING THE POLYETHYLENE WHEN USING TAMPING DEVICES.

NOTES:
1 – POLYETHYLENE WRAP (POLYWRAP) SHALL BE OF PROPER DIAMETER TO FIT OVER BELLS AND EXTERNAL WEDGE-ACTION RETAINER GLANDS.
2 – CAST AND DUCTILE IRON FITTINGS (BENDS, TEES, VALVES, ETC.) ARE TO BE WRAPPED IN POLYWRAP AND SECURED IN PLACE.
3 – DO NOT USE CHAINS, METAL WIRE, OR OTHER SUPPORTING SYSTEMS WHICH MAY DAMAGE THE POLYETHYLENE ENCASEMENT. REPLACE DAMAGED POLYWRAP ACCORDINGLY.

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYETHYLENE ENCASEMENT OF DUCTILE IRON PIPE	DWG. NO. SD32	
		DATE 06/18	REVISED 02/19

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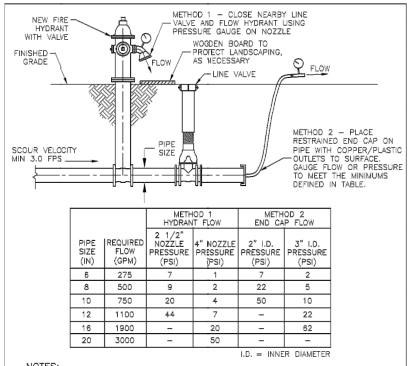


PIPE SIZE (IN)	REQUIRED FLOW (GPM)	METHOD 1 HYDRANT FLOW		METHOD 2 END CAP FLOW	
		2 1/2" NOZZLE PRESSURE (PSI)	4" NOZZLE PRESSURE (PSI)	2" I.D. PRESSURE (PSI)	3" I.D. PRESSURE (PSI)
6	275	7	1	7	2
8	500	9	2	22	5
10	750	20	4	50	10
12	1100	44	7	–	22
16	1900	–	20	–	82
20	3000	–	50	–	–

I.D. = INNER DIAMETER

NOTES:

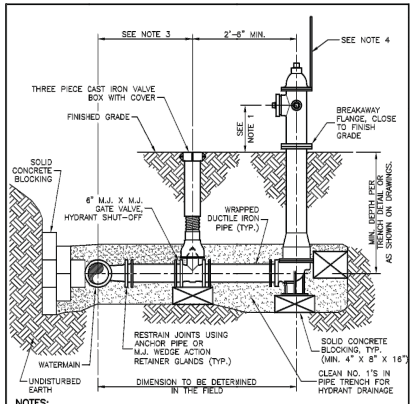
1. TO OBTAIN SCOUR VELOCITY (3.0 FPS) IN THE WATERLINE, CONTRACTOR SHALL ACHIEVE FLOWRATE AT NOZZLE DEFINED IN TABLE. PRESSURE GAUGE USED SHALL SHOW A HIGHER PRESSURE THAN THE MINIMUMS DEFINED IN THE TABLE.
2. OUTLET PRESSURE MEASURED BY PITOT GAUGE.
3. ENGINEER SHALL PROVIDE CALCULATIONS IF CONNECTIONS ARE OTHER THAN THOSE SHOWN. IF MULTIPLE CONNECTIONS ARE USED, OR AS REQUESTED BY ECWA.
4. TO FLUSH THREE PIPE VOLUMES, MINIMUM FLUSHING TIME (IN SECONDS) EQUALS THE LENGTH OF PIPE BEING FLUSHED, IN FEET.

SECTION

N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD36_WATERLINE_FLUSHING

		DWG. NO. SD36	
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL WATERLINE FLUSHING	DATE 6/16	REVISED 3/18



NOTES:

1. CENTERLINE OF THE LOWEST NOZZLE TO FINISHED GRADE SHALL BE A MIN. OF 15" & MAX. OF 18".
2. HYDRANT RISER SHALL BE INSTALLED PLUMB.
3. VALVE BOX SHALL NOT BE PLACED IN PAVEMENT.
4. RELOCATE HYDRANT MARKER (IF PRESENT), FOR WATERLINE REPLACEMENT PROJECTS ONLY.
5. HYDRANT FACE TO BE A MINIMUM OF 3' FROM THE BACK FACE OF ALL CURBS OR A MINIMUM OF 5' FROM ALL EDGES OF PAVEMENT (IF NO CURB).

SECTION

N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD13_HYD_INST

		DWG. NO. SD13	
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL FIRE HYDRANT INSTALLATION	DATE 6/00	REVISED 11/16

NOTES

1. All elevations refer to USGS NAVD83 datum.
2. The CONTRACTOR shall obtain necessary permits and furnish copies to the ENGINEER prior to commencing work.
3. The CONTRACTOR'S work area shall be confined to the limits of the right-of-ways and easements. The CONTRACTOR shall obtain any additional easements or work releases should the CONTRACTOR require additional area to accommodate his operations.
4. The CONTRACTOR shall provide maintenance and protection of traffic in accordance with the Erie County Highway Department standards and the NYSDOT Manual of Uniform Traffic Control Devices.
5. The locations and depths of existing underground utilities as shown on the plans and profiles are approximate. Other underground utilities not shown may be encountered. The CONTRACTOR shall perform test pits to verify the location and elevation of utilities at interconnections and crossings as shown, directed, or required. The CONTRACTOR shall excavate in advance of the pipe laying operation and expose all existing underground utilities to prevent damage during construction and to determine required changes in grade necessary to install the watermain to avoid conflicts.
6. The CONTRACTOR shall install those measures required to limit erosion of areas disturbed by the work. Clearing shall be performed on an as-needed basis, phased to reduce erosion and visual impact.
7. Blasting will not be permitted.
8. No more than one connection may be made to any existing watermain prior to testing, disinfection, and approval of the Waterline Installation Completed Works Approval Report(s) by the Erie County Water Authority and the Erie County Health Department.
9. The Erie County Water Authority shall only operate existing valves and fire hydrants, including newly installed valves and fire hydrants that have been placed into service. The CONTRACTOR is advised that watertight conditions may not exist when existing valves are closed.
10. The CONTRACTOR shall have all equipment, manpower, and materials required on site and ready for use prior to commencing any shut-down or removing any existing facilities from service. The CONTRACTOR shall notify all affected customers in writing of any shut-down at least 48 hours in advance. The CONTRACTOR shall notify the appropriate fire stations 48 hours in advance prior to taking any fire hydrants out of service. Any fire hydrants not in service shall be bagged in burlap or plastic. Any shut-downs shall be limited to 4 consecutive hours. It may be necessary to schedule shut-downs at night, weekends, or other off hours so as to not affect schools, businesses or other customers, as determined by the ENGINEER. Shut-down requests shall be submitted to the Erie County Water Authority a minimum of 5 business days in advance of the requested shut-down date.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD29_GENERAL_NOTES

		DWG. NO. SD29	
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GENERAL NOTES	DATE 3/05	REVISED 7/17

11. All watermain piping shall be installed with a minimum of 5'-0" of cover.
12. All watermain piping shall be installed with a minimum of 1'-6" of vertical clearance and 10'-0" of horizontal clearance from sanitary and storm piping, measured from the outside of the pipes at the point of crossing.
13. If the material at the design grade is unsuitable as determined by the ENGINEER, the CONTRACTOR, when ordered in writing, shall excavate additional material to the depth necessary and shall backfill to the proposed grade with the select granular material.
14. The installation of 90 degree bends in the watermain is not allowed, unless approved by the Erie County Water Authority.
15. Thrust restraint for watermain piping through 12-inch diameter shall consist of thrust blocks and pipe joint restraint.
16. The CONTRACTOR shall notify the owner of any utility pole in advance of any excavation work that will take place within 5'-0" of the utility pole. The CONTRACTOR shall include the cost of temporary pole support in the appropriate bid item.Where utility poles are required to be supported during construction, the CONTRACTOR shall make all necessary arrangements with the utility company.
17. If materials are encountered during the construction that are suspected of being contaminated, the CONTRACTOR shall immediately notify the NYSDEC for direction regarding testing, separation, containment, and disposal procedures.
18. Existing fire hydrants removed during construction and not reinstalled as part of the work shall be scheduled and returned to the Erie County Water Authority Service Center, 3030 Union Road, Cheektowaga, New York 14227.
19. The CONTRACTOR shall cold patch all trench excavations in traveled areas including roads, driveways, sidewalks, and parking areas.
20. The CONTRACTOR shall not restrict access for school buses or any emergency vehicles.
21. The use of existing fire hydrants for any reason is prohibited without prior approval of the Erie County Water Authority. This includes newly installed fire hydrants that have been placed into service.
22. The CONTRACTOR shall submit procedures for testing and disinfection of the watermain to the ENGINEER for review prior to the start of testing.
23. The CONTRACTOR shall be present and assist in the Final Walk inspection. The CONTRACTOR shall provide sufficient personnel and equipment to demonstrate to the ENGINEER that all valves, fire hydrants, and curb stops operate as required.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD30_GENERAL_NOTES

		DWG. NO. SD30	
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GENERAL NOTES	DATE 3/05	REVISED 7/17

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487 Main Street Suite 500
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Waterline Details & Notes

DRAWING NO.
C-408

Project no.: 20.252

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WORK ZONE TRAFFIC CONTROL GENERAL NOTES (WZTC-P10 - 10 DEC 2008)

GENERAL NOTES:

1. ALL WORK ZONE TRAFFIC CONTROLS SHALL CONFORM TO THE 2009 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE CURRENT STATE OF NEW YORK SUPPLEMENT, NYSDOT STANDARD SPECIFICATIONS, NYSDOT STANDARD SHEETS AND NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL DATED JANUARY 2012.
2. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIREMENTS.
3. THE CONTRACTOR MUST SUBMIT TO THE ENGINEER, IN WRITING, PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF SUCH PROPOSED REVISIONS, EXCEPT FOR CHANGES THE ALTER THE SCOPE OF THE TRAFFIC CONTROL PLAN. SUCH CHANGES IN SCOPE MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HEIR DESIGNEE THIRTY (30) WORKING DAYS PRIOR TO THE IMPLEMENTATION OF SUCH REVISIONS.
4. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF HIS STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE NORMAL WORKING HOURS. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.
5. NO WORK SHALL TAKE PLACE WITHIN ON THE STATE HIGHWAY BETWEEN THE HOURS OF 7AM TO 7AM. THESE TIME RESTRICTIONS INCLUDE THE SET UP AND TAKE DOWN OF WORK ZONES.

ACTIVITY AREA:

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500'LONGITUDINAL DISTANCE BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDE OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

SIGNS:

1. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND THE DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO THE APPROVAL BY THE ENGINEER.
2. ANY EXISTING SIGNS, INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE REPLACED IN THIS CONTRACT.
3. SINGS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
4. ALL WARNING AND REGULATORY SIGNS SHALL BE POSTED ON BOTH SIDES OF MULTI-LANE DIVIDED HIGHWAYS, MULTI-LANE RAMPS, AND ONE-WAY STREETS. IN CASES WHERE LANE RESTRICTIONS REDUCE THE TRAVEL LANE TO ONE LANE, SIGNS SHALL BE POSTED ON THE RIGHT SIDE OF THE ACTIVE TRAVEL LANE, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
5. SIGNS MOUNTED ON THE MEDIAN OF DIVIDED HIGHWAYS WHERE MEDIAN BARRIER IS IN PLACE MAY BE MOUNTED ON THE BARRIER WITH A SADDLE TYPE BRACKET, LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.
6. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
7. NYR9-12 MAY BE USED IN PLACE OF THE NYR9-11.

LANE CLOSURES:

1. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT.
2. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT THE LOCATIONS OUTSIDE THE CONTRACT LIMITS.

LANE WIDTHS:

1. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL SHALL BE AS FOLLOWS: FREEWAYS ABND/OR EXPRESSWAYS IS 11', THE MINIMUM LANE WIDTH FOR ALL OTHERS TYPES OF ROADWAYS IS 10'.
2. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE ENGINEER, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY, SO THAT THE ENGINEER MAY NOTIFY THE REGIONAL PERMIT ENGINEER IN A TIMELY MANNER;
3. WHEN THE MINIMUM LANE WIDTH OF 10' CANNOT BE MAINTAINED DUE TO A SHOULDER CLOSURE, A SINGLE LANE CLOSURE SHOULD BE USED (NYSDOT 619-30 STANDARD SHEET).

BARRIER/SHADOW VEHICLES:

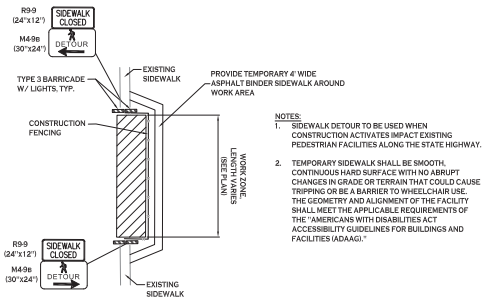
1. BARRIER AND SHADOW VEHICLES SHALL BE REQUIRED AS PER STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGEND AND TABLES".
2. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE BARRIER OR SHADOW VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANCES).
3. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE A BARRIER VEHICLE IN CONJUNCTION WITH POLICE PRESENCE IN THE WORK ZONE, TO BE INCLUDED IN THE UNIT BID PRICE FOR BASIC WORK ZONE TRAFFIC CONTROL.
4. LANE CLOSURE DETAILS AND TIMES SHALL BE APPROVED BY THE NYSDOT ENGINEER IN CHARGE.

CHANNELIZING DEVICES:

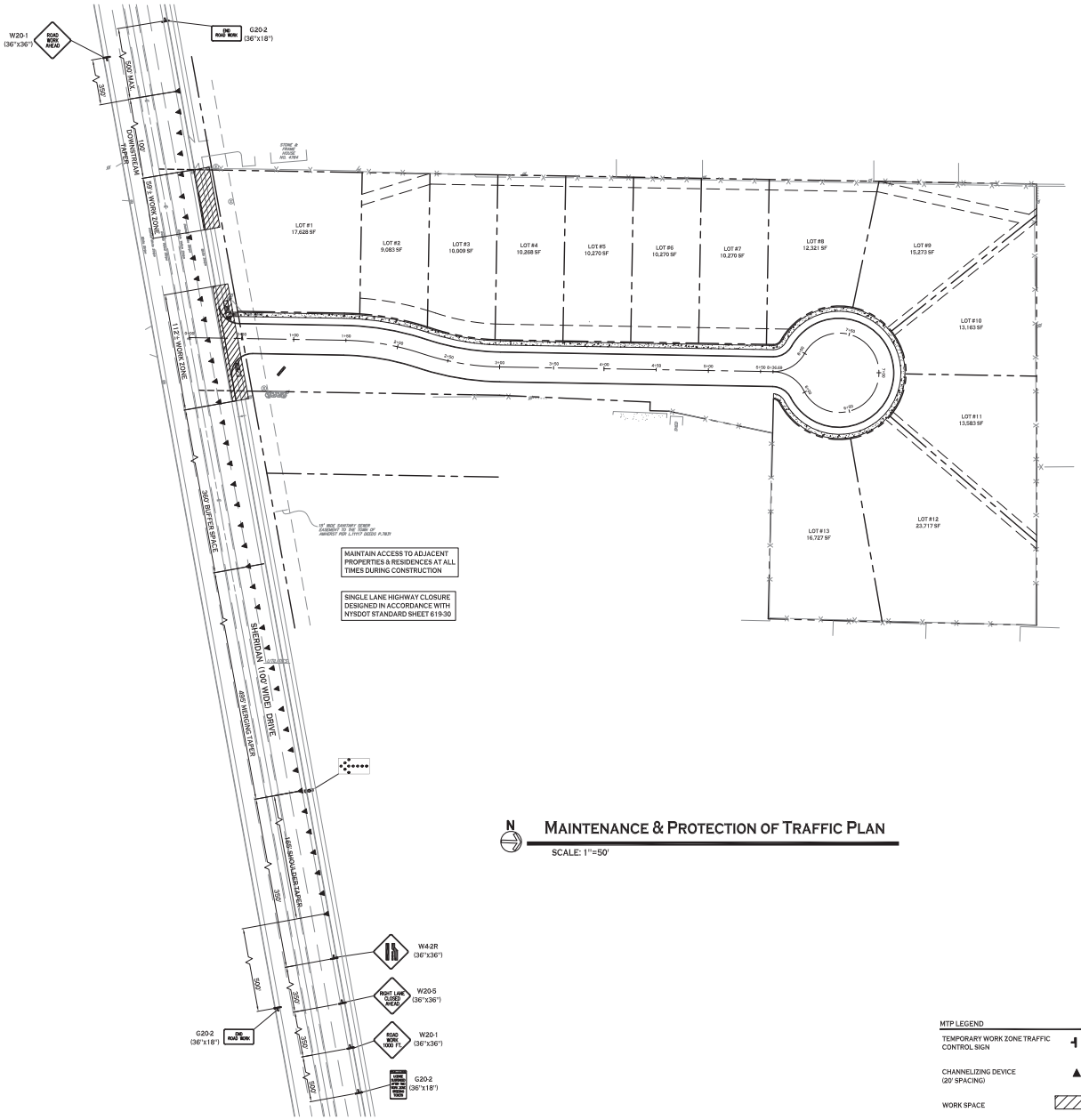
1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.
2. DRUMS SHALL BE USED FOR ANY LANE CLOSURES OR SHOULDER CLOSURES WHICH ARE TO REMAIN OVERNIGHT.

PUBLIC ACCESS:

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAVE 24 HOURS PRIOR TO THE RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES , AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
2. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.



NOTES:
1. SIDEWALK DETOUR TO BE USED WHEN CONSTRUCTION ACTIVATES IMPACT EXISTING PEDESTRIAN FACILITIES ALONG THE STATE HIGHWAY.
2. TEMPORARY SIDEWALK SHALL BE SMOOTH, CONTINUOUS HARD SURFACE WITH NO ABRUPT CHANGES IN GRADE OR TERRAIN THAT COULD CAUSE TRIPPING OR BE A BARRIER TO WHEELCHAIR USE. THE GEOMETRY AND ALIGNMENT OF THE FACILITY SHALL MEET THE APPLICABLE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)."



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MAINTENANCE & PROTECTION OF TRAFFIC PLAN

SCALE: 1"=50'

MTP LEGEND

- TEMPORARY WORK ZONE TRAFFIC CONTROL SIGN
- CHANNELIZING DEVICE (20' SPACING)
- WORK SPACE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

50' 50 0 50 100Ft.

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REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Maintenance & Protection of Traffic Plan

DRAWING NO.
M-100

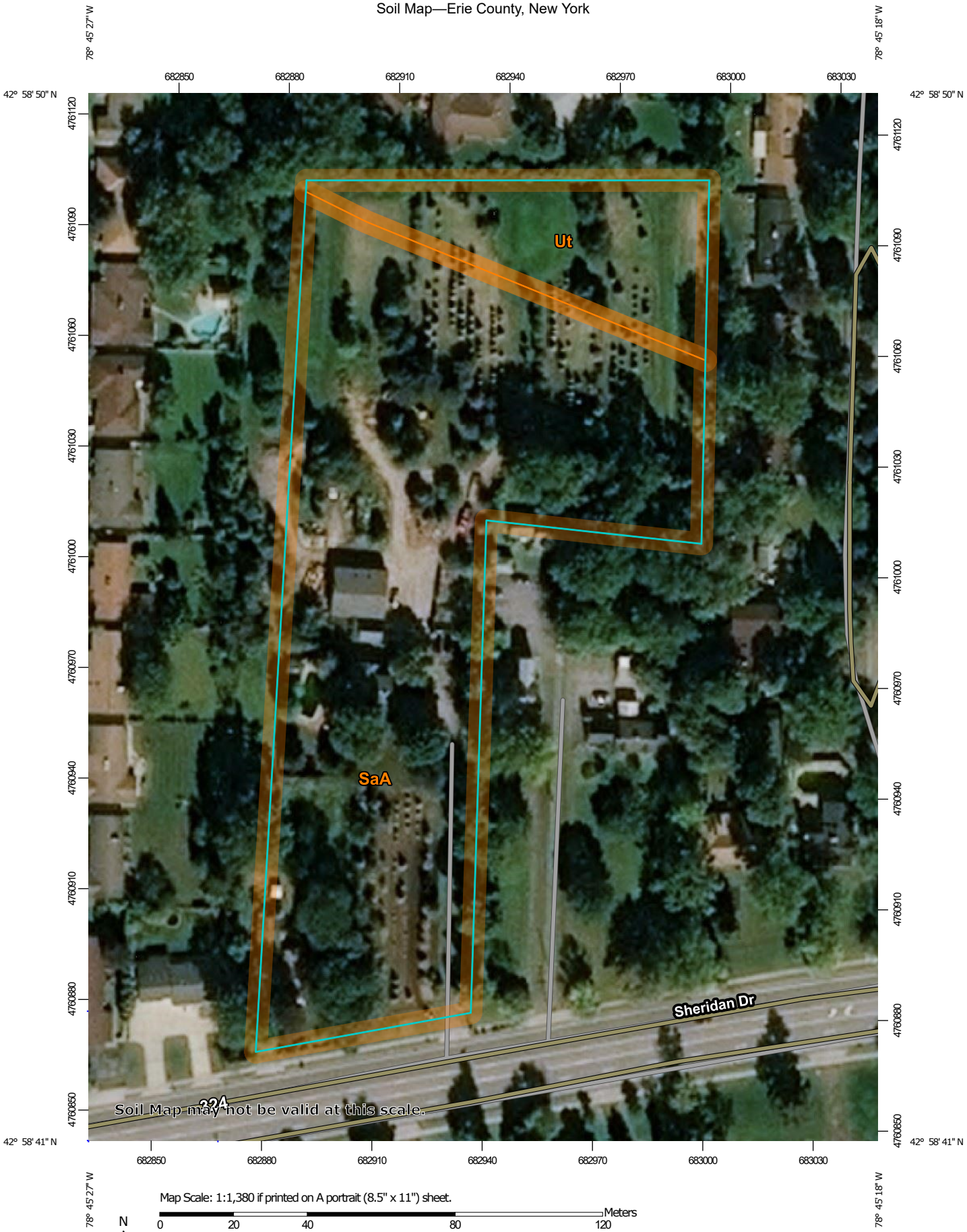
Project no.: 20.252

Appendix I

Soils Information

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Soil Map—Erie County, New York



Map Scale: 1:1,380 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Erie County, New York
Survey Area Data: Version 18, Sep 2, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2016—Oct 18, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Packet Pg. 1211
Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)
6.a

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
SaA	Schoharie silt loam, 0 to 3 percent slopes	3.8	84.0%
Ut	Urban land-Odessa complex, 0 to 3 percent slopes	0.7	16.0%
Totals for Area of Interest		**4.5**	**100.0%**

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Erie County, New York

SaA—Schoharie silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2xgh1
Elevation: 280 to 970 feet
Mean annual precipitation: 31 to 57 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 100 to 190 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Schoharie and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Schoharie

Setting

Landform: Lake terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Red clayey glaciolacustrine deposits derived from calcareous shale

Typical profile

Ap - 0 to 8 inches: silt loam
E - 8 to 11 inches: silt loam
Bt/E - 11 to 18 inches: silty clay
Bt - 18 to 33 inches: clay
C1 - 33 to 52 inches: silty clay
C2 - 52 to 79 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 25 percent
Available water storage in profile: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Odessa
Percent of map unit: 5 percent
Landform: Lake terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Cazenovia
Percent of map unit: 5 percent
Landform: Reworked lake plains, till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

Cayuga
Percent of map unit: 3 percent
Landform: Till plains, lake plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest, tread
Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

Collamer
Percent of map unit: 2 percent
Landform: Lake plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

Data Source Information

Soil Survey Area: Erie County, New York
Survey Area Data: Version 18, Sep 2, 2018

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Erie County, New York

Ut—Urban land-Odessa complex, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2wrdb
Elevation: 560 to 720 feet
Mean annual precipitation: 31 to 57 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 100 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban: 60 percent
Odessa and similar soils: 25 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Description of Odessa

Setting

Landform: Lake terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Red clayey glaciolacustrine deposits derived from calcareous shale

Typical profile

Ap - 0 to 8 inches: silt loam
Bt/E - 8 to 10 inches: silty clay loam
Bt1 - 10 to 15 inches: silty clay
Bt2 - 15 to 25 inches: silty clay
C - 25 to 79 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 6 to 18 inches

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 25 percent
Available water storage in profile: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Schoharie

Percent of map unit: 5 percent
Landform: Lake plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Lakemont

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Churchville

Percent of map unit: 3 percent
Landform: Drumlinoid ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Rhinebeck

Percent of map unit: 2 percent
Landform: Lake plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Erie County, New York
Survey Area Data: Version 18, Sep 2, 2018

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

RAY M. TEETER, P.E.
CONSULTING GEOTECHNICAL ENGINEER

November 16, 2018

Jim Warren
Morgan Homes of Western New York
5520 Strickler Road
Clarence, New York 14031

Subject: Proposed Residential Subdivision
4774 and 4780 Sheridan Drive
Town of Amherst, Erie County, New York
RMT-12986

Mr. Warren:

This letter presents geotechnical engineering comments regarding the general suitability for construction at the site identified above. All information regarding the site was provided to me by others.

Subsurface Explorations

Two test borings, identified as B-1-18 and B-2-18, were performed by Earth Dimensions, Inc. on 10/31/18 and 11/1/18. Boring B-1-18 was located within a building lot near the south end of the project. Boring B-2-18 was located within a building lot near the north end of the project.

The logs of the borings, as well as a sketch showing the locations of the borings, will be sent to you directly by Earth Dimensions, Inc.

It should be noted that short-term observations may not be representative of actual groundwater levels, and that groundwater levels will vary with factors including location, time, precipitation, season, and site activities.

Suitability for Construction

Based on the information obtained thus far, it is my opinion that the site is generally suitable for the use of conventional footings and slab-on-grade floors.

A preliminary allowable bearing pressure would be 1,500 pounds per square foot.

P.O. BOX 316
CANANDAIGUA, NEW YORK 14424
PHONE 585-393-4762

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Additional borings and geotechnical evaluations will be necessary, before final design and construction.

It is also possible that a limited amount of geotechnical laboratory testing will be required by the Town of Amherst.

Closing Comments

Professional services were performed in accordance with generally accepted geotechnical engineering practices, exclusively for the subject project. No warranty, expressed or implied, is made.

If you have questions or comments, please contact me.

Yours truly,



RAY M. TEETER, P.E.

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations

1091 Jamison Road • Elma, NY 14059

(716) 655-1717 • FAX (716) 655-2915

7J18a HOLE NO. B-1-18 SURF. ELEVATION —

PROJECT 4774 & 4780 Sheridan Drive LOCATION —

Town of Amherst, Erie County, NY

CLIENT Morgan Homes of WNY DATE STARTED 10/31/18 COMPLETED 10/31/18

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	3						Moist to extremely moist dark brown (SILTY-SAND) topsoil fill with mostly very fine to fine size sand, little to some silt, trace to little organic matter, loose, massive soil structure, (SM).	Sandy topsoil fill with little to some silt, trace to little organic matter to 1.3 feet over sandy soil fill with little to some silt, trace clay to 1.9 feet over coarse silty slack water sediment with little to some sand, trace clay to 2.4 feet over water sorted and deposited sand with trace silt to 4.2 feet over clayey slack water with trace sand to 14.7 feet over coarse silty slack water sediment with little sand, trace clay to 18.0 feet over water sorted and deposited sand with little silt, trace clay to 23.0 feet over water sorted and deposited sand with trace to little silt, trace gravel to 26.0 feet over sandy glacial till with little to some gravel, little silt, trace clay to 38.0 feet over sandy glacial till with some silt, little gravel, trace clay to end of boring.
	20		4			9			
				5					
					5				
	2	4							
	21		7			15			
				8					
					11				
	3	12							
5	24		11			25			
				14					
					16				
	4	3							
	20		9			22			
				13					
					16				
	5	7							
	24		8			18			
				10					
					13				
10	6	8							
	24		7			15			
				8					
					11				
	7	3							
	24		3			7			
				4					
					5				
	8	4							
15	24		7			11			
				4					
					7				
	9	21							
	18		17			29			
				12					
20					11				

Moist light brown (SILTY-SAND) fill with little to some silt, trace clay, compact, massive soil structure, (SM). — 1.9

Extremely moist light brown (SANDY-SILT) with little to some sand, trace clay, compact, thinly bedded, (ML). — 2.4

Extremely moist gray (SAND) trace silt, compact, thinly bedded, (SP). grades downward to — 4.2

Moist to extremely moist light gray to gray (SILTY-CLAY) with trace sand, very stiff, thinly laminated with very thin coarse silt lenses, (CL). grades downward to — 12.0

Extremely moist gray (SILTY-CLAY) trace sand, stiff, thinly laminated with very thin coarse silt lenses, (CL). grades downward to — 14.7

Extremely moist gray (SANDY-SILT) with little mostly very fine to fine size sand, trace clay, compact, thinly bedded, (ML). grades downward to — 18.0

Extremely moist to wet gray (SILTY-SAND) with mostly very fine to fine size sand, little silt, trace clay, compact, (SM).

Note: Advanced bore hole with 2 1/4" ID x 6" OD hollow stem auger casing with continuous split spoon sampling to 16.0 feet and 5.0-foot interval sampling to end of boring at 40.0 feet. Bore hole was backfilled with cuttings to ground surface upon completion.

No water at completion.

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Jason Kryszak, Geologist, (cns) SHEET 1 OF 2

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

EARTH DIMENSIONS, INC.

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7J18a HOLE NO. B-1-18 SURF. ELEVATION —

PROJECT 4774 & 4780 Sheridan Drive LOCATION —

Town of Amherst, Erie County, NY

CLIENT Morgan Homes of WNY DATE STARTED 10/31/18 COMPLETED 10/31/18

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
								Extremely moist to wet gray (SILTY-SAND) with mostly very fine to fine size sand, little silt, trace clay, compact, (SM).	
								grades downward to 23.0	
	10	4						Wet gray to dark gray (SILTY-SAND) with 3 to 7% gravel, trace to little silt, compact, stratified, (SW).	
	15		7			16			
				9					
25					9				
								grades downward to 26.0	
								Extremely moist gray gravelly (SILTY-SAND) with 20 to 30% gravel, little silt, trace clay, very dense, massive soil structure, (SM).	
	11	18							
	24		28			69			
				41					
30					47				
								grades downward to 38.0	
	12	10							
	1		36			79			
				43					
35					47				
	13	4						Moist gray (SILTY-SAND) with 10 to 20% gravel, some silt, trace clay, very dense, massive soil structure, (SM).	
	7		14			39			
				25					
40					30			Boring completed at 40.0 feet. 40.0	

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Jason Kryszak, Geologist, (cns) SHEET 2 OF 2

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations

1091 Jamison Road • Elma, NY 14059

(716) 655-1717 • FAX (716) 655-2915

7J18a HOLE NO. B-2-18 SURF. ELEVATION —

PROJECT 4774 & 4780 Sheridan Drive LOCATION —

Town of Amherst, Erie County, NY

CLIENT Morgan Homes of WNY DATE STARTED 10/31/18 COMPLETED 11/01/18

DEPTH IN FT	SN REC	0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
	1	2						Moist to extremely moist dark brown (SILTY-SAND) topsoil fill with mostly very fine to fine size sand, some silt, trace to little organic matter, loose, massive soil structure, (SM).	Sandy topsoil fill with some silt, trace to little organic matter to 1.2 feet over sandy soil fill with little to some silt to 2.0 feet over water sorted and deposited sand with trace to little silt to 5.0 feet over clayey slack water sediment with trace sand to 18.0 feet over water sorted and deposited sand with trace to little silt to 18.4 feet over coarse silty glacial till with little to some sand, trace to little gravel to 19.0 feet over water sorted and deposited sand with trace to little silt to 23.0 feet over coarse silty glacial till with some sand, little gravel, trace clay to 24.3 feet over water sorted and deposited sand with some gravel, trace to little silt to 29.5 feet over coarse silty glacial till with little sand and gravel to end of boring.
	24		3			7		1.2	
				4				Moist light brown (SILTY-SAND) fill with mostly very fine to fine size sand, little to some silt, loose, massive soil structure, (SM).	
					5			2.0	
	2	4						Extremely moist light brown (SILTY-SAND) with mostly very fine to fine size sand, trace to little silt, compact, thinly bedded, (SM).	
	24		5			14		grades downward to 5.0	
				9				Moist to extremely moist faintly mottled light gray (SILTY-CLAY) with trace sand, very stiff, thinly laminated with very thin coarse silt lenses and nearly vertical gray desiccation cracks, (CL).	
					9			grades downward to 6.1	
	3	11						Moist to extremely moist gray (SILTY-CLAY) with trace sand, stiff, thinly laminated with very thin coarse silt lenses, (CL).	
5	18		8			17		grades downward to 14.0	
				9				Extremely moist gray (SILTY-CLAY) with trace sand, soft, thinly laminated with very thin coarse silt lenses, (CL).	
					13			grades downward to 18.0	
	4	5						Moist gray (SILTY-SAND) with mostly very fine to fine size sand, trace to little silt, dense, thinly bedded, (SM).	
	24		5			12			
				7					
					10				
	5	4							
	24		6			13			
				7					
					9				
10	6	3							
	24		3			8			
				5					
					6				
	7	2							
	24		2			6			
				4					
					4				
	8	1							
15	24		2			4			
				2					
					4				
	9	20							
	18		30			62			
				32					
20					36				

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Jason Kryszak, Geologist, (cns) SHEET 1 OF 2

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

EARTH DIMENSIONS, INC.

Soil and Hydrogeologic Investigations • Wetland Delineations

1091 Jamison Road • Elma, NY 14059

(716) 655-1717 • FAX (716) 655-2915

7J18a HOLE NO. B-2-18 SURF. ELEVATION —

PROJECT 4774 & 4780 Sheridan Drive LOCATION —

Town of Amherst, Erie County, NY

CLIENT Morgan Homes of WNY DATE STARTED 10/31/18 COMPLETED 11/01/18

DEPTH IN FT	SN REC	BLOWS ON SAMPLER 0/6	6/12	12/18	18/24	N	LITH	DESCRIPTION AND CLASSIFICATION	WATER TABLE AND REMARKS
								Moist gray (SILTY-SAND) with mostly very fine to fine size sand, trace to little silt, dense, thinly bedded, (SM). grades downward to 18.4	
	10 20	3	8			20		Moist gray (SANDY-SILT) with 5 to 15% gravel, little to some sand, very dense, massive soil structure, (ML). grades downward to 19.0	
25				12	14			Moist to extremely moist gray (SILTY-SAND) with mostly very fine to fine size sand, trace to little silt, very dense, thinly bedded, (SM). grades downward to 23.0	
	11 20	6	8	11		19		Extremely moist gray (SANDY-SILT) with 10 to 20% gravel, some sand, trace clay, compact, massive soil structure, (ML). grades downward to 24.3	
30					17			Wet gray gravelly (SILTY-SAND) with 20 to 30% gravel, trace to little silt, compact, stratified, (SM). grades downward to 29.5	
	12 10	10	16	18		34		Moist gray (SANDY-SILT) with 10 to 20% gravel, little sand, dense, massive soil structure, (ML).	
35					25				▼ Water level at 36.2 feet after augers left in hole for 18 hours at 38.0 feet.
	13 9	13	14	20		34			
40					20			Boring completed at 40.0 feet. 40.0	

N=NUMBER OF BLOWS TO DRIVE 2 " SPOON 12 " WITH 140 lb. WT. FALLING 30 " PER BLOW

LOGGED BY Jason Kryszak, Geologist, (cns) SHEET 2 OF 2

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

EDI# 7518a

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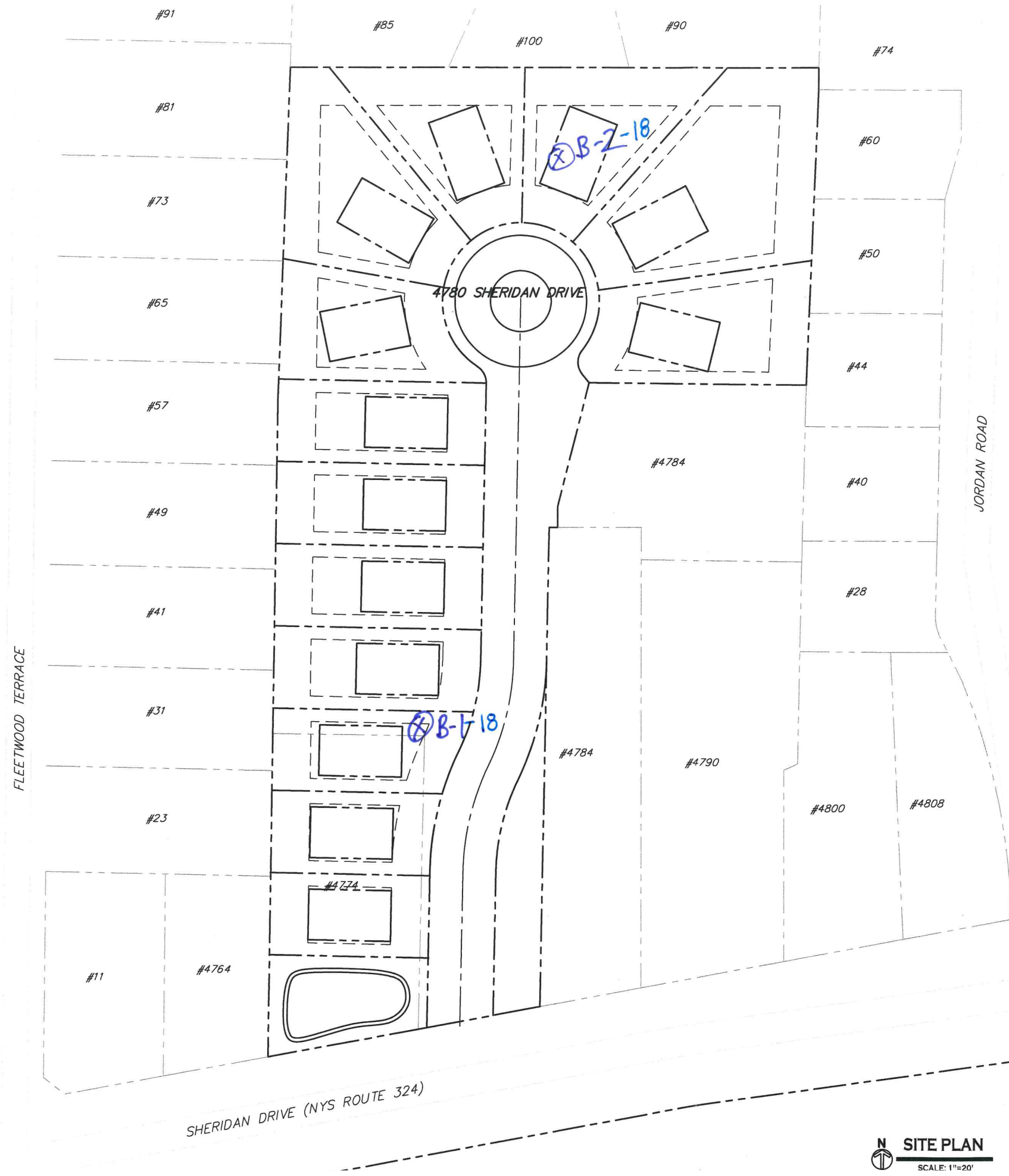


SITE PLAN
SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20 0 20 40FL

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:

No.	Description	Date

PROJECT NAME:
Site Development Plans for:
Proposed Subdivision
4780 Sheridan Drive
Town of Amherst, NY 14228

Date: 7/26/18
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Site Plan

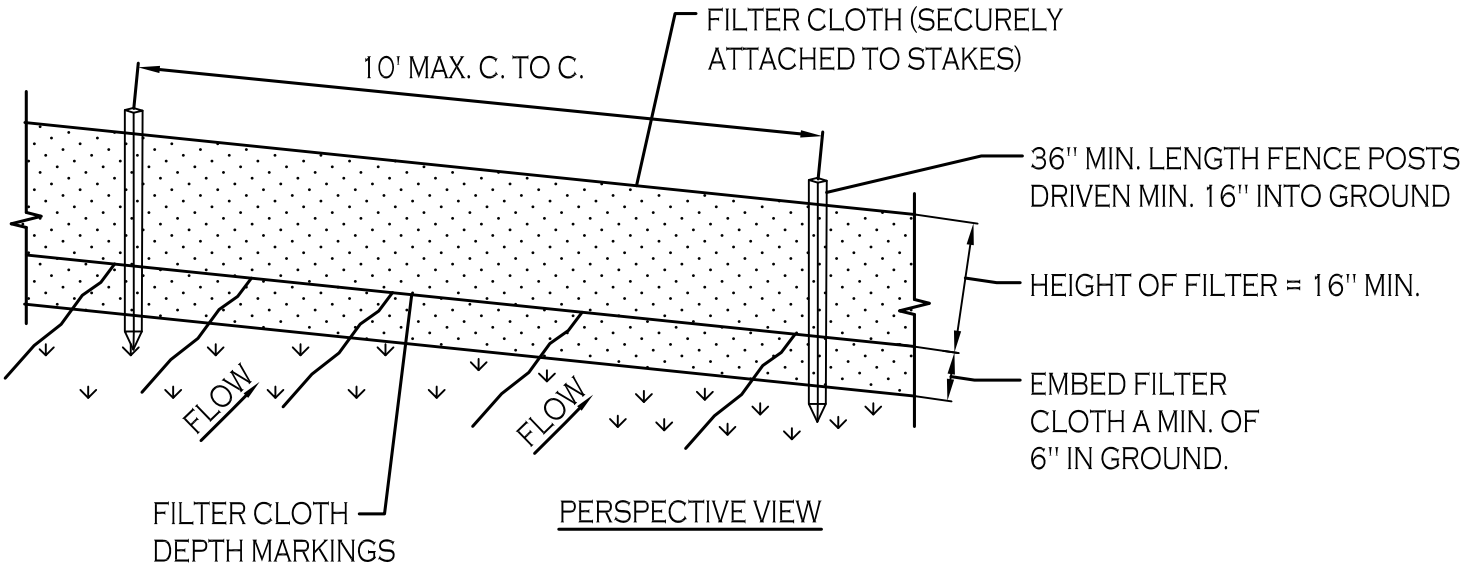
DRAWING NO.
C-100

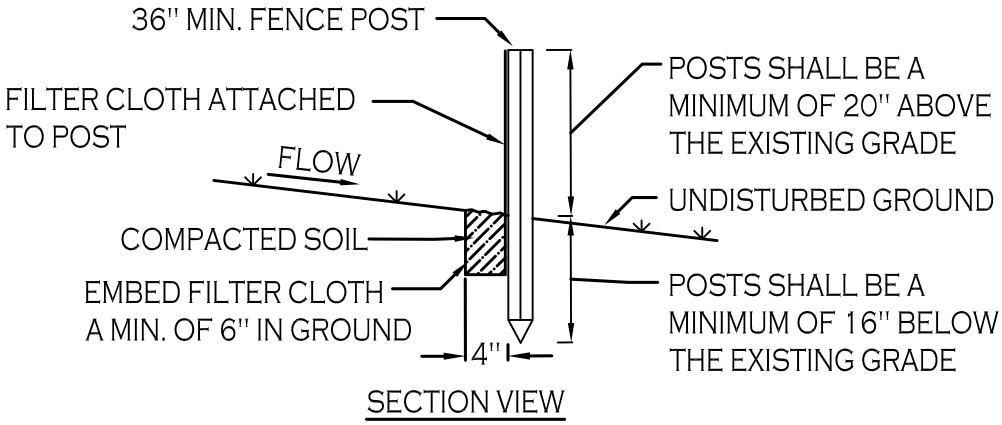
Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Appendix J

Standard Erosion Control Details

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)





CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.

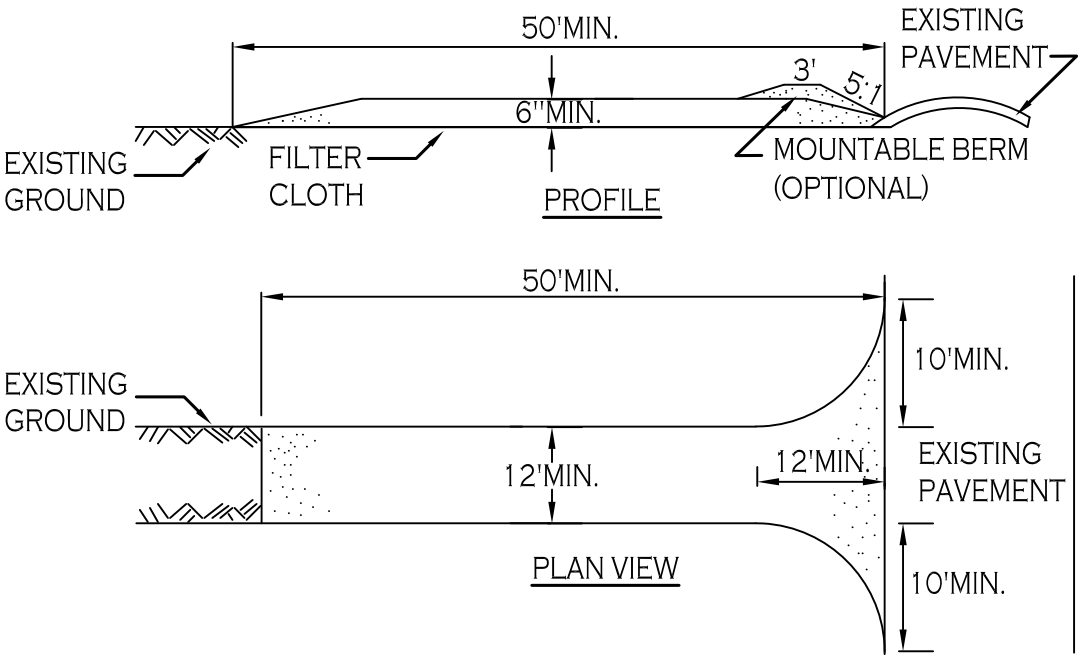
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).

3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.

5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

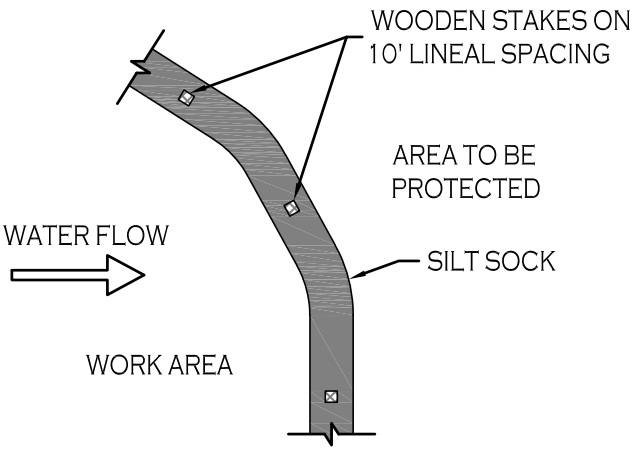
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

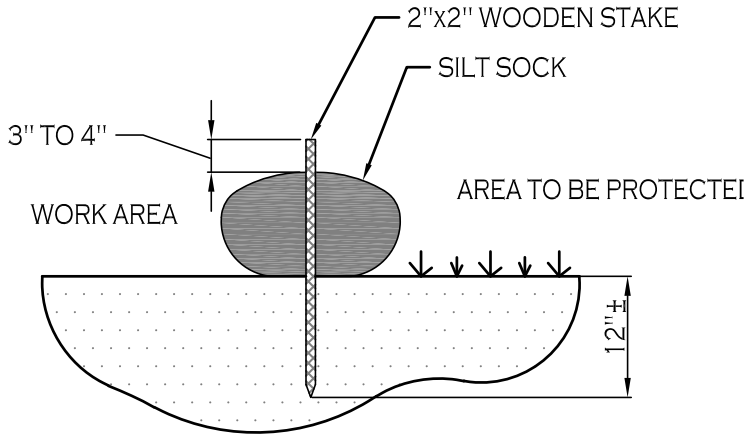
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



PLAN VIEW



SECTION VIEW

NOTES:

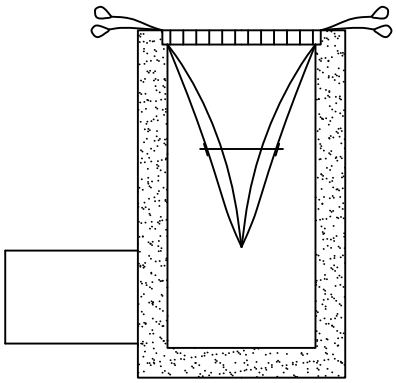
CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED $\frac{1}{2}$ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

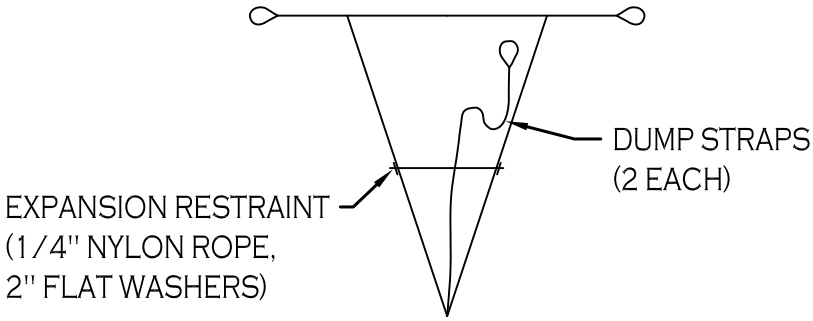
SILT SOCK DETAIL

NOT TO SCALE

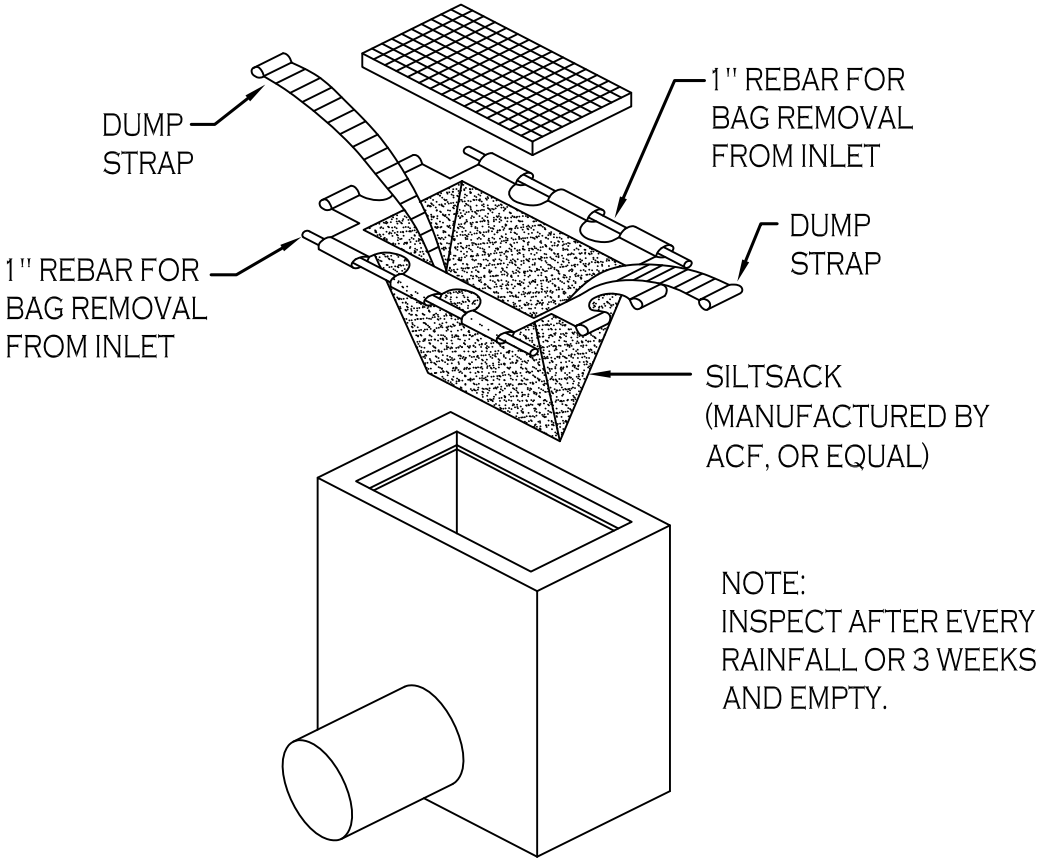
Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



INSTALLATION DETAIL



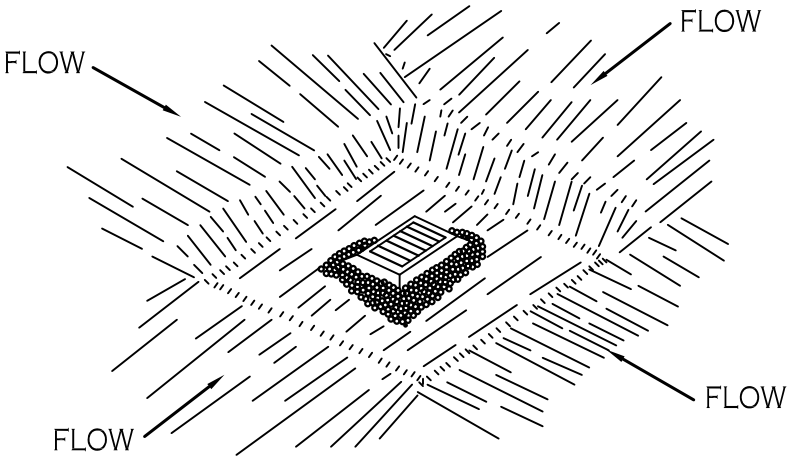
BAG DETAIL

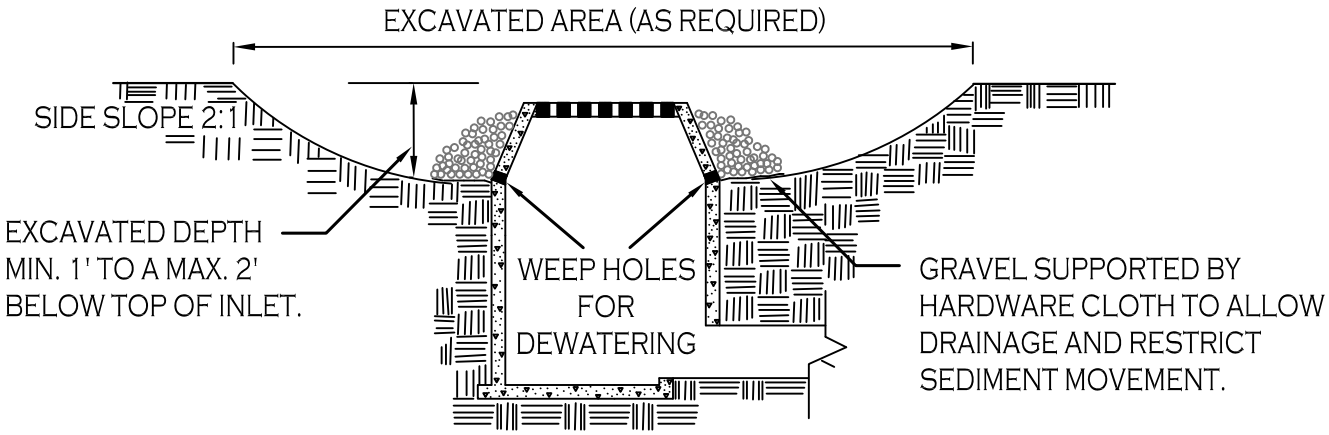


SILT SACK DETAIL

NOT TO SCALE

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)





CONSTRUCTION SPECIFICATIONS

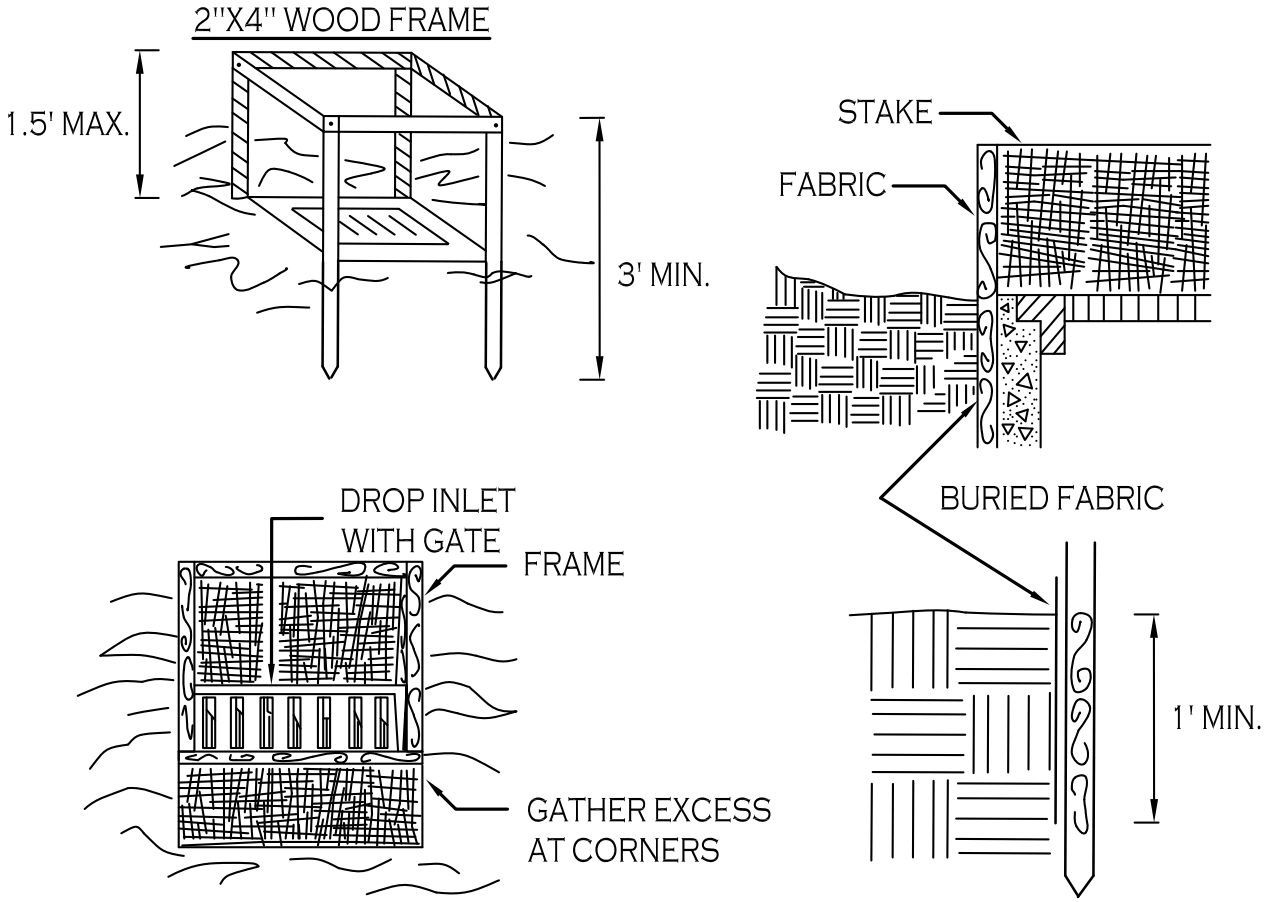
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.

2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.

3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.

4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.

5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.

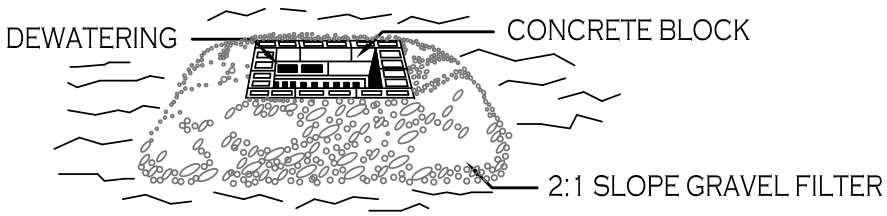
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

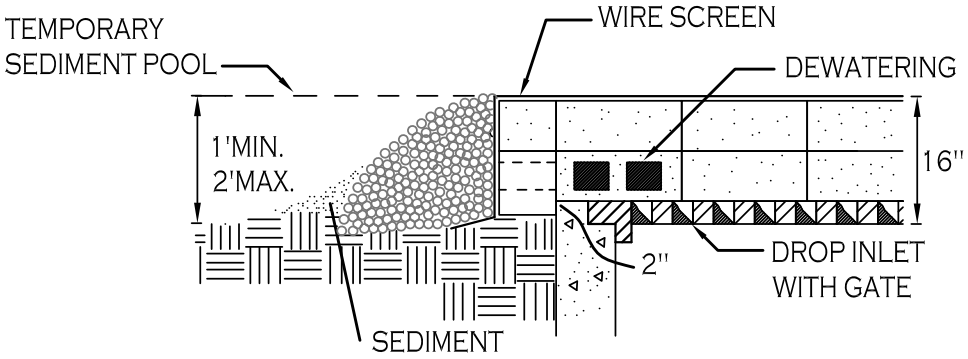
INLET PROTECTION DETAIL 2

NOT TO SCALE

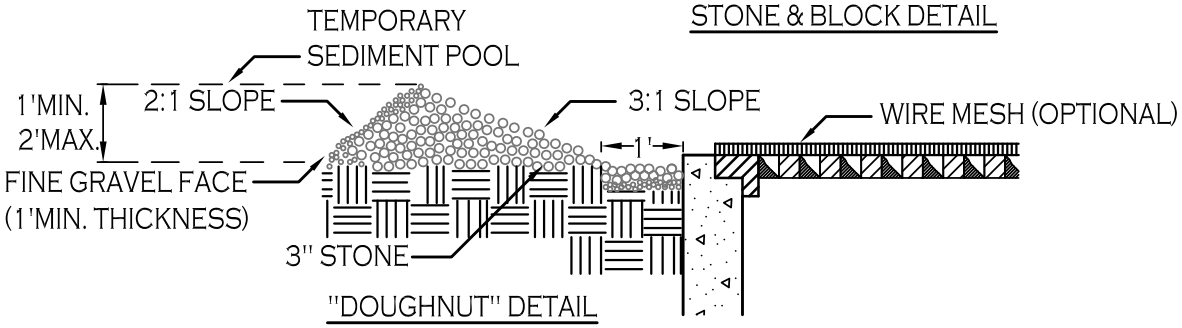
Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.

2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.

3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.

4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3

NOT TO SCALE

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

EXISTING TREE PROTECTION FENCE

MATERIALS

MATERIALS FOR TEMPORARY PLASTIC BARRIER FENCES SHALL MEET THE FOLLOWING REQUIREMENTS:

- FENCE: HIGH-DENSITY POLYETHYLENE MESH, ULTRAVIOLET-STABILIZED MIN. 2 YEARS; MINIMUM HEIGHT 4.0 FEET. COLOR: HIGH-VISIBILITY ORANGE OR GREEN. WHEN USED TO PROTECT TREES OR OTHER VEGETATION, COLOR SHALL BE HIGH-VISIBILITY ORANGE.
- POSTS: RIGID METAL OR WOOD POSTS, MINIMUM LENGTH 6.0 FEET.
- TIES: STEEL WIRE, #14 GAUGE OR NYLON CABLE TIES.
- WARNING SIGNS: SHEET METAL, PLASTIC OR OTHER RIGID, WATERPROOF MATERIAL, 1.5 FEET BY 2.0 FEET WITH 4 INCH BLACK LETTERS ON A WHITE BACKGROUND. TEXT SHALL BE: "PROTECTED SITE - KEEP OUT" UNLESS OTHERWISE SPECIFIED.

DETAILS

FENCES SHALL BE ERECTED PRIOR TO MOVING CONSTRUCTION EQUIPMENT ONTO ANY AREA DESIGNATED FOR PROTECTION.

THE LINE OF FENCES SHALL BE STAKED OR MARKED OUT ON THE GROUND BY THE CONTRACTOR AND APPROVED BY THE ENGINEER/OWNER BEFORE ANY FENCE IS INSTALLED. WHERE USED FOR PROTECTION OF INDIVIDUAL TREES, FENCE SHALL BE PLACED AT THE DRIP LINE (EXTENT OF CANOPY). IF NOT POSSIBLE, PLACEMENT SHALL BE AS CLOSE TO THE DRIP LINE AS POSSIBLE AND IN NO CASE LESS THAN 5.0 FEET AWAY FROM THE TREE TRUNK.

ON APPROVAL OF THE STAKEOUT, POSTS SHALL BE SECURELY DRIVEN ON 6.0 FOOT-MAXIMUM CENTERS, NORMAL TO THE GROUND, TO A DEPTH 1/3 OF THE TOTAL POST LENGTH. PLASTIC BARRIER FENCE SHALL BE PLACED ALONG THE SIDE OF ALL POSTS. ENDS OF FENCING SEGMENTS SHALL OVERLAP A DISTANCE OF AT LEAST ONE HALF THE FENCE HEIGHT.

FENCING SHALL BE SECURED TO POSTS WITH WIRE OR CABLE TIES AT TOP, MIDDLE AND BOTTOM OF POST. FASTENER SHALL BE TIGHT ENOUGH TO PREVENT THE FENCING FROM SLIPPING DOWN. OVERLAPS SHALL ALSO BE SECURELY FASTENED.

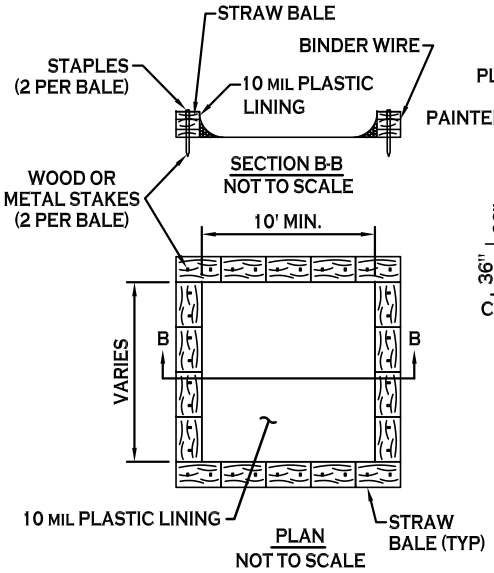
BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

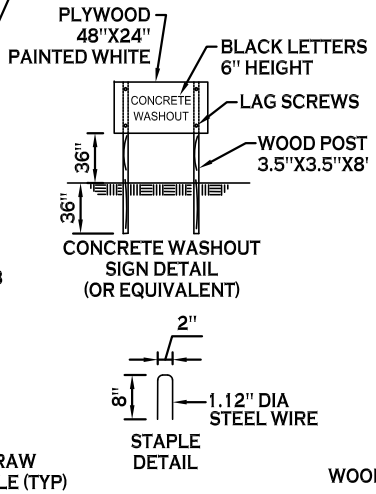
MAINTENANCE SHALL COMMENCE IMMEDIATELY AFTER ERECTION OF THE FENCE AND CONTINUE UNTIL ONE WEEK PRIOR TO ACCEPTANCE OF THE CONTRACT, AND SHALL CONSIST OF: REPLACING DAMAGED POST(S) AND FENCING; RE-FASTENING AND TIGHTENING FENCING; AND RESTORING FENCE TO ITS INTENDED HEIGHT.

FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

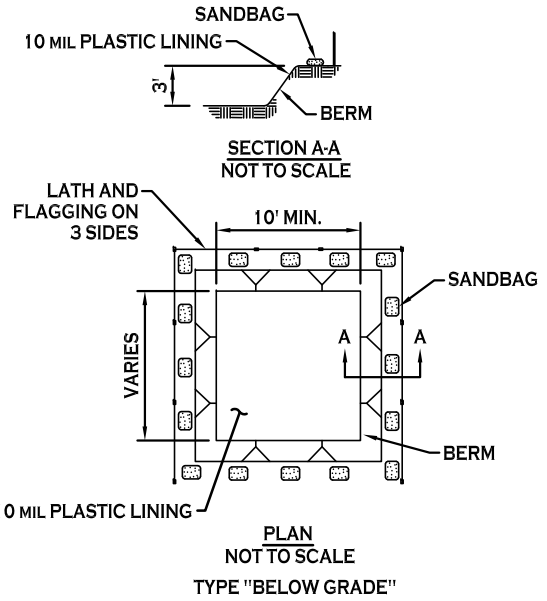
Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04PP)

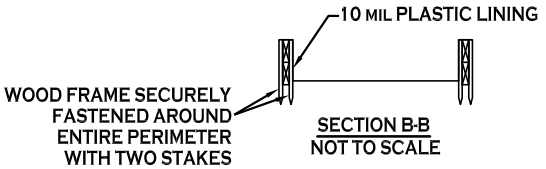




TYPE "ABOVE GRADE" WITH STRAW BALES

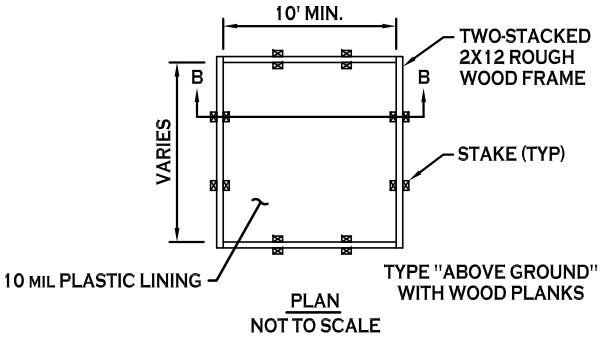


TYPE "BELOW GRADE"



NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



CONCRETE WASHOUT DETAIL

NOT TO SCALE

Appendix K

NYSHPO Clearance Letter

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

December 14, 2018

Dr. Doug Perrelli
Univ Buffalo Archaeological Survey
Anthropology 380 MFAC Ellicott
Buffalo, NY 14261

Re: DEC
Proposed Residential Development Project
4774 and 4780 Sheridan Drive, Amherst, Erie County, NY
18PR07939

Dear Dr. Perrelli:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the report prepared by the Archaeological Survey (University at Buffalo) entitled "Phase I Archaeological Reconnaissance Survey of a Proposed Residential Development at 4780 Sheridan Drive, Town of Amherst, Erie County, New York" (Hartner & Whalen December 2018), in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. This recommendation pertains only to the Project Area examined during the above-referenced investigation. It is not applicable to any other portion of the project property. Should the project design be changed OPRHP recommends further consultation with this office.

If further correspondence is required regarding this project, please refer to the project number (PR) noted above. If you have any questions, I can be reached at 518-268-2218 or via email at Josalyn.Ferguson@parks.ny.gov.

Sincerely,

Josalyn Ferguson (B.A., M.A.)
Historic Preservation Specialist/Archaeology *via e-mail only*

c.c. Charles Vandrei, DEC

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Appendix L

NYSDEC Stormwater Management Inspection Lists

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Stormwater Ponds



Description: Constructed stormwater retention basin that has a permanent pool (or micropool). Runoff from each rain event is detained and treated in the pool through settling and biological uptake mechanisms.

Design Options: Micropool Extended Detention (P-1), Wet Pond (P-2), Wet Extended Detention (P-3), Multiple Pond (P-4), Pocket Pond (P-5)

KEY CONSIDERATIONS

FEASIBILITY

- Contributing drainage area greater than 10 acres for P-1, 25 acres for P-2 to P-4.
- Follow DEC Guidelines for Design of Dams.
- Provide a minimum 2' separation from the groundwater in sole source aquifers.
- Do not locate ponds in jurisdictional wetlands.
- Avoid directing hotspot runoff to design P-5.

CONVEYANCE

- Forebay at each inlet, unless the inlet contributes less than 10% of the total inflow, 4' to 6' deep.
- Stabilize the channel below the pond to prevent erosion.
- Stilling basin at the outlet to reduce velocities.

PREATREATMENT

- Forebay volume at least 10% of the WQ_v
- Forebay shall be designed with non-erosive outlet conditions.
- Provide direct access to the forebay for maintenance equipment
- In sole source aquifers, provide 100% pretreatment for hotspot runoff.

TREATMENT

- Provide the water quality volume in a combination of permanent pool and extended detention (Table 6.1 in manual provides limitations on storage breakdown)
- Minimum length to width ratio of 1.5:1
- Minimum surface area to drainage area ratio of 1:100

LANDSCAPING

STORMWATER MANAGEMENT SUITABILITY

X	Water Quality
X	Channel Protection
X	Overbank Flood Protection
X	Extreme Flood Protection

Accepts Hotspot Runoff: *Yes*

(2 feet minimum separation distance required to water table)

FEASIBILITY CONSIDERATIONS

L	Cost
L	Maintenance Burden

Key: L=Low **M**=Moderate **H**=High

Residential Subdivision Use: Yes

High Density/Ultra-Urban: *No*

Soils: *Hydrologic group 'A' soils may require pond liner*

Hydrologic group 'D' soils may have compaction constraints

Other Considerations:

- *Thermal effects*

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

- Provide a minimum 10’ and preferably 15’ safety bench extending from the high water mark, with a maximum slope of 6%.
- Provide an aquatic bench extending 15 feet outward from the shoreline, and a maximum depth of 18" below normal water elevation.
- Develop a landscaping plan.
- Provide a 25’pond buffer.
- No woody vegetation within 15 feet of the toe of the embankment, or 25 feet from the principal spillway.

MAINTENANCE REQUIREMENTS

- Legally binding maintenance agreement
- Sediment removal from forebay every five to six years or when 50% full.
- Provide a maintenance easement and right-of-way.
- Removable trash rack on the principal spillway.
- Non-clogging low flow orifice
- Riser in the embankment.
- Pond drain required, capable of drawing down the pond in 24 hours.
- Notification required for pond drainage.
- Provide an adjustable gate valve on both the WQ_v-ED pipe, and the pond drain.
- Side Slopes less than 3:1, and terminate at a safety bench.
- Principal spillway shall not permit access by small children, and endwalls above pipes greater than 48” in diameter shall be fenced.

- *Outlet clogging*
- *Safety bench*

POLLUTANT REMOVAL

G	Phosphorus
G	Nitrogen
G	Metals - Cadmium, Copper,Lead, and Zinc removal
G	Pathogens Coliform, E.Coli, Streptococci removal

Key: G=Good **F**=Fair **P**=Poor

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Stormwater/Wetland Pond Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
Pre-Construction/Materials and Equipment		
Pre-construction meeting		
Pipe and appurtenances on-site prior to construction and dimensions checked		
1. Material (including protective coating, if specified)		
2. Diameter		
3. Dimensions of metal riser or pre-cast concrete outlet structure		
4. Required dimensions between water control structures (orifices, weirs, etc.) are in accordance with approved plans		
5. Barrel stub for prefabricated pipe structures at proper angle for design barrel slope		
6. Number and dimensions of prefabricated anti-seep collars		
7. Watertight connectors and gaskets		
8. Outlet drain valve		
Project benchmark near pond site		
Equipment for temporary de-watering		

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
2. Subgrade Preparation		
Area beneath embankment stripped of all vegetation, topsoil, and organic matter		
3. Pipe Spillway Installation		
Method of installation detailed on plans		
A. Bed preparation		
Installation trench excavated with specified side slopes		
Stable, uniform, dry subgrade of relatively impervious material (If subgrade is wet, contractor shall have defined steps before proceeding with installation)		
Invert at proper elevation and grade		
B. Pipe placement		
Metal / plastic pipe		
1. Watertight connectors and gaskets properly installed		
2. Anti-seep collars properly spaced and having watertight connections to pipe		
3. Backfill placed and tamped by hand under “haunches” of pipe		
4. Remaining backfill placed in max. 8 inch lifts using small power tamping equipment until 2 feet cover over pipe is reached		

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
3. Pipe Spillway Installation		
Concrete pipe		
1. Pipe set on blocks or concrete slab for pouring of low cradle		
2. Pipe installed with rubber gasket joints with no spalling in gasket interface area		
3. Excavation for lower half of anti-seep collar(s) with reinforcing steel set		
4. Entire area where anti-seep collar(s) will come in contact with pipe coated with mastic or other approved waterproof sealant		
5. Low cradle and bottom half of anti-seep collar installed as monolithic pour and of an approved mix		
6. Upper half of anti-seep collar(s) formed with reinforcing steel set		
7. Concrete for collar of an approved mix and vibrated into place (protected from freezing while curing, if necessary)		
8. Forms stripped and collar inspected for honeycomb prior to backfilling. Parge if necessary.		
C. Backfilling		
Fill placed in maximum 8 inch lifts		
Backfill taken minimum 2 feet above top of anti-seep collar elevation before traversing with heavy equipment		

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
4. Riser / Outlet Structure Installation		
Riser located within embankment		
A. Metal riser		
Riser base excavated or formed on stable subgrade to design dimensions		
Set on blocks to design elevations and plumbed		
Reinforcing bars placed at right angles and projecting into sides of riser		
Concrete poured so as to fill inside of riser to invert of barrel		
B. Pre-cast concrete structure		
Dry and stable subgrade		
Riser base set to design elevation		
If more than one section, no spalling in gasket interface area; gasket or approved caulking material placed securely		
Watertight and structurally sound collar or gasket joint where structure connects to pipe spillway		
C. Poured concrete structure		
Footing excavated or formed on stable subgrade, to design dimensions with reinforcing steel set		
Structure formed to design dimensions, with reinforcing steel set as per plan		
Concrete of an approved mix and vibrated into place (protected from freezing while curing, if necessary)		
Forms stripped & inspected for “honeycomb” prior to backfilling; parge if necessary		

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
5. Embankment Construction		
Fill material		
Compaction		
Embankment		
1. Fill placed in specified lifts and compacted with appropriate equipment		
2. Constructed to design cross-section, side slopes and top width		
3. Constructed to design elevation plus allowance for settlement		
6. Impounded Area Construction		
Excavated / graded to design contours and side slopes		
Inlet pipes have adequate outfall protection		
Forebay(s)		
Pond benches		
7. Earth Emergency Spillway Construction		
Spillway located in cut or structurally stabilized with riprap, gabions, concrete, etc.		
Excavated to proper cross-section, side slopes and bottom width		
Entrance channel, crest, and exit channel constructed to design grades and elevations		

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

CONSTRUCTION SEQUENCE	SATISFACTORY / UNSATISFACTORY	COMMENTS
8. Outlet Protection		
A. End section		
Securely in place and properly backfilled		
B. Endwall		
Footing excavated or formed on stable subgrade, to design dimensions and reinforcing steel set, if specified		
Endwall formed to design dimensions with reinforcing steel set as per plan		
Concrete of an approved mix and vibrated into place (protected from freezing, if necessary)		
Forms stripped and structure inspected for "honeycomb" prior to backfilling; parge if necessary		
C. Riprap apron / channel		
Apron / channel excavated to design cross-section with proper transition to existing ground		
Filter fabric in place		
Stone sized as per plan and uniformly place at the thickness specified		
9. Vegetative Stabilization		
Approved seed mixture or sod		
Proper surface preparation and required soil amendments		
Excelsior mat or other stabilization, as per plan		

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
10. Miscellaneous		
Drain for ponds having a permanent pool		
Trash rack / anti-vortex device secured to outlet structure		
Trash protection for low flow pipes, orifices, etc.		
Fencing (when required)		
Access road		
Set aside for clean-out maintenance		
11. Stormwater Wetlands		
Adequate water balance		
Variety of depth zones present		
Approved pondscaping plan in place Reinforcement budget for additional plantings		
Plants and materials ordered 6 months prior to construction		
Construction planned to allow for adequate planting and establishment of plant community (April-June planting window)		
Wetland buffer area preserved to maximum extent possible		

Comments:

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Actions to be Taken:

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Stormwater Pond/Wetland Operation, Maintenance and Management Inspection Checklist

Project _____
Location: _____
Site Status: _____

Date: _____
Time: _____

Inspector: _____

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
1. Embankment and emergency spillway (Annual, After Major Storms)		
1. Vegetation and ground cover adequate		
2. Embankment erosion		
3. Animal burrows		
4. Unauthorized planting		
5. Cracking, bulging, or sliding of dam		
a. Upstream face		
b. Downstream face		
c. At or beyond toe		
downstream		
upstream		
d. Emergency spillway		
6.Pond, toe & chimney drains clear and functioning		
7.Seeps/leaks on downstream face		
8.Slope protection or riprap failure		
9. Vertical/horizontal alignment of top of dam “As-Built”		

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
10. Emergency spillway clear of obstructions and debris		
11. Other (specify)		
2. Riser and principal spillway (Annual)		
Type: Reinforced concrete _____ Corrugated pipe _____ Masonry _____ 1. Low flow orifice obstructed		
2. Low flow trash rack. a. Debris removal necessary		
b. Corrosion control		
3. Weir trash rack maintenance a. Debris removal necessary		
b. corrosion control		
4. Excessive sediment accumulation insider riser		
5. Concrete/masonry condition riser and barrels a. cracks or displacement		
b. Minor spalling (<1")		
c. Major spalling (rebars exposed)		
d. Joint failures		
e. Water tightness		
6. Metal pipe condition		
7. Control valve a. Operational/exercised		
b. Chained and locked		
8. Pond drain valve a. Operational/exercised		
b. Chained and locked		
9. Outfall channels functioning		
10. Other (specify)		

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
3. Permanent Pool (Wet Ponds) (monthly)		
1. Undesirable vegetative growth		
2. Floating or floatable debris removal required		
3. Visible pollution		
4. Shoreline problem		
5. Other (specify)		
4. Sediment Forebays		
1.Sedimentation noted		
2. Sediment cleanout when depth < 50% design depth		
5. Dry Pond Areas		
1. Vegetation adequate		
2. Undesirable vegetative growth		
3. Undesirable woody vegetation		
4. Low flow channels clear of obstructions		
5. Standing water or wet spots		
6. Sediment and / or trash accumulation		
7. Other (specify)		
6. Condition of Outfalls (Annual , After Major Storms)		
1. Riprap failures		
2. Slope erosion		
3. Storm drain pipes		
4.Endwalls / Headwalls		
5. Other (specify)		
7. Other (Monthly)		
1. Encroachment on pond, wetland or easement area		

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
2. Complaints from residents		
3.Aesthetics a. Grass growing required		
b. Graffiti removal needed		
c. Other (specify)		
4. Conditions of maintenance access routes.		
5. Signs of hydrocarbon build-up		
6. Any public hazards (specify)		
8. Wetland Vegetation (Annual)		
1. Vegetation healthy and growing Wetland maintaining 50% surface area coverage of wetland plants after the second growing season. (If unsatisfactory, reinforcement plantings needed)		
2. Dominant wetland plants: Survival of desired wetland plant species Distribution according to landscaping plan?		
3. Evidence of invasive species		
4. Maintenance of adequate water depths for desired wetland plant species		
5. Harvesting of emergent plantings needed		
6. Have sediment accumulations reduced pool volume significantly or are plants “choked” with sediment		
7. Eutrophication level of the wetland.		
8. Other (specify)		

Comments:

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Actions to be Taken:

Attachment: SUB-2020-04PP_application_041521 (22940 : Sub-2020-04Pp)

Sheridan Drive Subdivision

Amherst, New York
SITE DEVELOPMENT DRAWINGS

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: JEFFERY BURROUGHS, P.E. – TOWN ENGINEER
COMPANY/DEPT: TOWN OF AMHERST ENGINEERING DEPARTMENT
ADDRESS: 1100 NORTH FOREST ROAD
WILLIAMSVILLE, NEW YORK 14221

TELEPHONE 716–631–7154

PLANNING & ZONING DEPARTMENT
NAME/TITLE: DANIEL HOWARD – PLANNING DIRECTOR
COMPANY/DEPT: TOWN OF AMHERST PLANNING DEPARTMENT
ADDRESS: 5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221

TELEPHONE 716–631–7051

LAND SURVEYOR
NAME/TITLE: MILLARD, MACKAY & DELLES LAND SURVEYORS, LLP
COMPANY/DEPT: 150 AERO DRIVE
ADDRESS: BUFFALO, NEW YORK 14225

TELEPHONE 716–631–5140

UTILITIES

NATURAL GAS
COMPANY/DEPT:. NATIONAL FUEL GAS CORP.
ADDRESS: 6363 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221

TELEPHONE 716–857–7000

TELEPHONE COMPANY
COMPANY/DEPT: VERIZON
ADDRESS: 65 FRANKLIN STREET
BUFFALO, NEW YORK 14203

TELEPHONE 716–840–8748

CABLE COMPANY
COMPANY/DEPT: TIME WARNER
ADDRESS: 789 CHURCH ROAD
WEST SENECA, NEW YORK

TELEPHONE 716–558–8615

ELECTRIC COMPANY
COMPANY/DEPT: NATIONAL GRID
ADDRESS: 144 KENSINGTON AVENUE
BUFFALO, NEW YORK 14214

TELEPHONE 716–236–2738

WATER
COMPANY/DEPT:. ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION ROAD
CHEEKTOWAGA, NEW YORK 14227

TELEPHONE 716–684–1510

DIG SAFELY NEW YORK

TELEPHONE 1–800–962–7962

OWNER/DEVELOPER

NAME: MEL Investors, LLC
ADDRESS 6790 Main Street, Suite 100
Williamsville, NY 14221
CONTACT: Paul Bliss
TELEPHONE 716-249-4008

ENGINEER

Carmina • Wood • Morris DPC
487 Main Street Suite 500
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

FEBRUARY 2021

PROJECT AREA



LOCATION MAP

DWG NO.	DRAWING TITLE
–	COVER SHEET
–	SURVEY & TOPOGRAPHIC MAP
C–001	DEMOLITION & EROSION CONTROL PLAN
C–002	DEMOLITION & EROSION CONTROL DETAILS
C–003	TYPICAL LOT DEMOLITION & EROSION CONTROL PLAN
C–100	PRELIMINARY PLAT
C–101	SITE DETAILS
C–200	GRADING PLAN
C–201	CENTERLINE ROAD PROFILE
C–300	STORM DRAINAGE PLAN
C–301	STORM DRAINAGE PROFILE
C–302	STORM DRAINAGE DETAILS
C–400	UTILITY PLAN
C–401	SANITARY SEWER & WATERLINE PROFILES & DETAILS
C–402	SANITARY SEWER DETAILS
C–403	SANITARY SEWER DETAILS
C–404	SANITARY SEWER GENERAL NOTES
C–405	SANITARY SEWER TESTING NOTES
C–406	WATERLINE DETAILS
C–407	WATERLINE DETAILS
C–408	WATERLINE DETAILS & NOTES
M–100	MAINTENANCE & PROTECTION OF TRAFFIC PLAN

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

20847 Topo

Sanitary Manhole Rim 609.96' 8" PVC W 602.81' 8" PVC E 602.86'

STONE & FRAME HOUSE NO. 4764

Concrete Drive

Fence 3.7 W

Fence 1.5 W

Power Pole NG 1768R

Fence 0.9 W

Fence 0.1 E

NORTHWEST CORNER OF LIBER 4544 DEEDS PAGE 595

Fence 2.3 E

310.74' DEED 309.04' MEAS.

Fence 0.35 E

789.86'

Found Rebar (Bent) 321.3 S & 0.3 W

Fence 1.1 E

Found Iron Pipe 238.0 S & On Line

Power Pole Lines Underground

Fence 0.2 W

Fence 0.3 E

537.45' DEED 531.79' MEAS.

Fence 2.2 S & 2.1 E

Fence On Line

Guy Wire

WEST LINE OF LANDS DEEDED TO MICHAEL TRENZ AND ELSIE, HIS WIFE (LIBER 3381 DEEDS PAGE 411)

912'20" DEED 913'59" MEAS.

Found Iron Pipe On Line & 127.0 E

Power Pole Lines Underground NG 4769 Verizon 4769

Catch Basin Rim 608.58' 18" RCMP W 601.22' 18" RCMP E 601.26'

Sanitary Manhole Rim 608.75' 8" PVC W 602.82' 8" PVC E 602.75'

Fence 0.46 S & 1.3 W

Fence 0.9 S & 0.7 W

Power Pole NG 4768 Verizon 4768

Fence 0.8 S

Fence 1.1 S

Catch Basin Rim 608.58' 18" RCMP W 599.14' 18" RCMP E 599.17'

Blacktop Drive

Gas Meter

Elec. Meter

FRAME GARAGE

VINYL SHED

FRAME HOUSE NO. 4774

Mail Box

Concrete Walk

Concrete Curb

Double Yellow Stripe

Dashed White Stripe

Power Pole NG 4767 NYT 4778

Fence 1.0 W

Found Rebar (TBR) 0.7 W & On Line

Fence 0.8 S

LANDS APPROPRIATED BY NEW YORK STATE PER LIBER 9742 DEEDS P.133 (MAP 218, PARCEL 245)

SBL NO. 68.12-1-10 (LIBER 9448 DEEDS PAGE 273)

PARALLEL

NORTH LINE OF LIBER 4544 DEEDS PAGE 595

119' DEED 119.34' MEAS.

15' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST PER L.11117 DEEDS P.7831

215.35'

SOUTHEAST CORNER OF LIBER 4544 DEEDS PAGE 595

285.37'

EAST LINE OF LIBER 4544 DEEDS PAGE 595

NORTHEAST CORNER OF LIBER 4544 DEEDS PAGE 595

SBL NO. 68.12-1-11 (LIBER 8176 DEEDS PAGE 155)

BENCHMARK Hydrant Top Nut Elev. 612.66'

Catch Basin Rim 609.70' 18" RCMP W 604.01' 18" RCMP E 603.88'

15' WIDE SANITARY SEWER EASEMENT TO THE TOWN OF AMHERST PER L.11117 DEEDS P.7835

LANDS APPROPRIATED BY NEW YORK STATE PER LIBER 9742 DEEDS P.133 (MAP 21981, PARCEL 246)

8" PVC Sanitary Sewer

Blacktop 1.4 W

Catch Basin Rim 609.67' 18" RCMP W 601.64' 18" RCMP E 600.32' 12" RCMP E 602.88'

Guy Wire

Power Pole NG 4788R NYT 4788R

Sanitary Manhole Rim 610.85' 8" PVC N 603.31' 8" PVC W 603.42' 8" PVC E 603.51'

Power Pole NG 4778 NYT 4778

214.37' TO THE EAST LINE OF LIBER 3381 DEEDS PAGE 411

93.71'

50.92'

019°

237.22'

288.19'

4"x4" Wood Post With Light

Ballard Typical

Blacktop On Line

Blacktop 1.8 W

Blacktop & Fence 0.2 E

Blacktop 2.7 W

Fence 2.1 W

Fence 4.0 W

Power Pole NG 4788R1 NYT 4788R1

Fence 2.8 E

147.88' DEED 144.32' MEAS.

WEST LINE OF LIBER 5022 DEEDS PAGE 430

NORTHWEST CORNER OF LIBER 5022 DEEDS PAGE 430

PARALLEL WITH EAST LINE OF LOT 60

Fence 0.6 W & 2.1 S

101.72'

8.29'

AT RIGHT ANGLE TO EAST LINE OF LOT 60

18.00'

178.00'

WEST LINE OF LIBER 4296 DEEDS PAGE 180

NORTHWEST CORNER OF LIBER 4296 DEEDS PAGE 180

Fence 0.8 S & On Line

Found Rebar On Line & 151.9 W

Fence 0.2 W

NORTH LINE OF LIBER 4296 DEEDS PAGE 180

NORTHEAST CORNER OF LIBER 4296 DEEDS PAGE 180

Fence 0.9 W & 0.9 N

Found Iron Pipe

Fence 1.9 E & 1.4 N

EAST LINE OF LANDS DEEDED TO MICHAEL TRENZ AND ELSIE, HIS WIFE (LIBER 3381 DEEDS PAGE 411)

259.80' DEED 257.10' MEAS.

Fence 0.5 E

Fence 1.2 E

Fence 1.7 E

Fence 1.8 E

Fence 0.7 W & On Line

422.64'

89°26'0" DEED 89°39'9" MEAS.

FRAME SHED

SHED

Yard Drain

2'x2' Conc. Box Rim 610.54' 4" PVC NE 307.48' 4" PVC SW 307.46'

Clean Out

Pump Box

Conc. Cover (Septic Tank)

In-Ground Pool

Concrete

Brick

Brick Porch

Steps

BRICK HOUSE NO.4780

FRAME BARN

BLOCK GARAGE

Granite Curb

Stone Walk

Planter

Blacktop

Concrete

LOT AREA= 5.029 Acres ± (EXCLUDING R.O.W.)

SBL No. 68.12-1-10 MAY BE SUBJECT TO AN EASEMENT TO IROQUOIS GAS CORPORATION PER LIBER 6918 DEEDS P.640 (EXACT LOCATION NOT SPECIFIED)

SBL No. 68.12-1-11 MAY BE SUBJECT TO AN EASEMENT TO IROQUOIS GAS CORPORATION PER LIBER 6918 DEEDS P.628 (EXACT LOCATION NOT SPECIFIED)

SHERIDAN DRIVE (100' WIDE)

NORTH LINE OF SHERIDAN DRIVE AS ORIGINALLY LAID OUT 66' WIDE

NORTH LINE OF SHERIDAN DRIVE AS PRESENTLY LAID OUT

ELEVATION DATUM

ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM: NAD83 (2011) EPOCH 2010.0 DATUM

UTILITIES

The underground utilities shown have been located from field survey information & existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

Note: Underground Utility information has been ordered from the respective utility companies. As the information is received, this map will be amended to reflect said information.

National Fuel Attn: Ed Kulpa (716) 857-7967	Spectrum Cable Attn: Chris Smith (800) 262-8600	Verizon Attn: Mark Granschow (716) 840-8656
Erie County Water Dept. Attn: Steve Denzler (716) 685-8289	N.Y.S. Electric & Gas Attn: Sam Ceppaglia (716) 651-5256	National Grid Attn: Roy Schultz (315) 428-6319

NOTE:

PARCEL (SBL NO. 68.12-1-1) IS SUBJECT TO PRIVILEGES, EASEMENTS AND RIGHTS OF WAY FOR GAS WELL, GAS HOUSE AND GAS LINE OR LINES OR WATER LINE, BY LIBER 4218 DEEDS PAGE 539, LIBER 4296 DEEDS PAGE 180 & LIBER 5022 DEEDS PAGE 430.

30 0 30 60 90

1 Inch = 30 ft.

LEGEND

∅	UTILITY / SERVICE POLE	R.O.W.	RIGHT OF WAY
	WATER LINE VALVE	CONC.	CONCRETE
	FIRE HYDRANT	INV.	INVERT
	D.I. (DROP INLET – STORM)	M.H.	MANHOLE
	MANHOLE (STORM)	—G—	GAS LINE
	MANHOLE (ELECTRIC)	—W—	WATER LINE
	MANHOLE (TRAFFIC)	—T—	TELEPHONE LINE
	MANHOLE (SANITARY)	—E—	ELECTRIC LINE
	MANHOLE (TELEPHONE)	—P—	UTILITY LINES
	GASLINE MARKER	—C—	CABLE LINES
	GAS LINE VALVE	D.	DEED
	LIGHT STANDARD	M.	MEASURED
	SIGN	L.	LIBER
H.C.	HANDICAP	P.	PAGE

AMEND 1-4-19: ADDED UNDERGROUND UTILITIES
AMEND 1-17-19: ADDED EASEMENTS & APPROPRIATIONS

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 9448 Deeds Page 273, Liber 8176 Deed Page 155

NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS, ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Morgan Homes of Western New York

FRANCIS C. DELLES NYSPLS No. 050477

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LAND SURVEYORS, LLP
150 AERO DRIVE
BUFFALO, NEW YORK 14225
PHONE (716) 631-5140 ~ FAX 631-3811

AMEND:
SURVEY DATE: 11-26-18
©DRAWING DATE: 12-2-18
SCALE: 1" = 30'

"ALL RIGHTS RESERVED"
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

BOUNDARY & TOPOGRAPHIC SURVEY

PART OF LOT 60 SECTION ____ TOWNSHIP 12 RANGE 7 OF THE: Holland Land Company's SURVEY – Erie COUNTY, N.Y.

SURVEY OF: 4774 & 4780 Sheridan Drive, Town of Amherst

SBL No. 68.12-1-10&11

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04PP)

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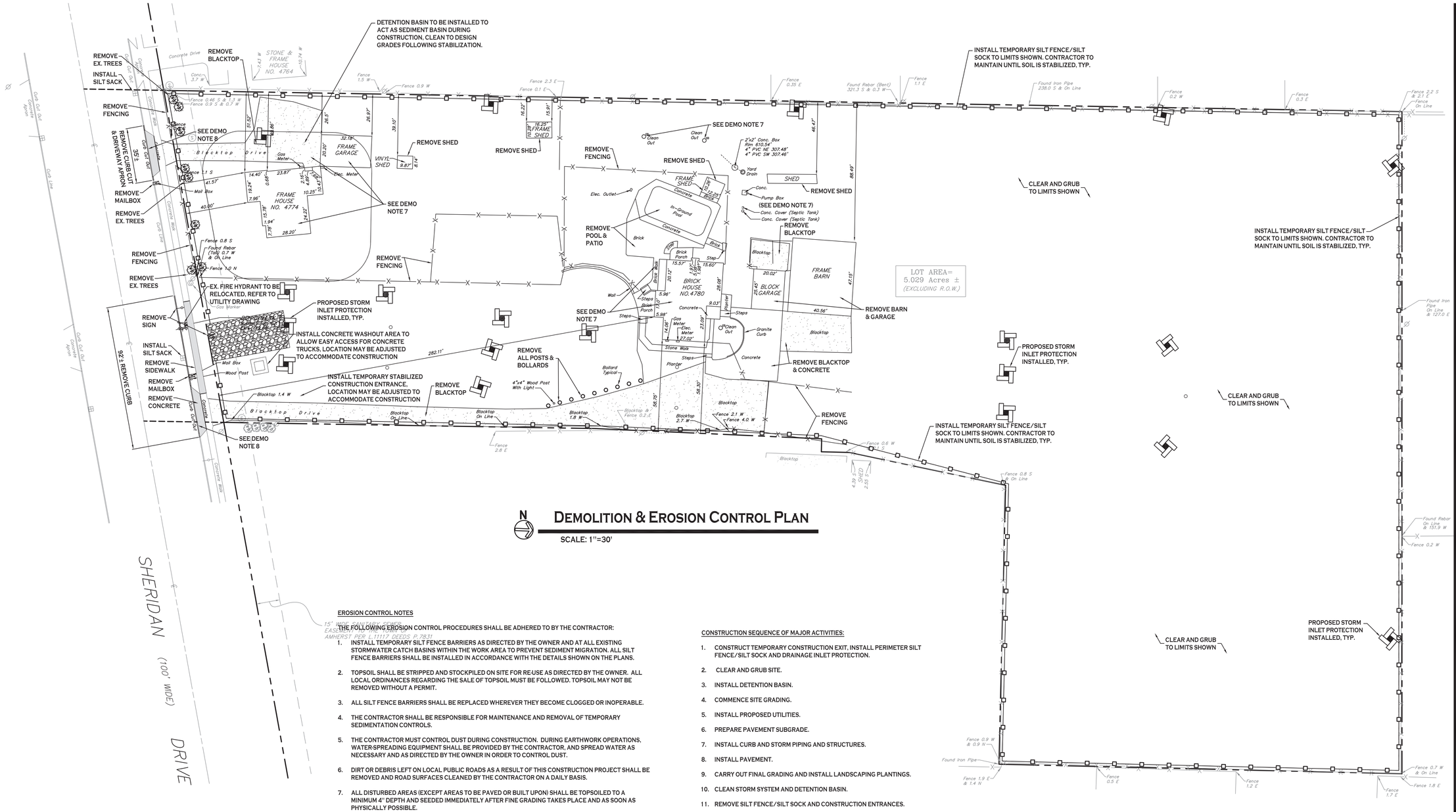

DEMOLITION & EROSION CONTROL PLAN

SCALE: 1"=30'

DEMOLITION NOTES:

1. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
2. TEMPORARY SILT FENCE AND STRAW BALES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
3. CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS. STORM DRAINAGE INLETS THAT INTERFERE WITH CONSTRUCTION ENTRANCE TO BE PROTECTED WITH SILT SACK AND OTHER PROPER TEMPORARY INLET PROTECTION MEASURES.
4. CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NYS M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.
5. COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
6. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY.
7. REMOVE EXISTING HOUSE TO INCLUDE ALL FOUNDATIONS, PORCHES, STEPS, ETC. ALL UTILITY CONNECTIONS TO BE ABANDONED AND/OR REMOVED PER COUNTY, TOWN, AND UTILITY COMPANY REQUIREMENTS.
8. EXISTING CURB AT DRIVEWAY ENTRANCE TO BE REMOVED SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE, EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FOR FOR PLACING NEW CURB.
9. CURB CUT NOT TO BE REMOVED UNTIL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE IS NO LONGER NEEDED FOR SITE ACCESS.

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT FENCE BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT FENCE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
3. ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT FENCE AROUND THE BASE OF STOCKPILES.
11. THE PROFESSIONAL CERTIFYING COMPLIANCE TO NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS MUST INSPECT AT A MINIMUM WEEKLY AND SHALL PROVIDE THESE INSPECTION REPORT WITH A WRITTEN CERTIFICATION OF CONSTRUCTION COMPLIANCE TO THE TOWN OF AMHERST WEEKLY.
12. THE ENGINEER OF RECORD FOR THIS PROJECT CERTIFIES THAT THESE DESIGN PLANS MEET THE REQUIREMENTS AND ARE IN COMPLIANCE WITH THE NEW YORK STORMWATER MANAGEMENT DESIGN MANUAL AND NYSDEC PHASE II STORMWATER REGULATION REQUIREMENTS.

EXISTING TREE PROTECTION FENCE

MATERIALS

MATERIALS FOR TEMPORARY PLASTIC BARRIER FENCES SHALL MEET THE FOLLOWING REQUIREMENTS:

- FENCE: HIGH-DENSITY POLYETHYLENE MESH, ULTRAVIOLET-STABILIZED MIN. 2 YEARS; MINIMUM HEIGHT 4.0 FEET. COLOR: HIGH-VISIBILITY ORANGE OR GREEN. WHEN USED TO PROTECT TREES OR OTHER VEGETATION, COLOR SHALL BE HIGH-VISIBILITY ORANGE.
- POSTS: RIGID METAL OR WOOD POSTS, MINIMUM LENGTH 6.0 FEET.
- TIES: STEEL WIRE, #14 GAUGE OR NYLON CABLE TIES.
- WARNING SIGNS: SHEET METAL, PLASTIC OR OTHER RIGID, WATERPROOF MATERIAL, 1.5 FEET BY 2.0 FEET WITH 4 INCH BLACK LETTERS ON A WHITE BACKGROUND. TEXT SHALL BE: "PROTECTED SITE - KEEP OUT" UNLESS OTHERWISE SPECIFIED.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

1. CONSTRUCT TEMPORARY CONSTRUCTION EXIT, INSTALL PERIMETER SILT FENCE/SILT SOCK AND DRAINAGE INLET PROTECTION.
2. CLEAR AND GRUB SITE.
3. INSTALL DETENTION BASIN.
4. COMMENCE SITE GRADING.
5. INSTALL PROPOSED UTILITIES.
6. PREPARE PAVEMENT SUBGRADE.
7. INSTALL CURB AND STORM PIPING AND STRUCTURES.
8. INSTALL PAVEMENT.
9. CARRY OUT FINAL GRADING AND INSTALL LANDSCAPING PLANTINGS.
10. CLEAN STORM SYSTEM AND DETENTION BASIN.
11. REMOVE SILT FENCE/SILT SOCK AND CONSTRUCTION ENTRANCES.
12. CLEAN SITE.

EXISTING TREE PROTECTION FENCE DETAILS

FENCES SHALL BE ERECTED PRIOR TO MOVING CONSTRUCTION EQUIPMENT ONTO ANY AREA DESIGNATED FOR PROTECTION.

THE LINE OF FENCES SHALL BE STAKED OR MARKED OUT ON THE GROUND BY THE CONTRACTOR AND APPROVED BY THE ENGINEER/OWNER BEFORE ANY FENCE IS INSTALLED. WHERE USED FOR PROTECTION OF INDIVIDUAL TREES, FENCE SHALL BE PLACED AT THE DRIP LINE (EXTENT OF CANOPY). IF NOT POSSIBLE, PLACEMENT SHALL BE AS CLOSE TO THE DRIP LINE AS POSSIBLE AND IN NO CASE LESS THAN 5.0 FEET AWAY FROM THE TREE TRUNK.

ON APPROVAL OF THE STAKEOUT, POSTS SHALL BE SECURELY DRIVEN ON 6.0 FOOT-MAXIMUM CENTERS, NORMAL TO THE GROUND, TO A DEPTH 1/3 OF THE TOTAL POST LENGTH. PLASTIC BARRIER FENCE SHALL BE PLACED ALONG THE SIDE OF ALL POSTS. ENDS OF FENCING SEGMENTS SHALL OVERLAP A DISTANCE OF AT LEAST ONE HALF THE FENCE HEIGHT.

FENCING SHALL BE SECURED TO POSTS WITH WIRE OR CABLE TIES AT TOP, MIDDLE AND BOTTOM OF POST. FASTENER SHALL BE TIGHT ENOUGH TO PREVENT THE FENCING FROM SLIPPING DOWN. OVERLAPS SHALL ALSO BE SECURELY FASTENED.

BARRIER FENCE WHICH IS NOT ORANGE IN COLOR SHALL BE FLAGGED AT 6.0 FOOT INTERVALS WITH RED OR ORANGE FLORESCENT TAPE. WARNING SIGNS SHALL BE MOUNTED ON THE FENCE AT NO MORE THAN 100 FOOT INTERVALS.

MAINTENANCE SHALL COMMENCE IMMEDIATELY AFTER ERECTION OF THE FENCE AND CONTINUE UNTIL ONE WEEK PRIOR TO ACCEPTANCE OF THE CONTRACT, AND SHALL CONSIST OF: REPLACING DAMAGED POST(S) AND FENCING; RE-FASTENING AND TIGHTENING FENCING; AND RESTORING FENCE TO ITS INTENDED HEIGHT.

FENCING USED FOR TREE OR OTHER VEGETATION PROTECTION SHALL NOT BE TEMPORARILY REMOVED TO ALLOW EQUIPMENT ACCESS OVER A PROTECTED AREA, EXCEPT AS REQUIRED FOR ITEMS OF WORK SPECIFICALLY SHOWN ON THE PLANS AND APPROVED BY THE ENGINEER IN WRITING.

DEMOLITION & EROSION CONTROL LEGEND

- EXISTING PAVEMENT/SIDEWALK/CURBING TO BE SAWCUT & REMOVED
- PROPOSED SILT FENCE
- EXISTING TREE TO BE REMOVED
- PROPOSED STORM INLET PROTECTION

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Demolition & Erosion Control Plan

DRAWING NO.
C-001

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04PP)

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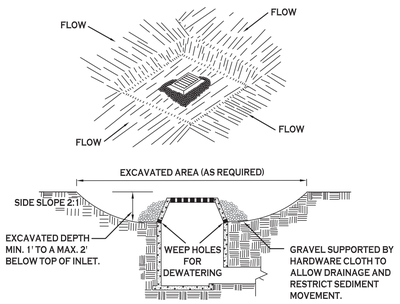
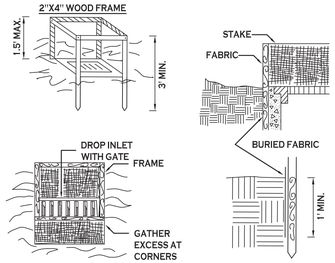


CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1
NOT TO SCALE

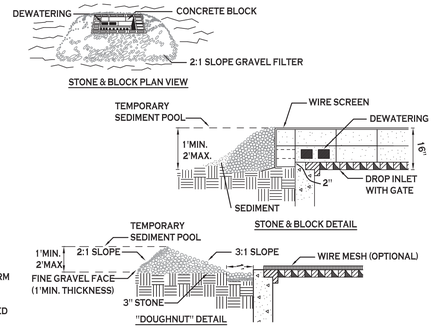


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2
NOT TO SCALE



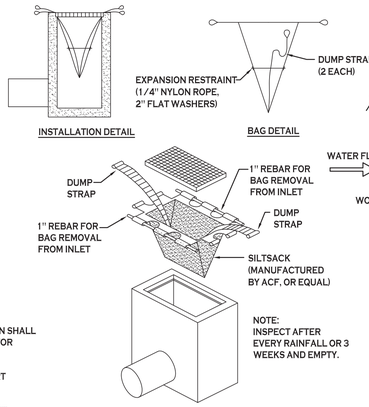
CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

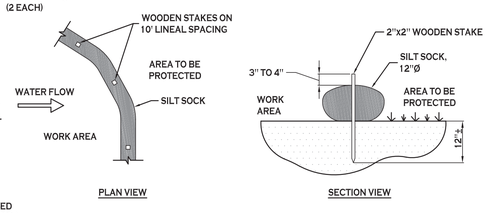
MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3
NOT TO SCALE

NOTE: INSTALL ONE OF THE INLET PROTECTION OPTIONS SHOWN PRIOR TO CONSTRUCTION



SILT SACK DETAIL
NOT TO SCALE

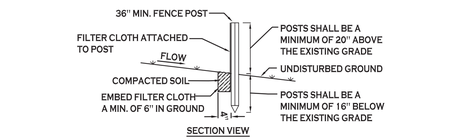


NOTES:

CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

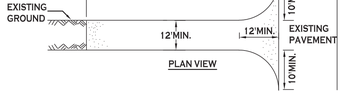
SILT SOCK DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

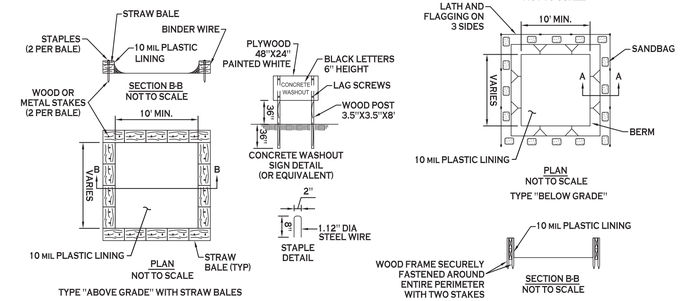
SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

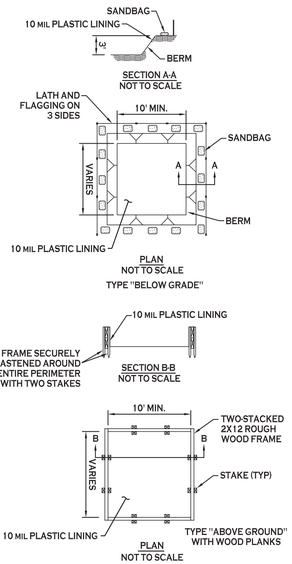
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



CONCRETE WASHOUT DETAIL
NOT TO SCALE

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STATE OF NEW YORK CHRISTOPHER WOOD 076364 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction

Proposed Subdivision

4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:

Demolition & Erosion Control Details

DRAWING NO.

C-002

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

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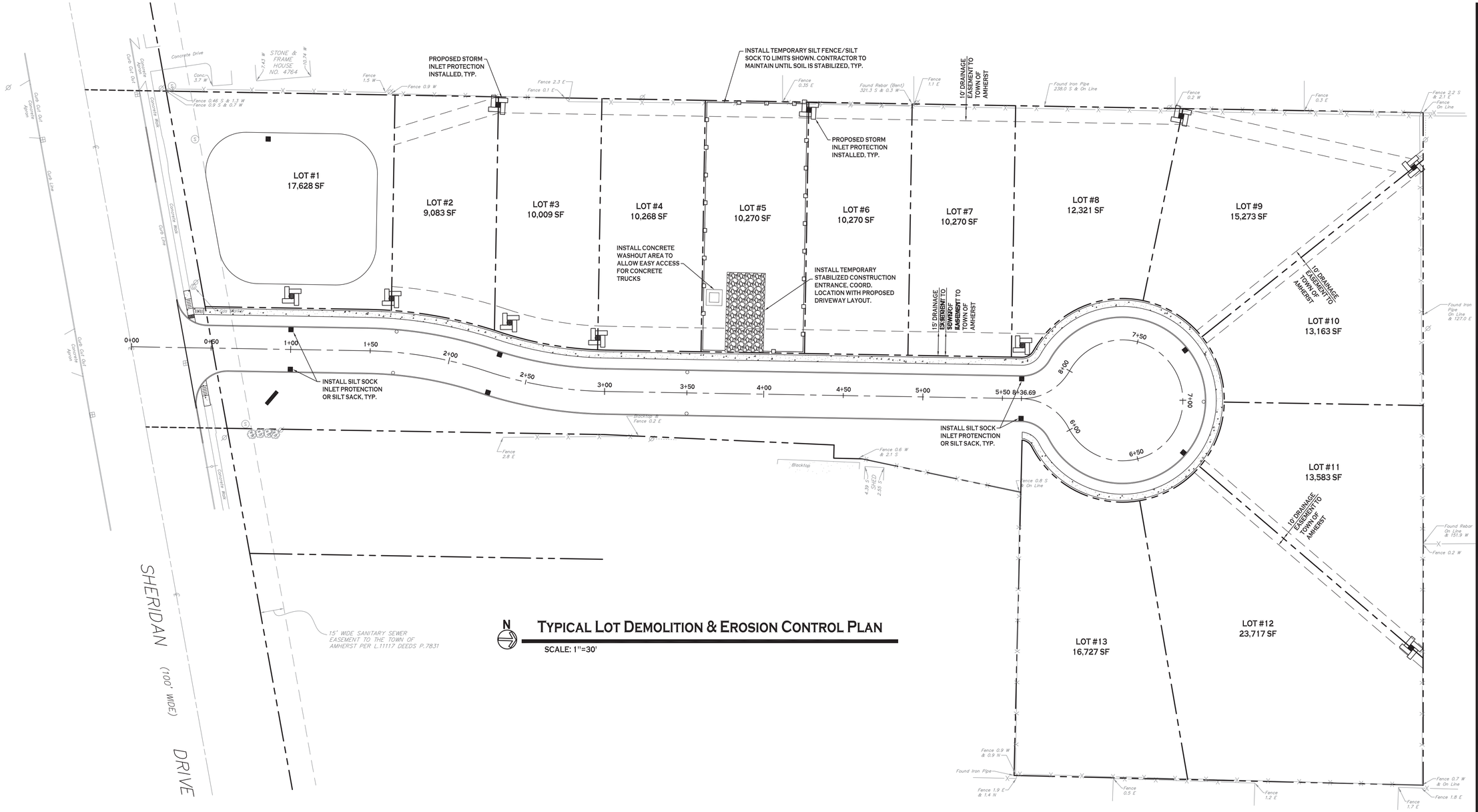

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TYPICAL LOT DEMOLITION & EROSION CONTROL PLAN

SCALE: 1"=30'

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL PROCEDURES SHALL BE ADHERED TO BY THE CONTRACTOR:

1. INSTALL TEMPORARY SILT FENCE BARRIERS AS DIRECTED BY THE OWNER AND AT ALL EXISTING STORMWATER CATCH BASINS WITHIN THE WORK AREA TO PREVENT SEDIMENT MIGRATION. ALL SILT FENCE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE AS DIRECTED BY THE OWNER. ALL LOCAL ORDINANCES REGARDING THE SALE OF TOPSOIL MUST BE FOLLOWED. TOPSOIL MAY NOT BE REMOVED WITHOUT A PERMIT.
3. ALL SILT FENCE BARRIERS SHALL BE REPLACED WHEREVER THEY BECOME CLOGGED OR INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND SPREAD WATER AS NECESSARY AND AS DIRECTED BY THE OWNER IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTOR ON A DAILY BASIS.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES, AND CULVERTS. SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE TOWN/CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION, AS DIRECTED BY THE ENGINEER.
10. INSTALL TEMPORARY SILT FENCE AROUND THE BASE OF STOCKPILES.

DEMOLITION NOTES:

1. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THOSE ITEMS TO REMAIN, SUCH AS TREES, PROPERTY CORNER PINS, UTILITY POLES, VALVES, HYDRANTS, CURBS, MANHOLES AND CATCH BASINS.
2. TEMPORARY SILT FENCE AND STRAW BALES TO BE INSTALLED AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE. MAINTAIN UNTIL VEGETATION IS ESTABLISHED AND PAVEMENT IS INSTALLED.
3. CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE ACCESSING THE SITE FROM PAVED ROADWAYS. STORM DRAINAGE INLETS THAT INTERFERE WITH CONSTRUCTION ENTRANCE TO BE PROTECTED WITH SILT SACK AND OTHER PROPER TEMPORARY INLET PROTECTION MEASURES.
4. CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NYS M.U.T.C.D. STANDARDS PRIOR TO STARTING WORK.
5. COVERED DUMPSTERS SHALL BE PROVIDED ONSITE AS REQUIRED FOR CONSTRUCTION WASTE.
6. CONTRACTOR TO PROTECT ALL TREES/BRUSH NOT DISTURBED BY CONSTRUCTION ACTIVITY.

DEMOLITION & EROSION CONTROL LEGEND

- EXISTING PAVEMENT/SIDEWALK/CURBING TO BE SAWCUT & REMOVED
- PROPOSED SILT FENCE
- EXISTING TREE TO BE REMOVED
- PROPOSED STORM INLET PROTECTION

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Typical Lot Demo & Erosion Control Plan

DRAWING NO.
C-003

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04PP)

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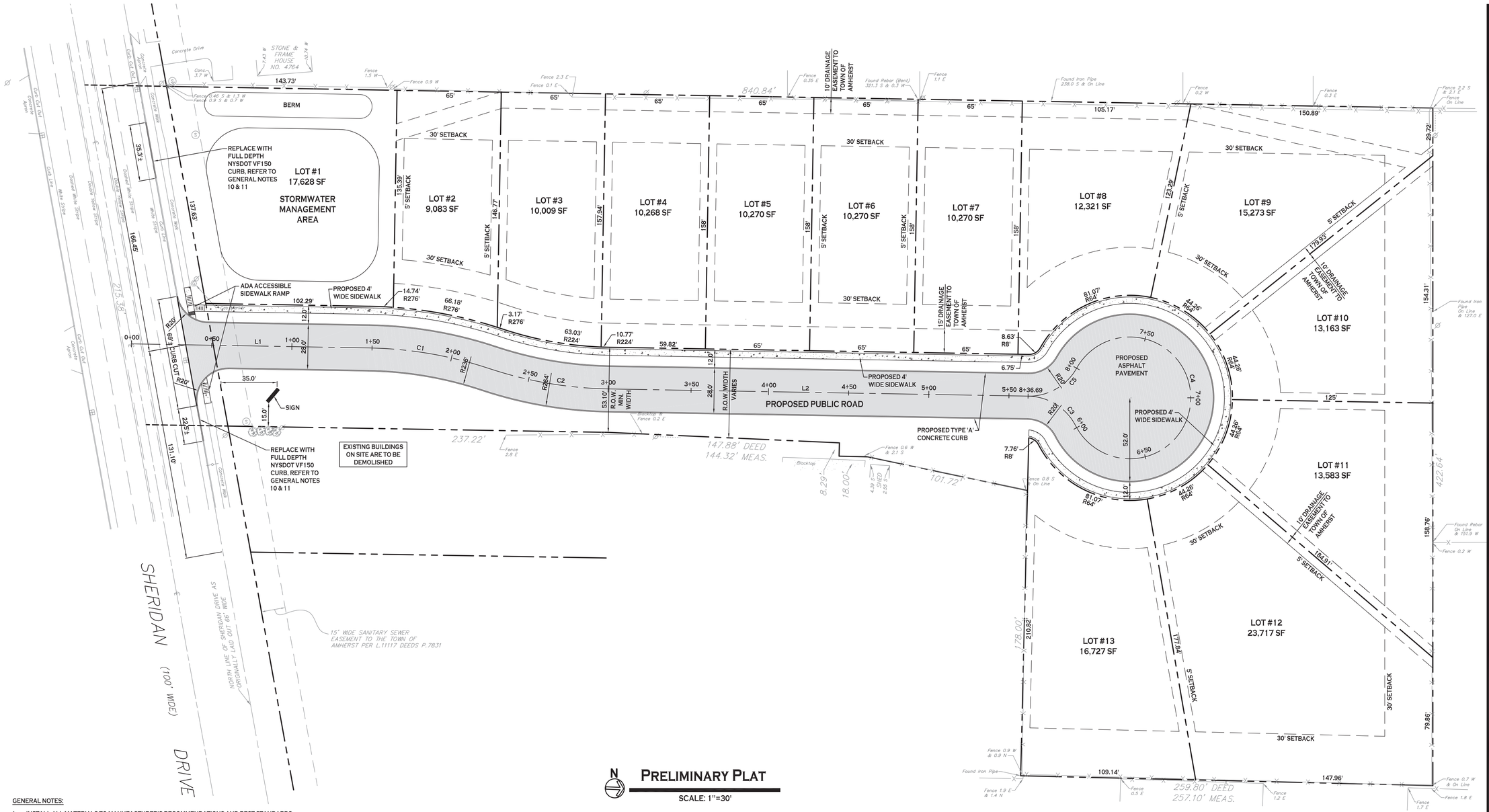

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PRELIMINARY PLAT

SCALE: 1"=30'

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
9. REFER TO NYSDOT STANDARD SHEET 608-03 FOR DRIVEWAY ENTRANCE AND LAYOUT INFORMATION ALONG SHERIDAN DRIVE.
10. EXISTING CURB AT PROPOSED DRIVEWAY ENTRANCE AND REMOVAL OF EXISTING ENTRANCE SHALL BE SAW CUT FULL-DEPTH AND NEATLY REMOVED FROM THE BACKSIDE, EXISTING PAVEMENT SHALL NOT BE DISTURBED AND THE PAVEMENT EDGE SHALL BE USED AS FORM FOR PLACING NEW CURB.
11. ALL DISTURBED AREAS WITHIN NYSDOT R.O.W. TO BE RESTORED USING ITEM 610.1402 TOPSOIL - ROADSIDE AND ITEM 610.1602 TURF ESTABLISHMENT - LAWNS AND COMPLY WITH NYSDOT STANDARDS AND SPECIFICATIONS SECTION 713 - LANDSCAPE DEVELOPMENT MATERIALS.

SITE NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
6. ALL HANDICAP RAMPS (NOT WITHIN THE NYSDOT R.O.W.) AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS. SIDEWALKS FLUSH TO PAVEMENT WITHIN THE NYSDOT R.O.W. SHALL ADHERE TO THE NOTES AND DESIGN REGULATIONS AS STATED ON NYSDOT STANDARD SHEET 608-01.

SITE DATA (R-3 ZONING)
MIN. LOT WIDTH = 65 FT INTERIOR LOTS MIN. LOT WIDTH = 75 FT CORNER LOTS
MIN. LOT AREA = 8,450 SF INTERIOR LOTS MIN. LOT AREA = 9,750 SF CORNER LOTS
FRONT SETBACK = 30 FT (OFF EDGE OF PVMT) SIDE SETBACK = 5 FT REAR SETBACK = 30 FT
MAXIMUM LOT COVERAGE = 35% MAXIMUM BUILDING HEIGHT = 35 FT
MINIMUM FLOOR AREA = 1,000 SF (1 STORY) MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

CURVE TABLE

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA ANGLE
C1	76.14	250.00	17° 26' 57"
C2	76.14	250.00	17° 26' 57"
C3	36.69	34.00	61° 49' 16"
C4	201.38	38.00	303° 38' 64"
C5	36.69	34.00	61° 49' 16"

LINE TABLE

LINE	LENGTH (FT)	BEARING
L1	148.11	N 11° 11' 1" E
L2	261.57	N 11° 10' 1" E

NOTE: LENGTH OF L1 INCLUDES SHERIDAN DRIVE R.O.W.

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction

Proposed Subdivision

4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:

Preliminary Plat

DRAWING NO.

C-100

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

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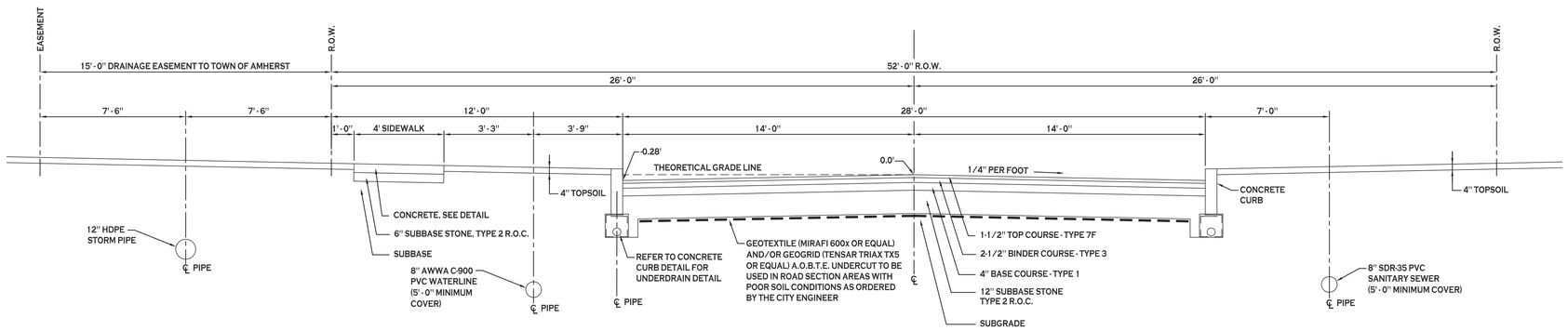
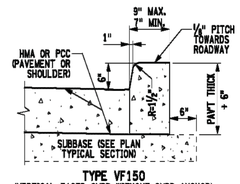


TYPICAL PAVEMENT SECTION (T.O.A. LOCAL STREET)

NOT TO SCALE

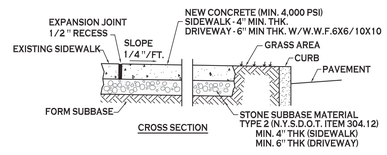
NOTE:
LIMITS AND DEGREE OF DEPTH OF ROAD SECTION UNDERCUT AREA WILL BE DETERMINED BY THE TOWN/CITY ENGINEER OR HIS/HER REPRESENTATIVE. MAXIMUM DEGREE OF DEPTH OF UNDERCUTTING SHALL BE 3'-6". ALL UNDERCUT AREAS SHALL BE GRADED/CROWNED TO DRAIN PROPERLY.



TYPE VF150
(VERTICAL FACED CURB WITHOUT CURB ANCHOR)
(SEE NOTE 4)

NYSDOT FULL DEPTH CURB

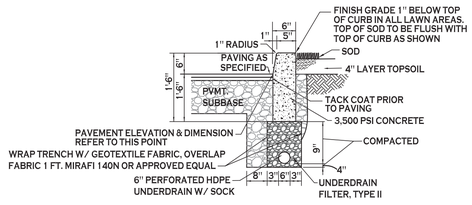
NOT TO SCALE



NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C., BOTH WAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3, CONCRETE TO BE CLASS D AND SEALED AFTER CURING.
3. SUBBASE GRADE SHALL FOLLOW THE PROPOSED GRADE OF THE SIDEWALK AND SLOPE AWAY FROM BUILDING WHERE APPLICABLE, PROVIDE CONTINUOUS STONE PATH TO CURB UNDERDRAIN WHERE PROVIDED.
4. FULL DEPTH EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' O.C., BOTHWAYS WHERE APPLICABLE. SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
5. SEE CURB DETAIL FOR DOWLING REQUIREMENTS WHERE ABUTTING CURB.
6. INSTALL 6" LONG #3 DOWELS @ 12" O.C. WHERE SIDEWALK ABUTS A BUILDING WALL AT AN ENTRANCE, THICKEN SIDEWALK TO 6" AT BUILDING WALL AND INSTALL DOWEL CENTERED IN THE 6" DEPTH. DOWELS AND THICKENING OF SIDEWALK SHALL EXTEND 18" EITHER SIDE OF ENTRANCE.
7. INSTALL 1/2" PREMOLDED EXPANSION JOINT WITH BACKER ROD & SEALANT WHERE SIDEWALK ABUTS BUILDING OR OTHER STRUCTURE.

CONCRETE SIDEWALK

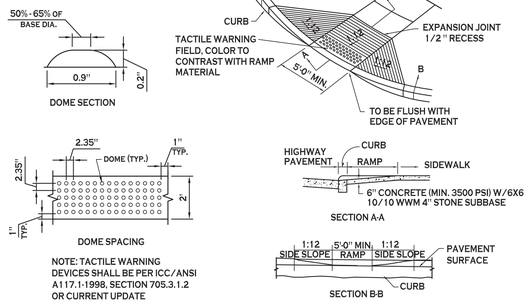
NOT TO SCALE



NOTES:
1. CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. WHERE THE CURB DROPS (IS FLUSH WITH ASPHALT) THE DEPTH OF CURB BELOW GRADE SHALL BE INCREASED TO 1'-6" AND OTHER DIMENSIONS ADJUSTED ACCORDINGLY.
3. TIE UNDERDRAINS INTO CLOSEST DRAINAGE SYSTEM OR OUTLET TO DAYLIGHT UNLESS OTHERWISE INDICATED, SLOPE OF UNDERDRAIN TO FOLLOW BOTTOM OF CURB SLOPE.

TYPE "A" CONCRETE CURB

NOT TO SCALE



SIDEWALK CURB RAMP

NOT TO SCALE

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STATE OF NEW YORK CHRISTOPHER M. WOOD 076364 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Site Details

DRAWING NO.
C-101

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

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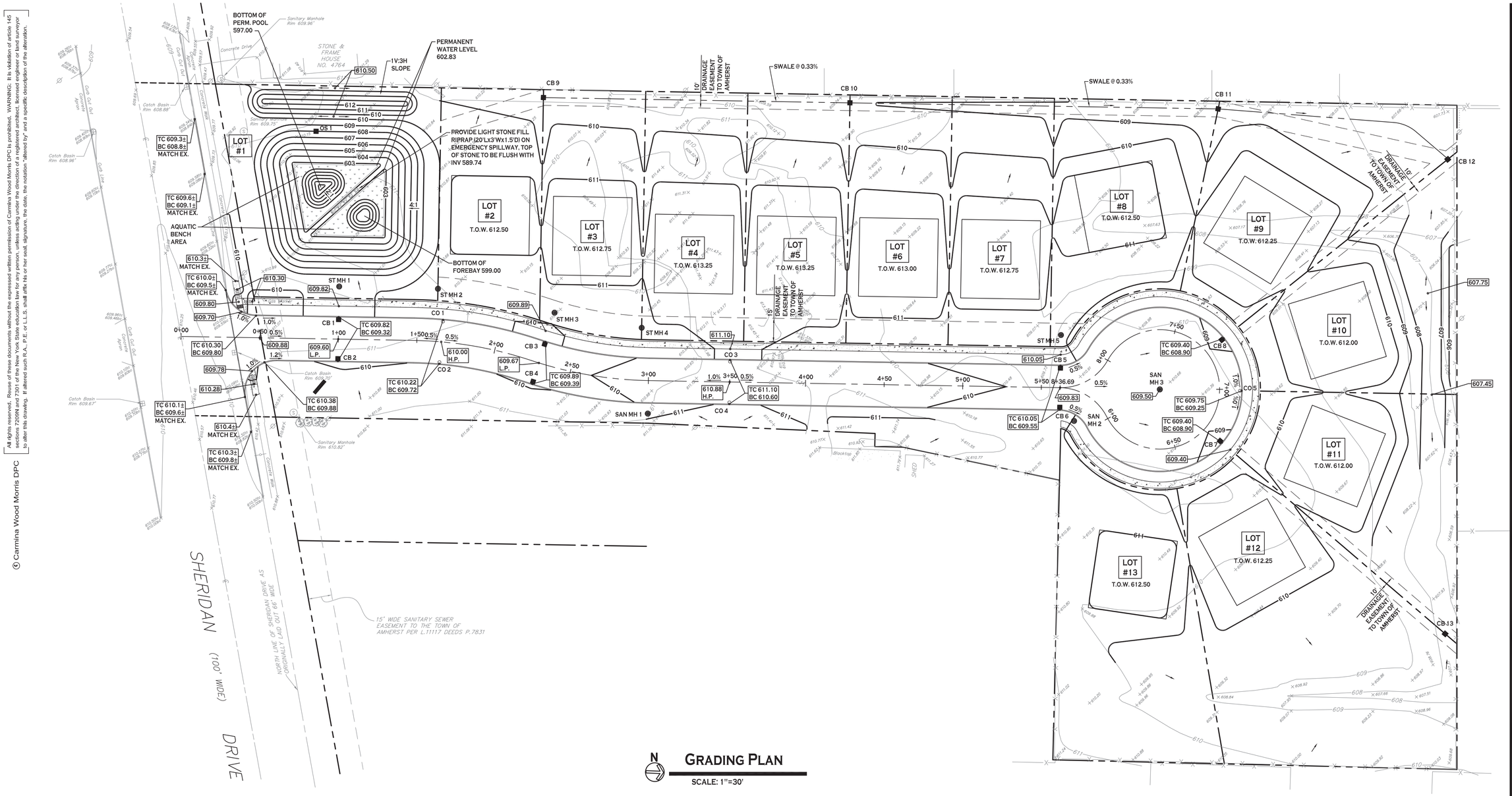

N

GRADING PLAN

SCALE: 1"=30'

STRUCTURE TABLE

STRUCTURE	RIM	STATION	OFFSET
CB 1	609.32	1+00.0	13.0' LT.
CB 2	609.32	1+00.0	13.0' RT.
CB 3	609.39	2+29.2	13.0' LT.
CB 4	609.39	2+29.2	13.0' RT.
CB 5	609.55	5+61.9	13.0' LT.
CB 6	609.55	5+61.9	13.0' RT.
CB 7	608.90	6+73.0	13.0' RT.
CB 8	608.90	7+25.6	13.0' RT.
CB 9	609.67	1+96.6	163.72' LT.
CB 10	609.03	4+25.2	178.96' LT.
CB 11	608.25	7+51.9	144.29' RT.
CB 12	607.50	7+25.6	196.43' RT.
CB 13	607.25	6+73.0	201.03' RT.
CO 1	609.74	1+65.5	13.0' LT.
CO 2	609.74	1+65.5	13.0' RT.
CO 3	610.62	3+50.0	13.0' LT.
CO 4	610.62	3+50.0	13.0' RT.
CO 5	609.25	7+00.0	13.0' RT.
ST MH 1	609.70	1+00.0	33.5' LT.
ST MH 2	610.20	1+61.1	33.5' LT.
ST MH 3	610.25	2+29.2	33.5' LT.
ST MH 4	610.65	2+94.4	33.5' LT.
ST MH 5	610.10	5+61.9	33.5' LT.
OS 1	608.00	0+83.6	132.0' LT.

GRADING NOTES:

1. IN GENERAL, EXTERIOR GRADE AT THE PROPOSED HOUSES SHALL BE 2' ABOVE THE HIGHEST ADJACENT EDGE OF ROAD, CORNER LOTS MAY DIFFER, SEE PLAN FOR SPECIFIC SITUATIONS.
2. IN GENERAL, 1ST FFE FOR THE PROPOSED HOUSES SHALL BE 2.5' ABOVE HIGHEST EXTERIOR GRADE ELEVATION.
3. IN GENERAL, TOP OF WALL ELEVATION SHALL BE 1.5' ABOVE HIGHEST EXTERIOR GRADE ELEVATION.
4. SANITARY SEWER INVERT AT THE PROPOSED HOUSE SHALL BE 1.5' ABOVE THE BASEMENT FLOOR ELEVATION, BASEMENT FLOOR ELEVATION IS 9' BELOW THE 1ST FFE.
5. HOUSE BOXES SHOWN ARE 50'x50' FOR DESIGN PURPOSES.
6. PROPOSED SIDEWALK TO SLOPE 1/4" PER FOOT TOWARDS ROADWAY.

PROPOSED GRADING LEGEND

- PROPOSED CONTOUR — 101
- PROPOSED SPOT ELEVATION — 100.80
- PROPOSED TOP/BOTTOM OF CURB ELEV. — TC 100.50 / BC 100.00
- PROPOSED CATCH BASIN — ■ CB
- PAVEMENT/GROUND SLOPE — →
- PROPOSED MANHOLE — ● MH
- PROPOSED CLANOUT — ○ CO

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction

Proposed Subdivision

4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:

Grading Plan

DRAWING NO.

C-200

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

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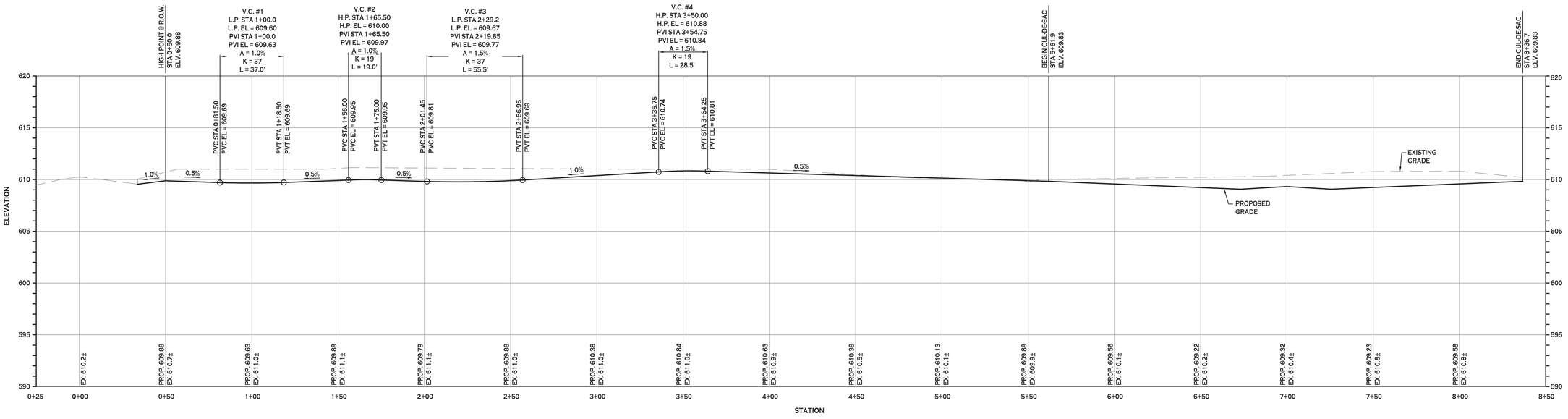

CENTERLINE ROAD PROFILE

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

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STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:

Centerline Road Profile

DRAWING NO.

C-201

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

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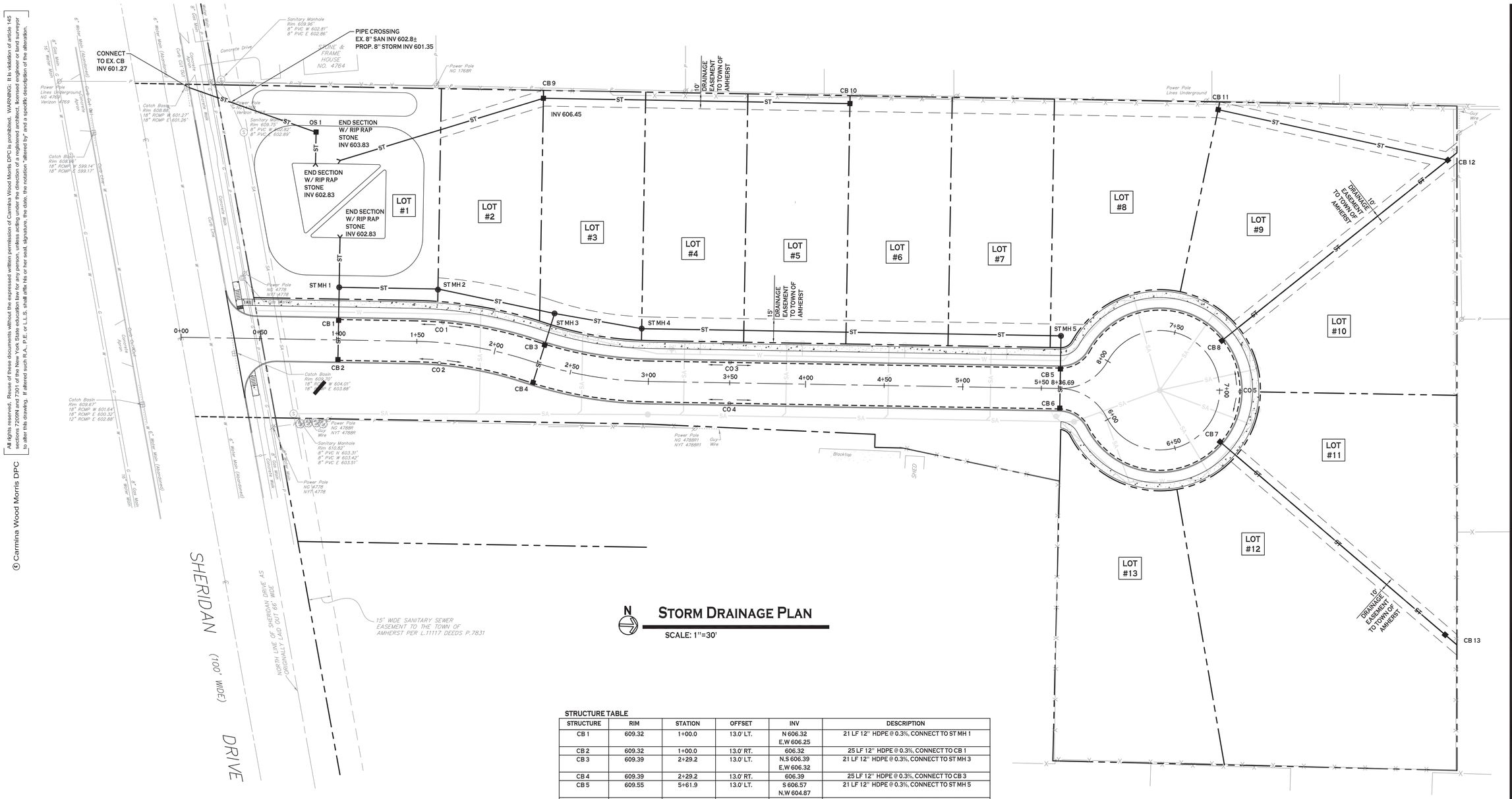

STORM DRAINAGE PLAN

SCALE: 1"=30'

STRUCTURE TABLE

STRUCTURE	RIM	STATION	OFFSET	INV	DESCRIPTION
CB 1	609.32	1+00.0	13.0' LT.	N 606.32 E,W 606.25	21 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 1
CB 2	609.32	1+00.0	13.0' RT.	606.32	25 LF 12" HDPE @ 0.3%, CONNECT TO CB 1
CB 3	609.39	2+29.2	13.0' LT.	N,S 606.39 E,W 606.32	21 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 3
CB 4	609.39	2+29.2	13.0' RT.	606.39	25 LF 12" HDPE @ 0.3%, CONNECT TO CB 3
CB 5	609.55	5+61.9	13.0' LT.	S 606.57 N,W 604.87	21 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 5
CB 6	609.55	5+61.9	13.0' RT.	S 606.57 N,W 604.95	25 LF 12" HDPE @ 0.3%, CONNECT TO CB 5
CB 7	608.90	6+73.0	13.0' RT.	W 605.90 NE,E 605.32	123 LF 6" PERF. HDPE @ 0.3%, CONNECT TO CB 6
CB 8	608.90	7+25.6	13.0' RT.	E 605.90 NW,W 605.24	123 LF 6" PERF. HDPE @ 0.3, CONNECT TO CB 5
CB 9	609.67	1+96.9	163.72' LT.	605.08	135 LF 8" HDPE @ 1.0%, OUTLET TO DETENTION BASIN
CB 10	609.03	4+25.2	178.96' LT.	607.03	195 LF 8" HDPE @ 1.0%, CONNECT TO CB 9
CB 11	608.25	7+51.9	144.29' RT.	606.24	149 LF 8" HDPE @ 0.3%, CONNECT TO CB 12
CB 12	607.50	7+25.6	196.43' RT.	605.79	184 LF 8" HDPE @ 0.3%, CONNECT TO CB 8
CB 13	607.25	6+73.0	201.03' RT.	605.89	190 LF 8" HDPE @ 0.3%, CONNECT TO CB 7
CO 1	609.74	1+65.5	13.0' LT.	606.74	66 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 1 66 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 3
CO 2	609.74	1+65.5	13.0' RT.	606.74	64 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 2 61 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 4
CO 3	610.62	3+50.0	13.0' LT.	607.62	126 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 3 211 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 5
CO 4	610.62	3+50.0	13.0' RT.	607.62	128 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 4 211 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 6
CO 5	609.25	7+00.0	13.0' RT.	606.25	35 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 7 35 LF 6" PERF. HDPE @ STD. DEPTH, CONNECT TO CB 8
ST MH 1	609.70	1+00.0	33.5' LT.	E 606.19 N 603.02 W 602.92	32 LF 12" HDPE @ 0.3%, OUTLET TO DETENTION BASIN
ST MH 2	610.20	1+61.1	33.5' LT.	N 603.31 S 603.21	63 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 1
ST MH 3	610.25	2+29.2	33.5' LT.	E 606.26 N 603.64 S 603.54	76 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 2
ST MH 4	610.65	2+94.4	33.5' LT.	N 603.91 S 603.81	56 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 3
ST MH 5	610.10	5+61.9	33.5' LT.	E 604.81 S 604.71	267 LF 12" HDPE @ 0.3%, CONNECT TO ST MH 4
OS 1	608.00	0+83.6	132.0' LT.	E 602.77 S 601.53	20 LF 10" HDPE @ 0.3%, CONNECT TO ST OS 1 (INLET PIPE) 86 LF 10" HDPE @ 0.3%, CONNECT TO EX. CB (OUTLET PIPE)

PRE DEVELOPMENT STORMWATER EVENT SUMMARY

EVENT	RUNOFF (CFS)	VOLUME (CUBIC-FT)	DEPTH (INCHES)
1-YEAR	2.96	10,298	1.17
2-YEAR	4.18	14,285	1.62
5-YEAR	6.15	20,758	2.35
10-YEAR	8.06	27,134	3.05
25-YEAR	11.18	37,632	4.22
50-YEAR	14.10	47,673	5.33
100-YEAR	17.58	59,816	6.67

POST DEVELOPMENT STORMWATER EVENT SUMMARY
DETENTION BASIN

EVENT	INFLOW (CFS)	OUTFLOW (CFS)	ELEVATION (FEET)	STORAGE (CUBIC-FEET)
1-YEAR	1.96	1.38	603.72	2,114
2-YEAR	2.75	1.83	604.00	3,051
5-YEAR	3.99	2.61	604.42	4,580
10-YEAR	5.20	3.20	604.83	6,263
25-YEAR	7.14	3.67	605.58	9,722
50-YEAR	8.96	4.02	606.28	13,533
100-YEAR	11.12	4.38	607.06	18,477

PROPOSED STORM DRAINAGE LEGEND

- PROPOSED STORM PIPE — ST
- PROPOSED PERFORATED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED CLEANOUT

CB: CATCH BASIN
MH: MANHOLE
OS: OUTLET STRUCTURE
YD: YARD DRAIN

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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STATE OF NEW YORK CHRISTOPHER WOOD 076384 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

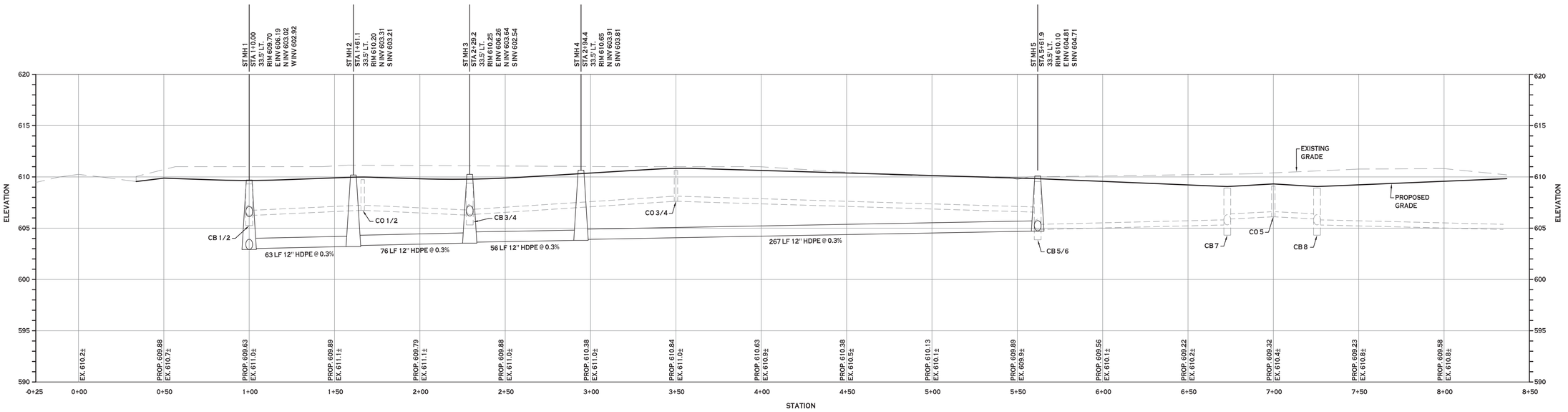
Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Storm Drainage Plan

DRAWING NO.
C-300

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)



CENTERLINE ROAD PROFILE - STA 0+00 TO 8+50

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

NOTES:

1. PROFILES SHOWN IN RELATION TO THE CENTERLINE OF THE ROADWAY, GRADING/DEPTH AND ALIGNMENT MAY VARY IN RELATION TO THE CENTERLINE. REFER TO PLAN SHEETS FOR REFERENCE.

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STATE OF NEW YORK
CHRISTOPHER WOOD
076364
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Storm Drainage Profile

DRAWING NO.
C-301

Project no.: 20-252

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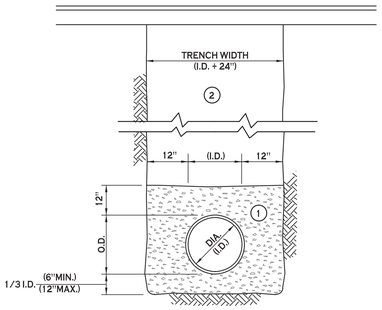


NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

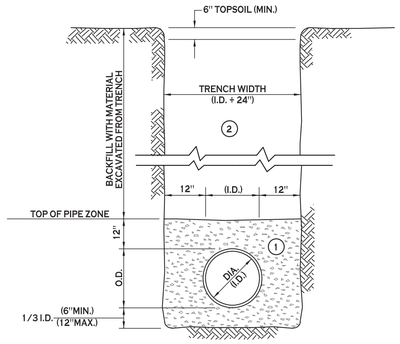
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

STORM SEWER TRENCH SECTION IN PAVED AREAS

NOT TO SCALE



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

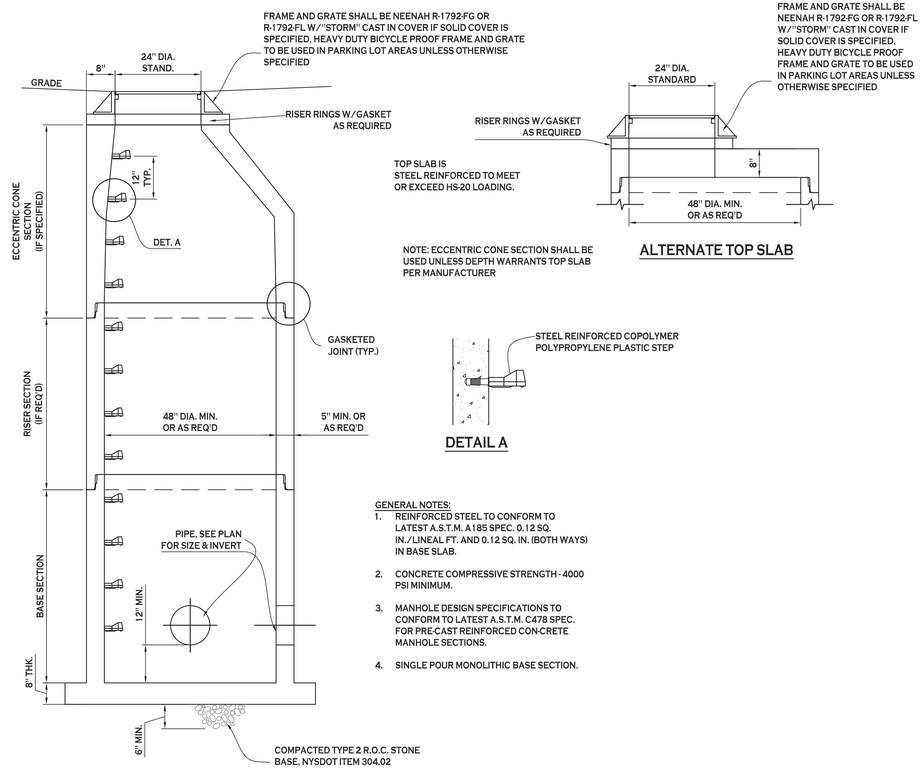
(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

STORM SEWER TRENCH SECTION IN UNPAVED AREAS

NOT TO SCALE



TYPICAL STORM MANHOLE DETAIL

NOT TO SCALE

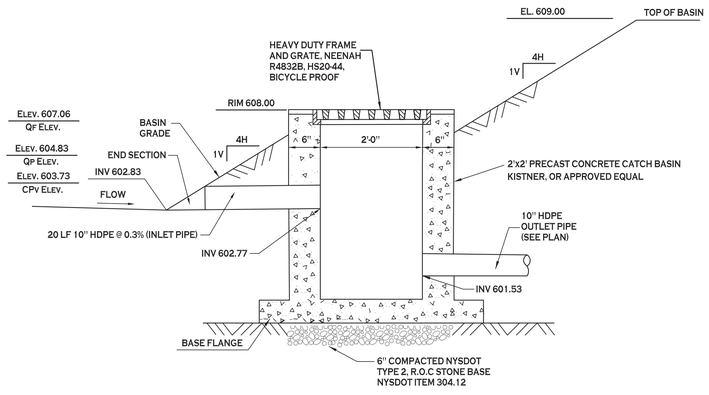
NOTE: ECCENTRIC CONE SECTION SHALL BE USED UNLESS DEPTH WARRANTS TOP SLAB PER MANUFACTURER

ALTERNATE TOP SLAB

DETAIL A

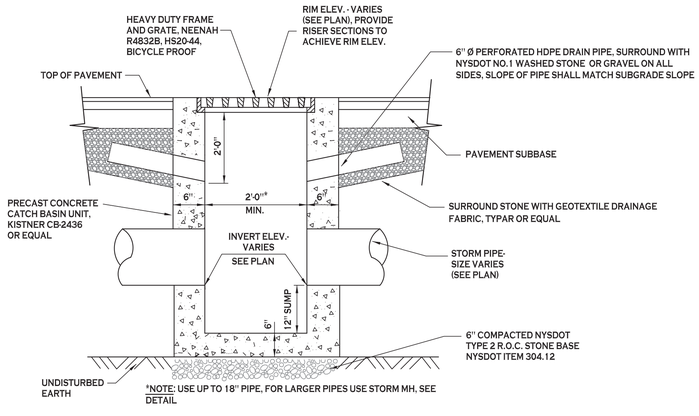
GENERAL NOTES:

1. REINFORCED STEEL TO CONFORM TO LATEST A.S.T.M. A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) IN BASE SLAB.
2. CONCRETE COMPRESSIVE STRENGTH - 4000 PSI MINIMUM.
3. MANHOLE DESIGN SPECIFICATIONS TO CONFORM TO LATEST A.S.T.M. C478 SPEC. FOR PRE-CAST REINFORCED CON-CRETE MANHOLE SECTIONS.
4. SINGLE POUR MONOLITHIC BASE SECTION.



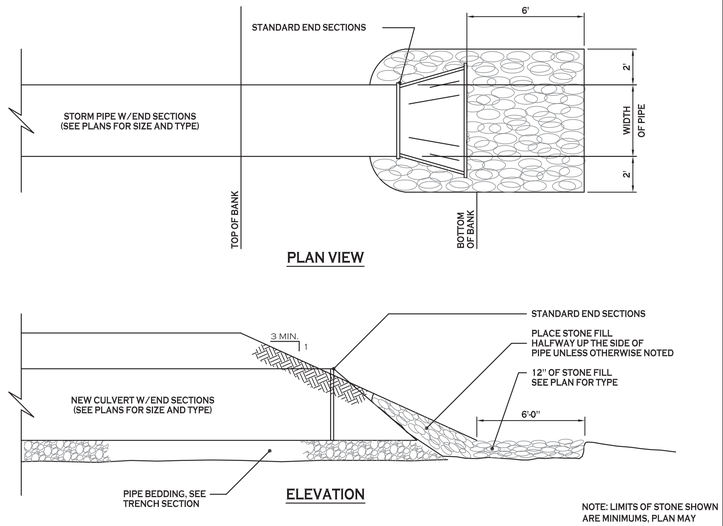
DETENTION BASIN OUTLET STRUCTURE

NOT TO SCALE



TYPICAL PRECAST CATCH BASIN

NOT TO SCALE



NOTE: LIMITS OF STONE SHOWN ARE MINIMUMS, PLAN MAY INDICATE GREATER LIMITS

TYPICAL PIPE OUTLET W/ END SECTION & RIP RAP

NOT TO SCALE

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Storm Drainage Details

DRAWING NO.
C-302

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

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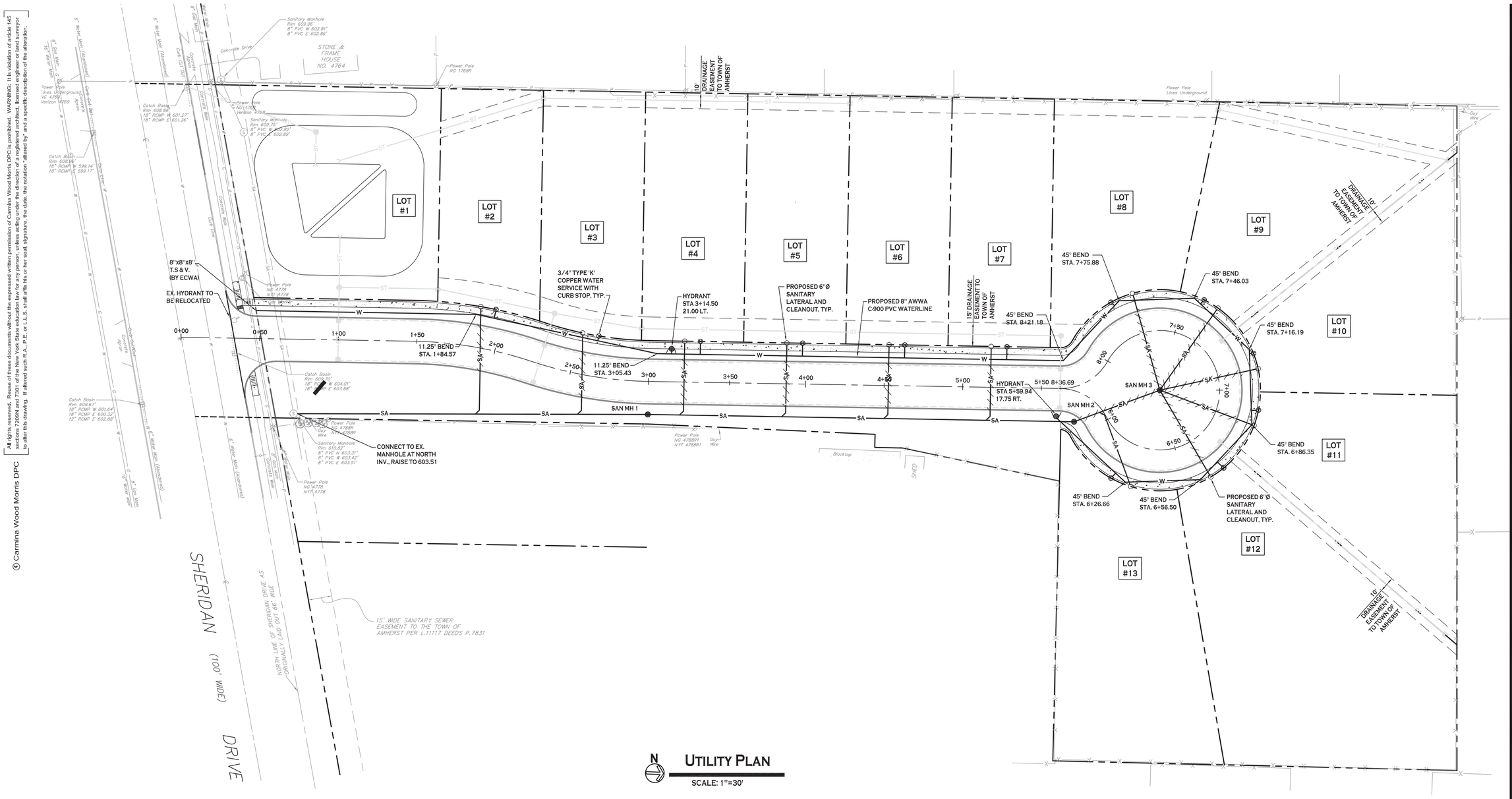

UTILITY PLAN

SCALE: 1"=30'

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING STORM AND SANITARY LOCATIONS/INVERTS PRIOR TO CONSTRUCTION. EXISTING WATER, GAS, ELECTRIC AND SANITARY LINES SHOWN ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION/SIZE/CONDITION BEFORE CONSTRUCTION.
2. SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH PAVEMENT AREAS.
3. PROVIDE FITTINGS AND BLOCKING AS NECESSARY AT ALL BENDS IN WATER LINES.
4. A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
5. THE ERIE COUNTY WATER AUTHORITY (ECWA) IS TO BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO STARTING THE CONNECTION FOR THE NEW WATER SERVICE.
6. ALL SANITARY SEWER CONSTRUCTION SHALL ADHERE TO ERIE COUNTY DIVISION OF SEWERAGE MANAGEMENT SPECIFICATIONS AND DETAILS, AND ERIE COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS.
7. ALL OTHER REQUIRED PERMITS BY THE STATE OF NEW YORK, ERIE COUNTY, OR TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL FOLLOW AWWA C605 OR M23 FOR FLUSHING AND PRESSURE AND LEAKAGE TESTING; AND AWWA C651 EXCEPT THE TABLE METHOD WHEN DISINFECTING THE WATERLINE.
9. INSTALL 6" SDR-35 PVC SANITARY LATERAL @ 1.0% MIN. SLOPE FOR EACH BUILDING LOT, WYE CONNECT TO PROPOSED PUBLIC 8" SDR-35 PVC SANITARY SEWER.
10. INSTALL 3/4" TYPE 'K' COPPER WATER SERVICE WITH CURB STOP FOR EACH BUILDING LOT, TAP PROPOSED PUBLIC 8" C-900 PVC WATERMAIN.

STRUCTURE TABLE

STRUCTURE	STATION	OFFSET	RIM	INV	DESCRIPTION
EX MH	0+78.5	47.4' RT.	610.82	N 603.51	
SAN MH 1	3+00.0	21.0' RT.	610.90	S 604.38 N 604.48	217 LF 8" SDR-35 PVC @ 0.4%, CONNECT TO EX. MANHOLE AT NORTH INV., RAISE TO 603.51
SAN MH 2	5+83.0	18.0' RT.	609.95	S 605.56 N 605.66	271 LF 8" SDR-35 PVC @ 0.4%, CONNECT TO SAN MH 1
SAN MH 3 (5'Ø)	6+33.3	38.0' LT.	609.50	SE 605.89	58 LF 8" SDR-35 PVC @ 0.4%, CONNECT TO SAN MH 2

NOTE: ALL SANITARY SEWER MANHOLES AND PIPE WITHIN RIGHT OF WAY ARE PUBLIC.

PROPOSED UTILITY LEGEND

- PROPOSED WATER LINE — W
- PROPOSED SANITARY SEWER — SA
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED CLEANOUT
- INSTALL SELECT FILL

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction

Proposed Subdivision

4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:

Utility Plan

DRAWING NO.

C-400

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

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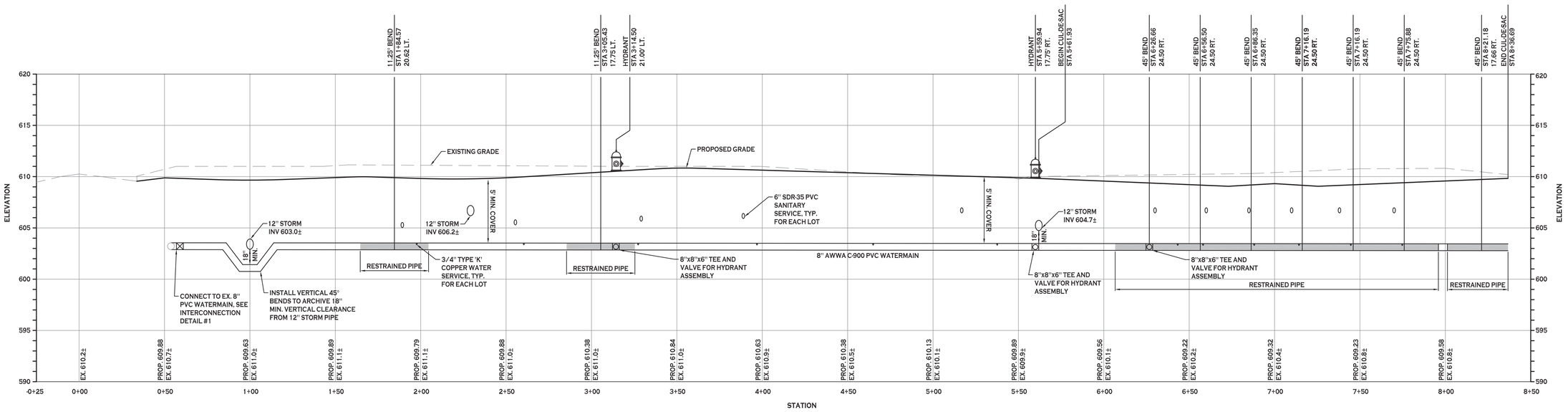
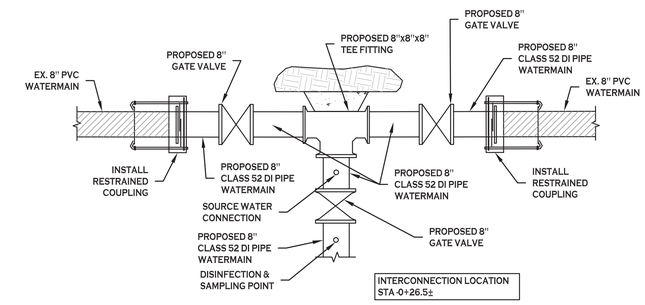


WATERLINE PROFILE - STA 0+00 TO 8+50

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

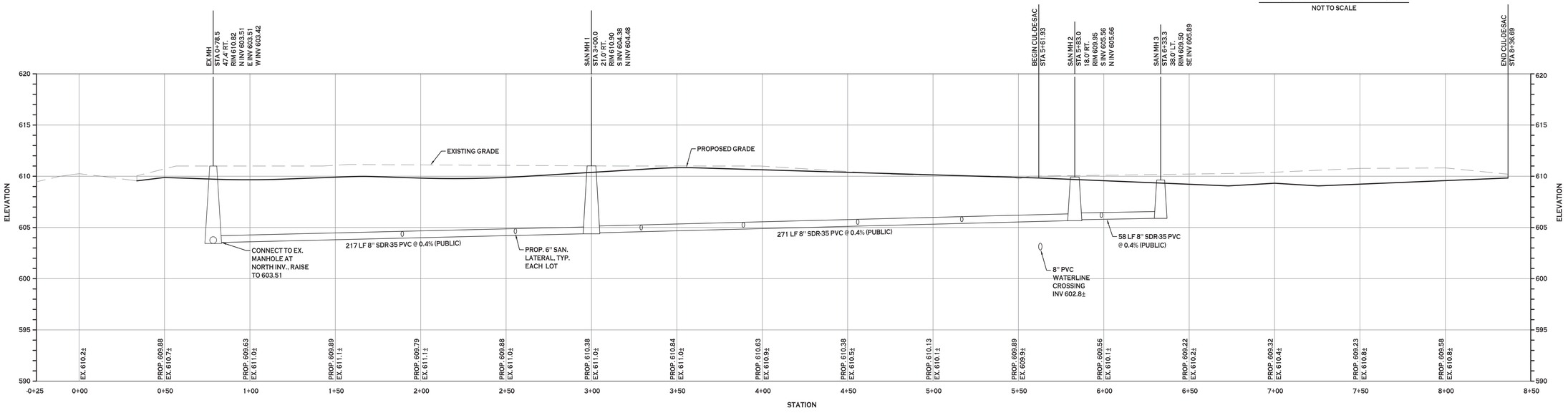
NOTES:

1. PROFILES SHOWN IN RELATION TO THE CENTERLINE OF THE ROADWAY. GRADING/DEPTH AND ALIGNMENT MAY VARY IN RELATION TO THE CENTERLINE. REFER TO PLAN SHEETS FOR REFERENCE.
2. WATER MAIN IS REQUIRED TO MAINTAIN 5-FOOT OR 6-FOOT MINIMUM COVER AS SHOWN IN THE PROFILE.
3. SELECT FILL TO BE INSTALLED FOR SANITARY SEWERS UNDER PAVEMENT & CONCRETE SURFACES EXTEND 5' BEYOND PAVEMENT LIMITS, TYP.



INTERCONNECTION #1 DETAIL

NOT TO SCALE



SANITARY SEWER PROFILE - STA 0+00 TO 8+50

HORZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Sanitary Sewer & Waterline Profile & Details

DRAWING NO.
C-401

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

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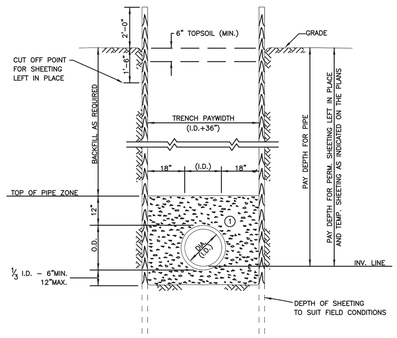
SHEETED TRENCH
(JANUARY 2012)



NOTES:

1. MAINTAIN 18" BETWEEN PIPE AND INSIDE FACE OF TEMPORARY SHEETING. IF SHEETING EXTENDS BELOW PIPE INVERT AS SHOWN, WHEN PVC PIPE MATERIAL IS USED, COMPACT MATERIAL ③ BEFORE PULLING THE SHEETING.
2. SHEETED TRENCH OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING EQUIPMENT.
3. SHEETING DRIVEN BELOW THE INVERT OF THE PIPE FOR BEDDING MATERIAL AND TOE SUPPORT WILL NOT BE CONSIDERED IN THE FORMULA FOR PAYMENT BUT SHOULD BE FIGURED BY THE CONTRACTOR IN DETERMINING HIS UNIT BID PRICE PER SQUARE FOOT OF SHEETING.
4. WHERE INDICATED ON THE PLANS OR AS ORDERED BY THE ENGINEER, TEMPORARY SHEETING WILL BE PAID FOR UNDER THE APPLICABLE BID ITEM. OTHER AREAS WHERE THE CONTRACTOR ELECTS TO USE TEMPORARY SHEETING NOT PREVIOUSLY AUTHORIZED BY THE ENGINEER SHALL BE AT HIS OPTION AND EXPENSE.

MATERIALS

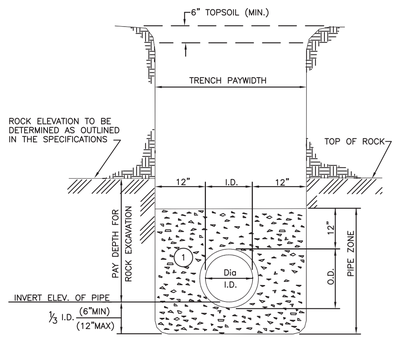
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

① NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS ①

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 2/7/94	REVISED TOPSOIL DIMENSION	STD.DETAIL 2
	Rev. 2 6/5/06	UPDATED MATERIALS TO NYSDOT LATEST EDITION	
	File: d-02	Date: 3/1/91	

ROCK TRENCH DETAIL
(JANUARY 2012)



NOTE:

A. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

B. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

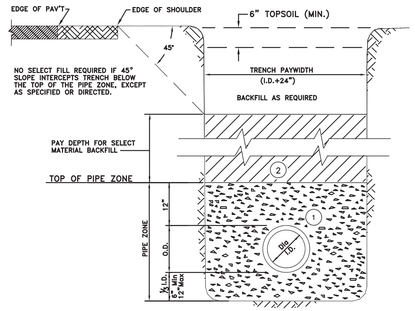
PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

① NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS ①

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 1/6/94	ADDED 6" TOPSOIL (MIN.)	STD.DETAIL 3
	Rev. 2 2/7/94	ADDED NOTES A & B	
	File: d-03	Date: 3/1/91	

SELECT BACKFILL FOR TRENCH PARALLEL TO ROADWAYS
(JANUARY 2012)



NOTE:

A. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

B. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

① NO. 1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

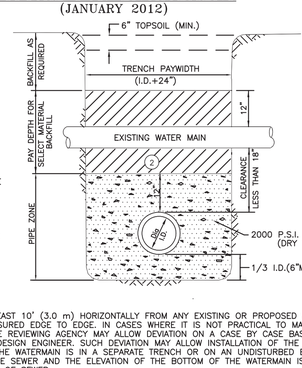
SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

② NO. 2 RUN OF CRUSHER STONE OR NO. 2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02. (COMPACTED IN 6" LIFTS TO 90% DENSITY)

NO SLAG SHALL BE ALLOWED FOR MATERIALS ① & ②

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 2 12/28/00	UPDATED MATERIALS TO NYSDOT LATEST EDITION	STD.DETAIL 4
	Rev. 3 12/01	Updated NYS DOT Editions	
	File: d-04	Date: 3/1/91	

WATERMAIN CROSSING DETAIL TYPICAL FOR ENCASEMENT
(JANUARY 2012)



NOTES:

A. IN ALL CASES WHERE THERE IS LESS THAN 18" CLEARANCE BETWEEN EXISTING WATER MAIN AND PROPOSED SEWER (INCLUDING HOUSE LATERALS) THE NEW WORK SHALL BE ENCASED IN CONCRETE AS SHOWN. WHEN A CASING PIPE IS SPECIFIED, NO CONCRETE ENCASEMENT IS REQUIRED.

B. THE CONCRETE ENCASEMENT SHALL EXTEND 3'-0" EACH SIDE OF THE WATER MAIN.

C. SEWERS SHALL BE LAID AT LEAST 10' (3.0 m) HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATERMAIN THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10' SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE BY CASE BASIS, IF SUP-PORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATERMAIN, PROVIDED THE WATERMAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND THE ELEVATION OF THE BOTTOM OF THE WATERMAIN IS AT LEAST 18" (46 cm) ABOVE THE TOP OF SEWER.

D. SEWERS CROSSING WATERMAINS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18" (46 CM) BE-TWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHEN THE WATERMAIN IS ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THE JOINTS OF THE SEWER PIPE WILL BE EQUIDISTANT FROM AND AS FAR AWAY FROM THE WATERMAIN JOINTS AS POSSIBLE. WHERE THE WATERMAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATERMAIN.

E. WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE EITHER ENCASED IN CONCRETE OR CONSTRUCTED OF PIPE MATERIAL EQUAL TO THE WATERMAIN AND PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS.

F. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIALS PLACEMENT AND MAXIMUM PAY LIMITS.

G. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

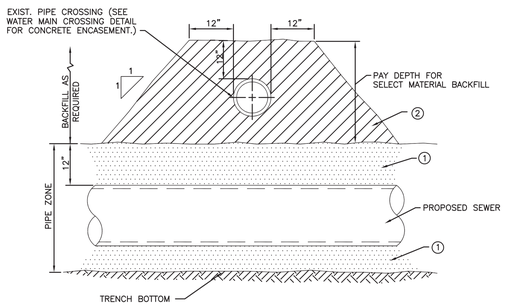
SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

② NO.2 RUN OF CRUSHER STONE OR NO.2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02. (COMPACTED IN 6"LIFTS TO 90% DENSITY)

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS ②

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Revisions		STD.DETAIL 5
	2/7/94	ADDED 6" TOPSOIL(MIN.) & NOTE F&G	
	01/03/01	REVISED NOTE A	
	12/01	Revised Note "A"	
	File: d-05	Date: 3/1/91	

PIPE CROSSING SUPPORT DETAIL
(JANUARY 2012)



MATERIALS

PIPE BEDDING MATERIAL (NYSDOT LATEST EDITION)

① NO.1 CRUSHED STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE CRUSHED STONE SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN 1" AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

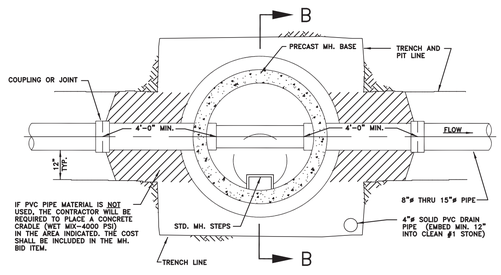
SELECT MATERIAL BACKFILL (NYSDOT LATEST EDITION)

② NO.2 RUN OF CRUSHER STONE OR NO.2 RUN OF CRUSHER GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02. (COMPACTED IN 6"LIFTS TO 90% DENSITY)

NOTE: SLAG SHALL NOT BE ALLOWED FOR MATERIALS ① AND ②

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 12/01	UPDATED MATERIALS TO NYSDOT LATEST EDITION	STD.DETAIL 9
	Rev. 2		
	File: d-09	Date: 3/1/91	

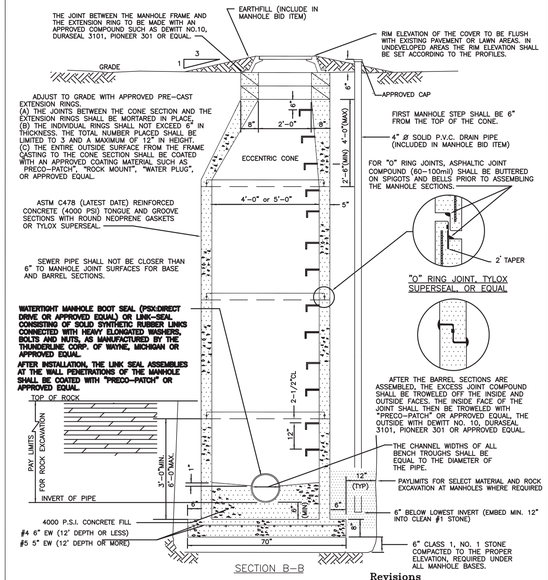
MONOLITHIC PRECAST BASE MANHOLES 4'-5' DIA. BASE FOR 15"ø SEWERS OR LESS
(JANUARY 2012)



PLAN

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1 12/01	REVISED 4" PVC TO SOLID PIPE IN #1 STONE BED	STD.DETAIL 10
	Rev. 2		
	File: d-10	Date: 3/1/91	

MONOLITHIC PRECAST BASE MANHOLES 4'-5' DIA. BASE FOR 15"ø SEWERS OR LESS (SECTION B-B)
(JANUARY 2012)



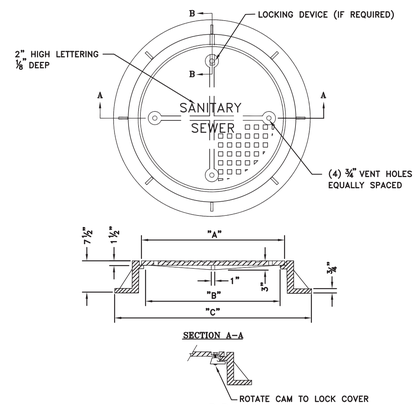
SECTION B-B

Revisions

07/15/98	ADD ROCK EXCAVATION PAYLIMITS
11/23/99	ADD 4"x4"x5' MARKER AND NOTES
12/01	REVISED 4" P.V.C. TO SOLID PIPE
03/04/03	ADDED WATER TIGHT BOOT SEAL NOTE
06/22/05	ADDED TYLOX SUPERSEAL NOTES.
02/27/07	CHANGED THE NUMBER OF EXTENSION RINGS FROM 2 TO 3

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	STD.DETAIL 11
File: d-11 Date: 3/1/91	

STANDARD FRAME AND COVER (PRIVATE SEWER)
(JANUARY 2012)



LOCKING DEVICE

TABLE				
PIPE SIZE	DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	WEIGHT OF COVER
8" THRU 18"	24"	22 1/4"	35"(MAX.)	150 LBS. ± 5%
OVER 18"	32"	30"	46"(MAX.)	200 LBS. ± 5%

STANDARD FRAME AND COVER NOTES

1. MATERIAL ASTM A48 CLASS 30B CAST IRON.
2. UNIT MUST WITHSTAND H-20 WHEEL LOADING.
3. ALL DIMENSIONS ARE TO BE CONSIDERED MINIMUM WITH THE EXCEPTION OF THE COVER, WHICH MUST CONFORM EXACTLY TO MAINTAIN INTERCHANGEABILITY WITHIN THE COUNTY.
4. COVER WEIGHT 210 LBS. (MAX)
5. COATING NOT REQUIRED.
6. FRAMES AND COVERS SHALL HAVE MACHINED BEARING SURFACES.
7. LOCKING DEVICE MUST BE SITUATED TO ALLOW EASY REMOVAL OF COVER.
8. NO COMMERCIAL "BRAND NAME" LETTERING WILL BE ALLOWED ON THE EXPOSED SURFACE OF THE COVER.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	Rev. 1		STD.DETAIL 13P
	Rev. 2		
	Rev. 3		
	Rev. 4		
	File: d-13P	Date: 2/05	

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Sanitary Sewer Details

DRAWING NO.
C-402

Project no.: 20-252

Attachment: SUB-2020-04PP drawings_041521 (22940 : Sub-2020-04PP)

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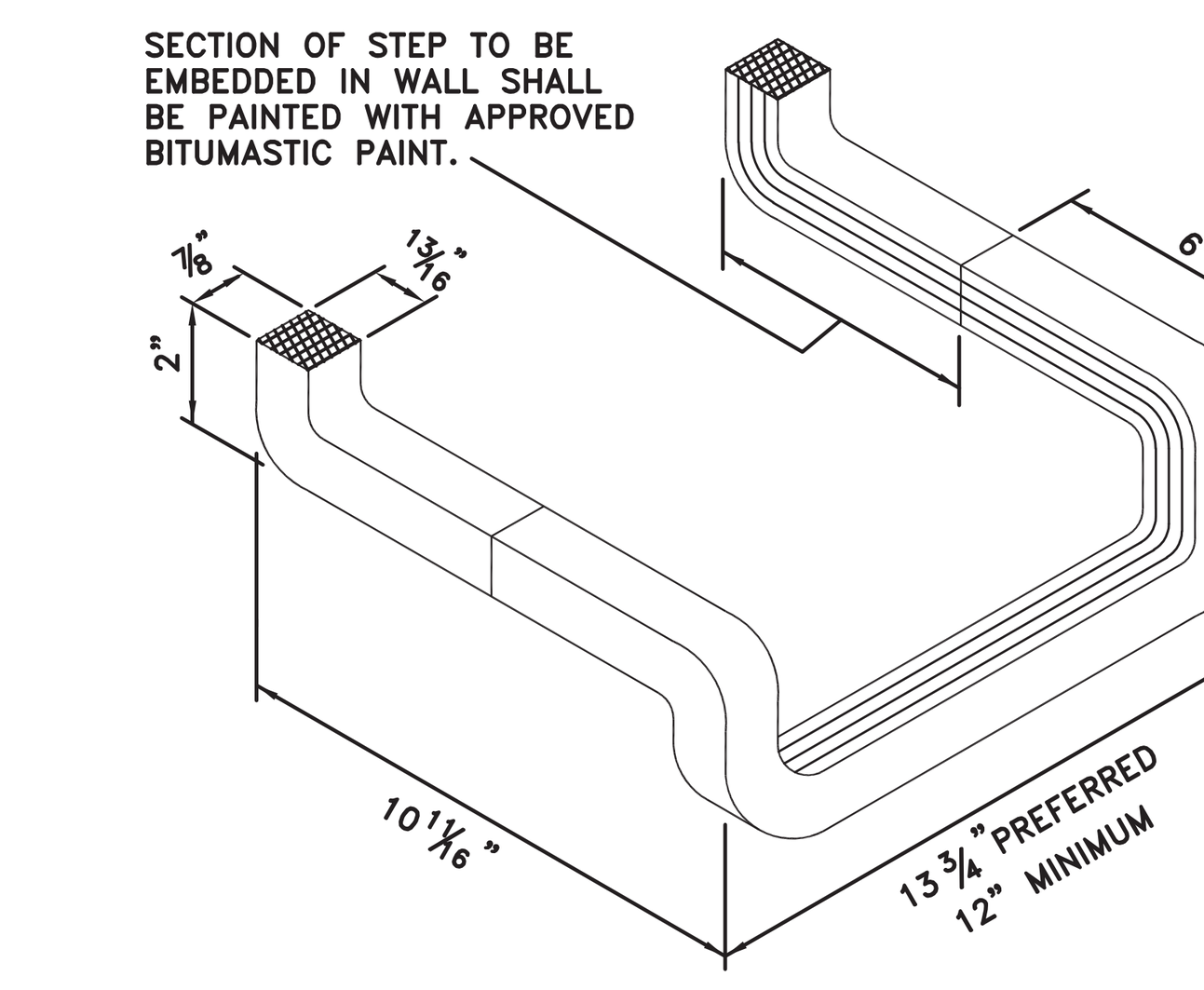
STANDARD MANHOLE STEP
(JANUARY 2012)



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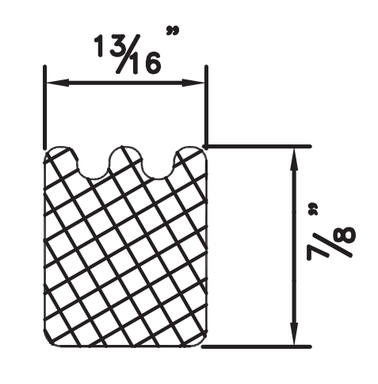
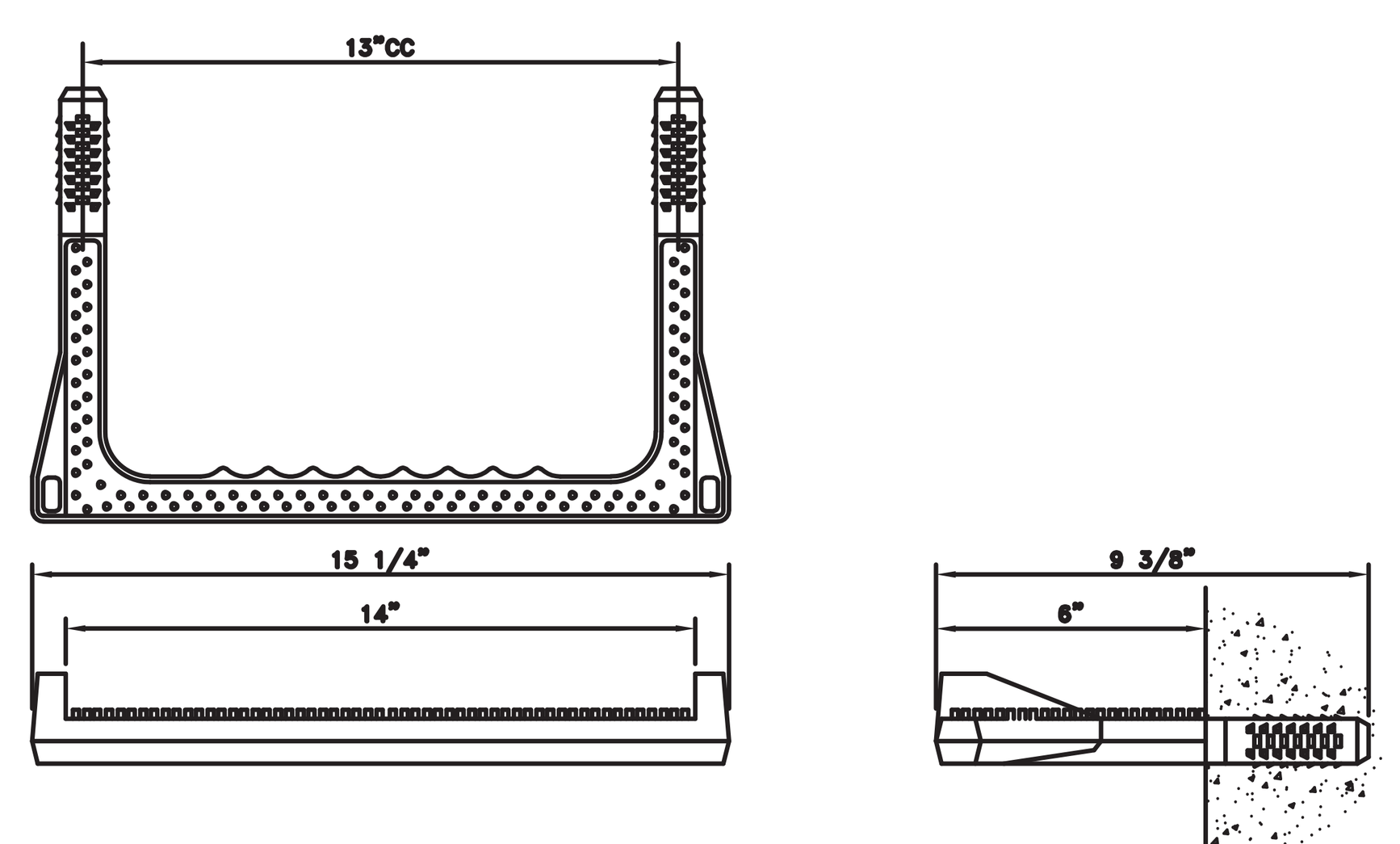


TYPICAL SECTION

NOTES:
1. MANHOLE STEPS SHALL BE OF FORGED ALUMINUM ALLOY.
2. AN ACCEPTABLE ALTERNATE IS THE STEEL REINFORCED COPOLYMER POLYPROPYLENE MANHOLE STEP.
3. THE STEPS SHALL BE EMBEDDED IN THE WALLS OF THE CONCRETE MANHOLE BARREL WHILE THE MANHOLE IS BEING CAST OR SECURELY GROUTED IN PLACE AFTER CASTING.



REINFORCED COPOLYMER POLYPROPELENE TYPE

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT		
Rev. 1 12/9/96	ADDED REINFORCED COLPOLYMER TYPE STEP	STD.DETAIL 17
Rev. 2		
File: d-17	Date: 3/1/91	

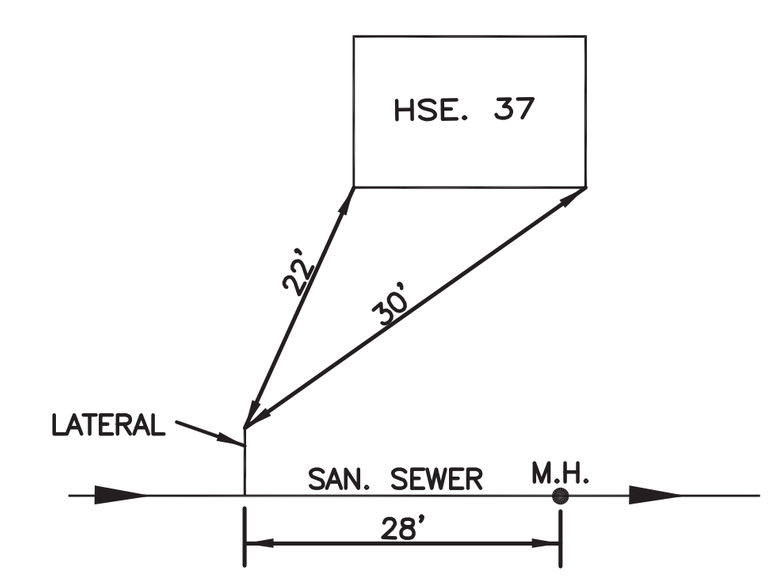
CONSTRUCTION SPECIFICATIONS FOR HOUSE LATERALS
(JANUARY 2012)

1. MATERIAL
   a. THICK WALL PVC – D – 3034, SDR-35
   b. EXTRA HEAVY CAST IRON
   c. DUCTILE IRON

2. FAR SIDE CROSSING
   a. LATERALS INSTALLED ACROSS TOWN ROADS MAY BE BY THE OPEN CUT METHOD WHERE ALLOWED BY THE HIGHWAY PERMIT.
   b. LATERALS INSTALLED ACROSS STATE OR COUNTY ROADS SHALL BE BY THE BORING AND JACKING METHOD (UNLESS OTHERWISE NOTED ON THE PLANS) USING A STEEL CASING PIPE. THE CARRIER PIPE SHALL CONFORM WITH THE MATERIAL SPECIFIED OR APPROVED BY THE ENGINEER.
   C. ALL PAVEMENT CROSSINGS (OPEN CUT METHOD) WITH LESS THAN 4'-0" COVER SHALL BE ENCASED WITH 2000 PSI CONCRETE.
   d. ALL FAR SIDE CROSSINGS SHALL BE INSTALLED UP TO ONE (1) FOOT OF THE R.O.W. LINE.
   e. THE CONTRACTOR SHALL SUPPLY A 2" X 4" WOOD MARKER EXTENDING FROM THE END OF THE CROSSING TO ONE FOOT BELOW GRADE. ALSO, RECORDS SHALL BE KEPT AS TO THE DEPTH OF THE HOUSE SERVICE AND A MINIMUM OF THREE (3) TIES SHALL BE ESTABLISHED FOR THE LOCATION OF THE SERVICE.
   f. LATERALS SHALL BE LAID AT A 2.0% MINIMUM GRADE. IN CASES OF A SHALLOW SEWER, A 1.0% SLOPE MAY BE APPROVED BY THE ENGINEER.

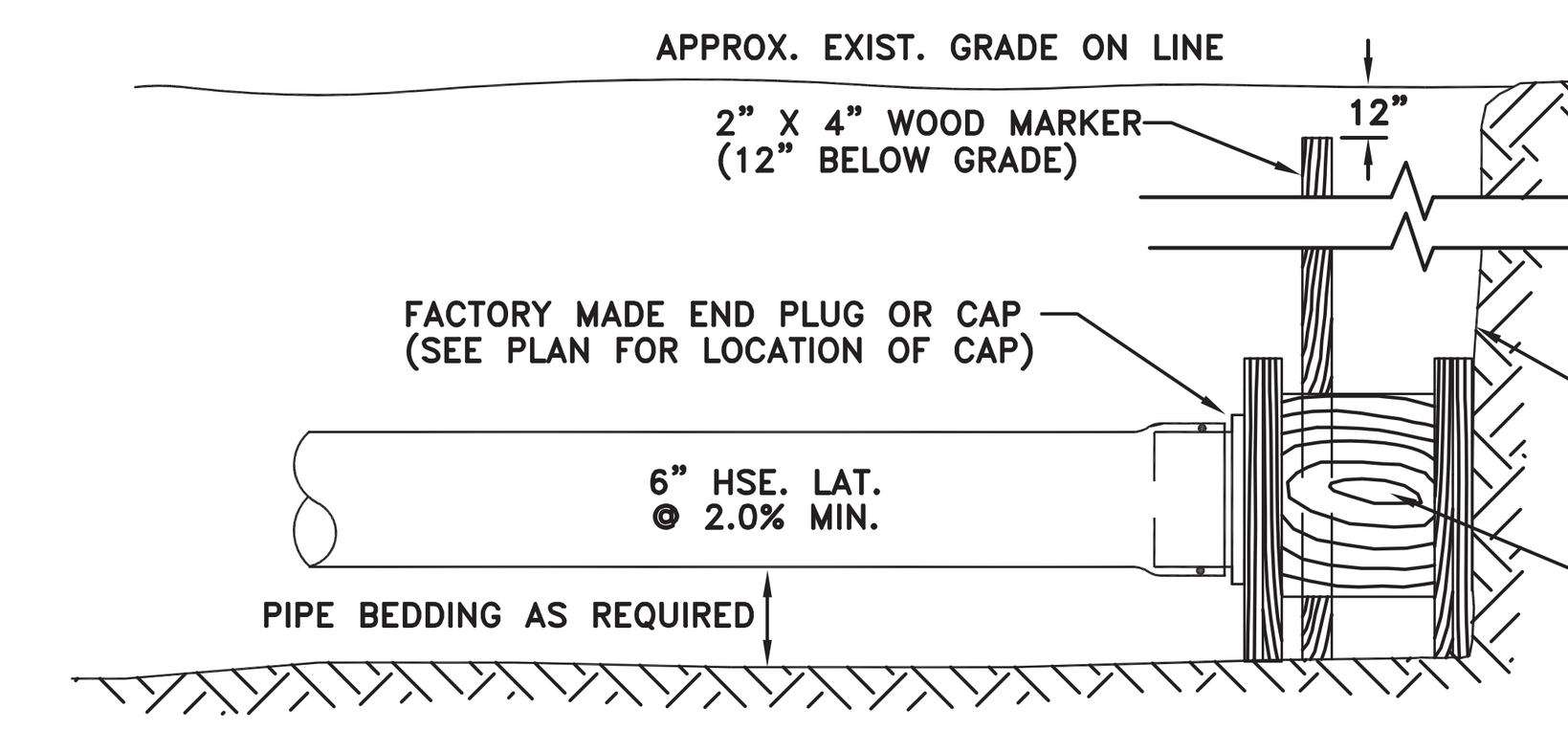
3. NEAR SIDE SERVICES
   a. THE CONTRACTOR SHALL SUPPLY WYE BRANCHES OF THE SAME MATERIAL AND CLASS AS THE SEWER MAIN.
   b. THE LOCATION OF THE WYE BRANCHES WILL BE DETERMINED BY THE CONTRACTOR AND ENGINEER IN THE FIELD AFTER CONFERRING WITH THE HOMEOWNER.
   c. THE LOCATION OF THE BRANCHES SHALL BE MEASURED FROM THE LAST DOWNSTREAM MANHOLE AND AT LEAST THREE (3) TIES FROM AN EXISTING STRUCTURE, NORMALLY THE HOME IT IS TO SERVICE.
   d. NEAR SIDE SERVICES SHALL BE INSTALLED UP TO ONE (1) FOOT OF THE R.O.W. LINE.
   e. THE CONTRACTOR SHALL PROVIDE A 2" X 4" WOOD MARKER EXTENDED FROM THE WYE BRANCH TO ONE (1) FOOT BELOW GRADE.
   f. ON ALL SERVICES WHERE THE MAIN IS GREATER THAN 8' IN DEPTH, THE CONTRACTOR SHALL PROVIDE A RISER PIPE TO AN ELEVATION 8' BELOW EXISTING GRADE.

NOTES:
1. RECORDS OF THE DEPTH OF COVER SHALL BE KEPT FOR ALL HOUSE LATERALS BUILT ACROSS PAVEMENTS. SUCH RECORDS SHALL IDENTIFY THE LATERALS BY THE USE OF HOUSE NUMBERS AND SHALL SHOW LOCATION OF THE END OF THE HOUSE LATERAL WITH A MINIMUM OF THREE(3) TIES AS SHOWN IN EXAMPLE BELOW.
2. THE CONTRACTOR SHALL OBTAIN ALL HIGHWAY/R.O.W. PERMITS PRIOR TO START OF WORK.
3. VENTS AND CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT AND THE SIDEWALK.

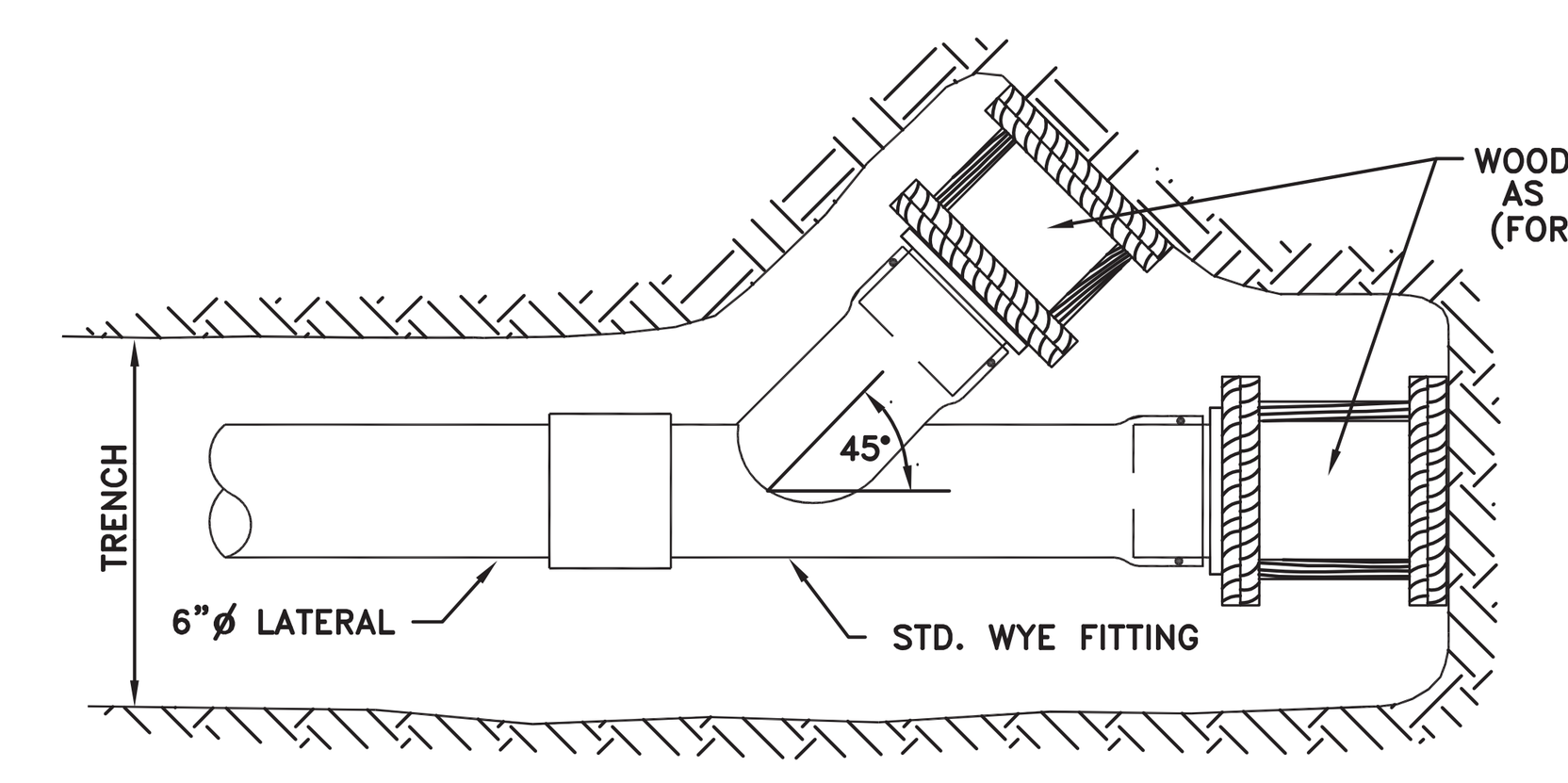


ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT		
Rev. 1 5/17/93	NOTE 2c: DEPTH 4'-0"	STD.DETAIL 23
Rev. 2 12/9/96	CHANGED NOTE 1 TO THREE(3) TIES	
Rev. 3 7/14/99	ADDED TITLE	
Rev. 4 12/01	ADDED NOTE 3 REGARDING LOCATION OF VENTS AND CLEAN OUTS	
File: d-23	Date: 3/1/91	

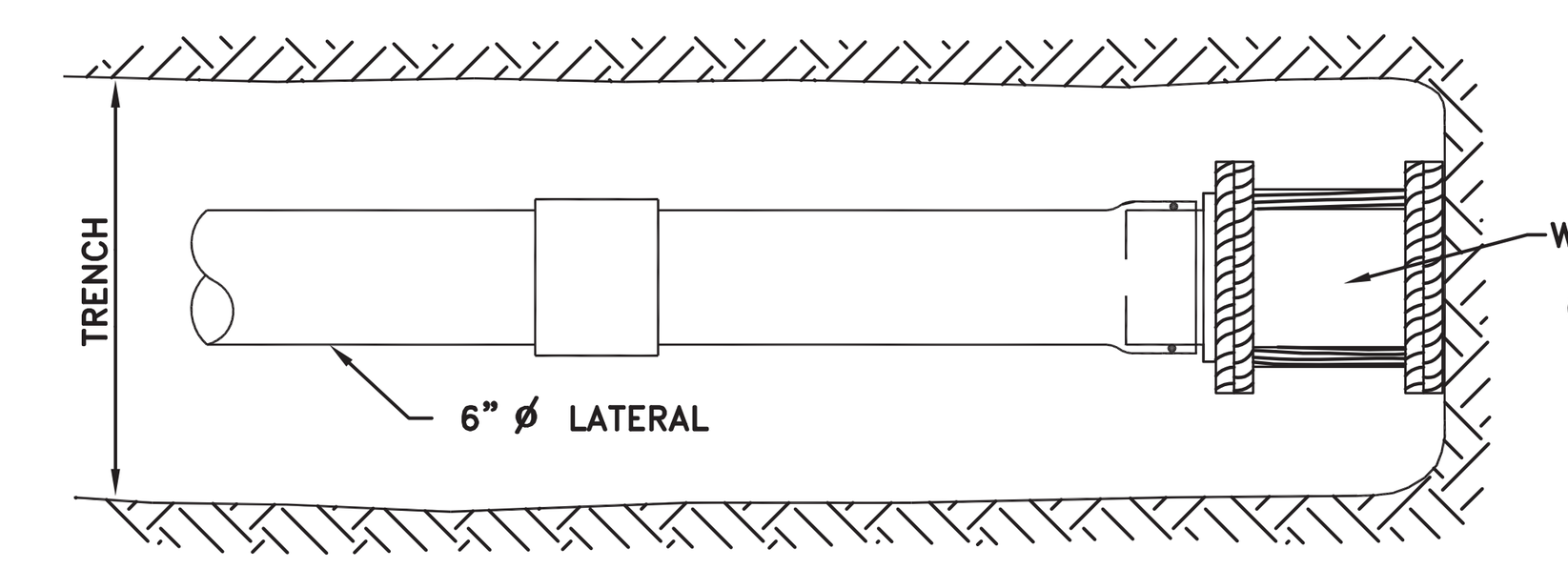
CAP & BLOCKING METHODS FOR AIR TESTING
(JANUARY 2012)



TYPICAL SECTION



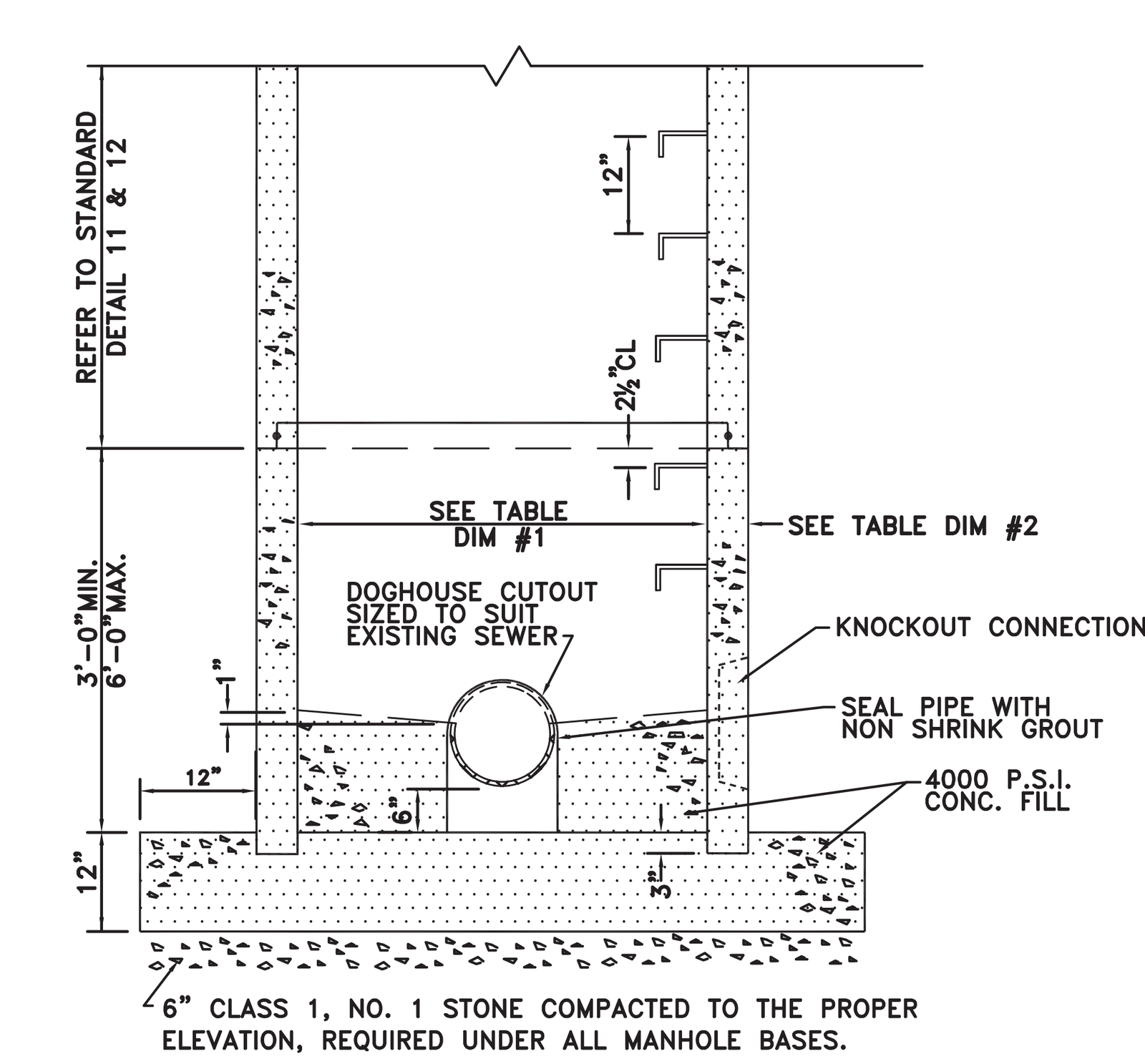
TYPE "2" SERVICE LATERAL FITTING



TYPE "1" SERVICE LATERAL FITTING

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT		
Rev. 1		STD.DETAIL 26
Rev. 2		
File: d-26	Date: 3/1/91	

PRECAST DOGHOUSE BASE MANHOLE
(JANUARY 2012)



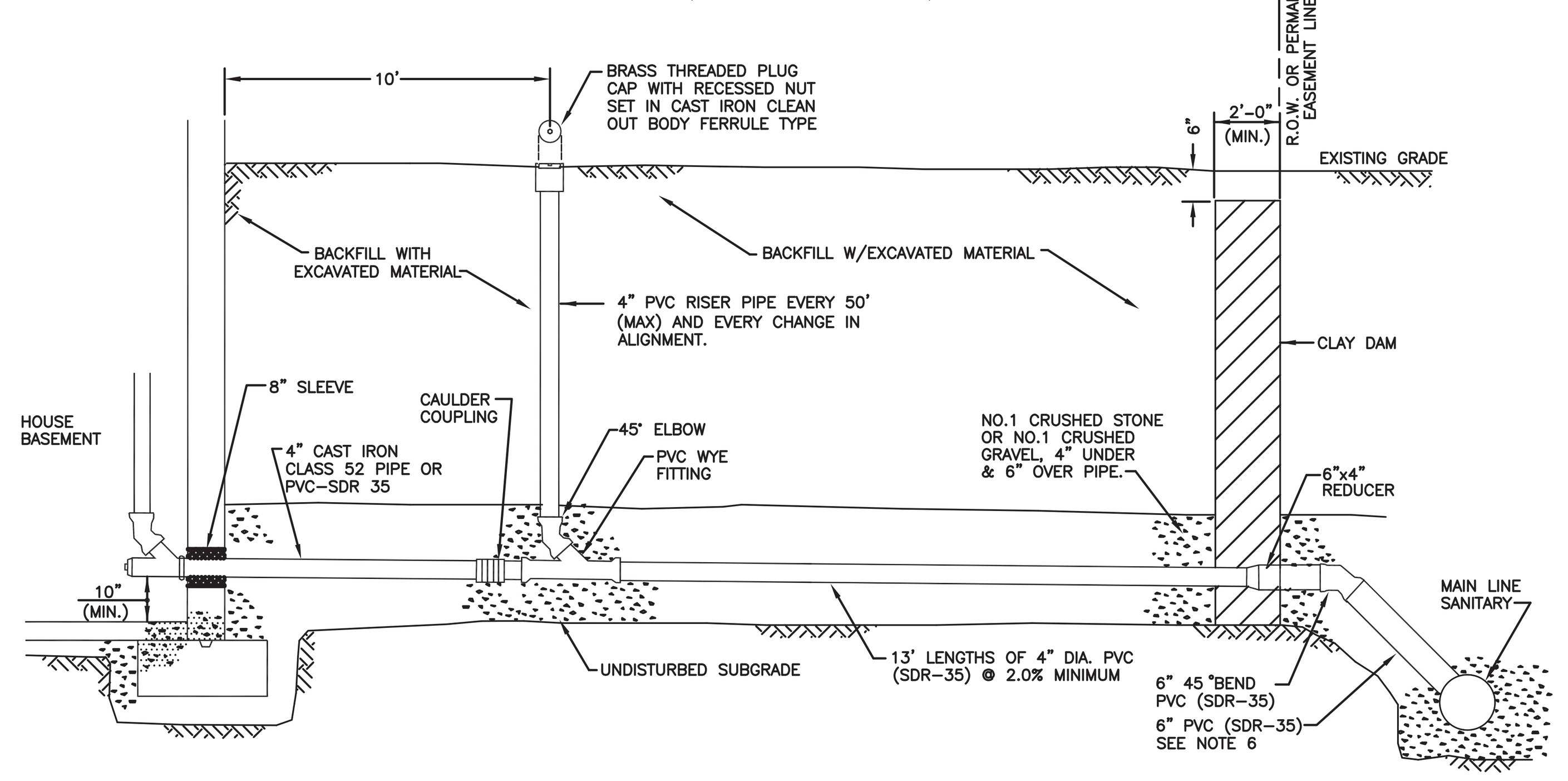
PIPE SIZE	DIMENSION #1	DIMENSION #2
8"-16"	4'-0"*	5"
18"	5'-0"	6"
21"-27"	5'-0"	6"
30"-36"	6'-0"	7"

* FOR DROP CONNECTIONS INSIDE DIAMETER SHALL BE 5'-0"

NOTE:
AREA AROUND DOGHOUSE CUTOUT & PIPE TO BE MADE WATERTIGHT UTILIZING A HYDRAULIC CEMENT MIXTURE (WATERPLUG,PRECO-PATCH, OR APPROVED EQUAL).

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT		
Rev. 1 11/08/91	ADDED PIPE SIZE CHART & NOTE	STD.DETAIL 35
Rev. 2 2/7/94	REVISED STONE UNDER MANHOLE BASE TO CLASS 1, NO. 1	
File: d-35	Date:10/16/91	

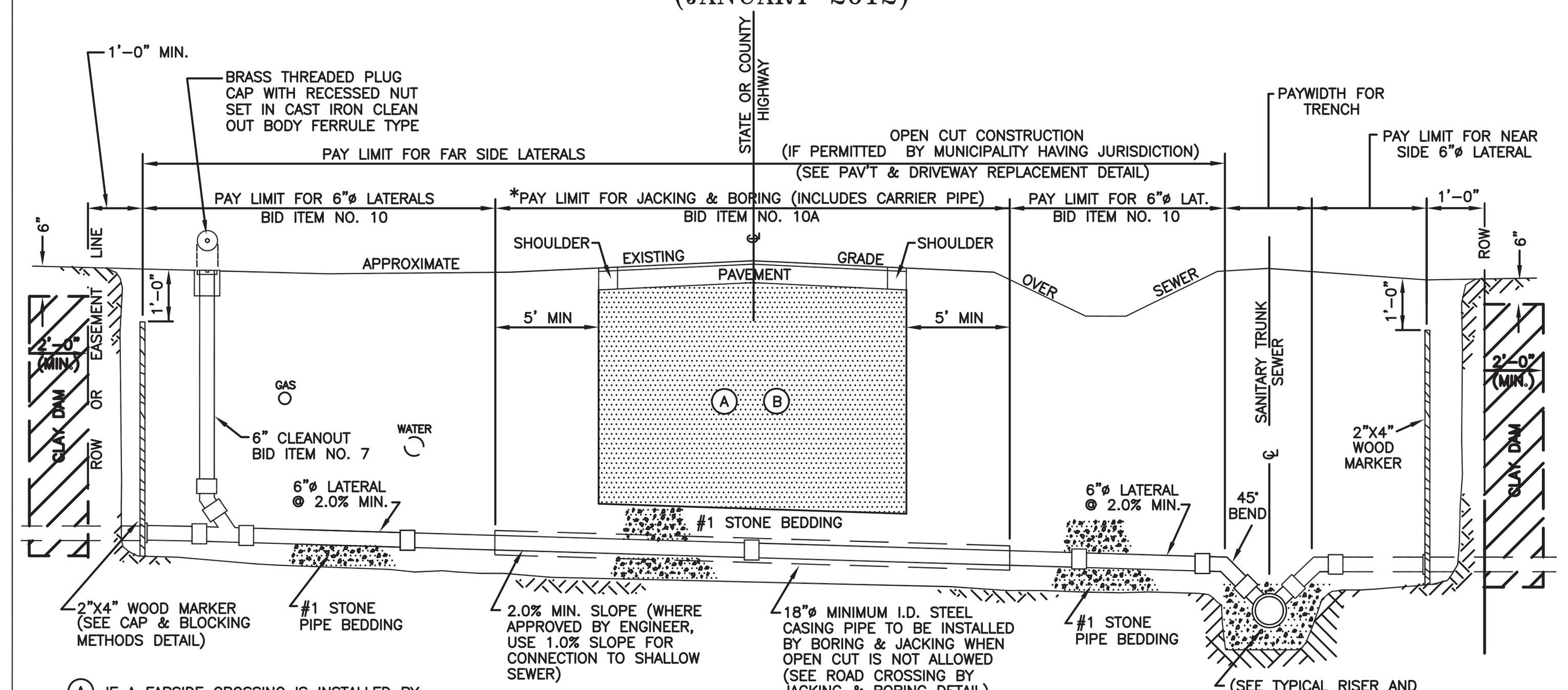
TYPICAL HOUSE SERVICE DETAIL
(JANUARY 2018)



NOTES:
1. NO INSPECTION WILL BE PROVIDED WITHOUT A PERMIT. INSPECTIONS REQUIRE 48 HR. ADVANCE NOTICE FOR SCHEDULING.
2. ALL WORK MUST BE INSPECTED BY A COUNTY INSPECTOR
3. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034. CAST IRON PIPE MATERIAL SHALL BE EXTRA HEAVY CAST IRON MEETING THE REQUIREMENTS OF ASTM A74-42.
4. A MANUAL VALVE SHALL BE INSTALLED ON BASEMENT LAUNDRY DRAIN LINE.
5. CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDWALKS OR DRIVEWAY AREAS, PREFERABLY BETWEEN THE CURB OR EDGE OF PAVEMENT, AND THE SIDEWALK.
6. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
7. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS
8. FOR NEW CONSTRUCTION, AN 8x6 WYE WITH 6" PVC TO 6" 45° BEND, THEN 6" x 4" REDUCER IS USED.
9 A 6" CLEAN OUT IS REQUIRED AT R.O.W. WHENEVER THE MAIN SEWER IS UNDER THE PAVEMENT LIMITS OR AT FAR SIDE OF PAVEMENT.
10. ANY EXCAVATION TO BE LEFT OPEN OVERNIGHT SHALL BE COMPLETELY ENCLOSED IN FENCING, OR WHERE NECESSARY, COVERED WITH STEEL PLATES.
11. DOWN SPOUTS, SUMP PUMPS, AND FOOTING DRAINS ARE NOT PERMITTED TO BE CONNECTED TO THE HOUSE LATERAL.
12. FOR NEW STRUCTURES, NO CONNECTION SHALL BE MADE UNTIL BUILDING ROOF IS ERECTED AND BASEMENT FLOOR IS POURED.

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT		
Rev. 6/05	ADDED NOTE 20 & CLASS 52 TYPE CI PIPE	STD. DETAIL 21
Rev. 1/07	REMOVED OLD NOTES 1,3,8,10,12,13 AND 20 REVISED TO 6"PVC-DET6, 48 HR ADV NOTICE	
Rev. 11/08	ADDED PVC TRAP AND SLEEVE	
Rev. 01/12	REVISED 4" CAST IRON TRAP	
Rev. 01/18	REMOVED TRAP AND RISER VENT	
File: d-21	Date: 3/1/91	

TYPICAL CROSS SECTION OF HIGHWAY CROSSING FOR HOUSE/ COMMERCIAL LATERALS
(JANUARY 2012)



Ⓐ IF A FARSIDE CROSSING IS INSTALLED BY OPEN CUT METHOD, FULL DEPTH SELECT FILL MATERIAL SHALL BE REQUIRED UNDER PAVEMENT & SHOULDER AREA AS DESCRIBED IN SECTION 01020- ITEM15 DESCRIPTION OF BID ITEMS-ECDEP SPECIFICATIONS.

Ⓑ NO. 2 RUN OF CRUSHER STONE WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 4 AND NYSDOT SECTION 703-02 (LATEST EDITION) COMPACTED IN 6" LIFTS TO 90% DENSITY.

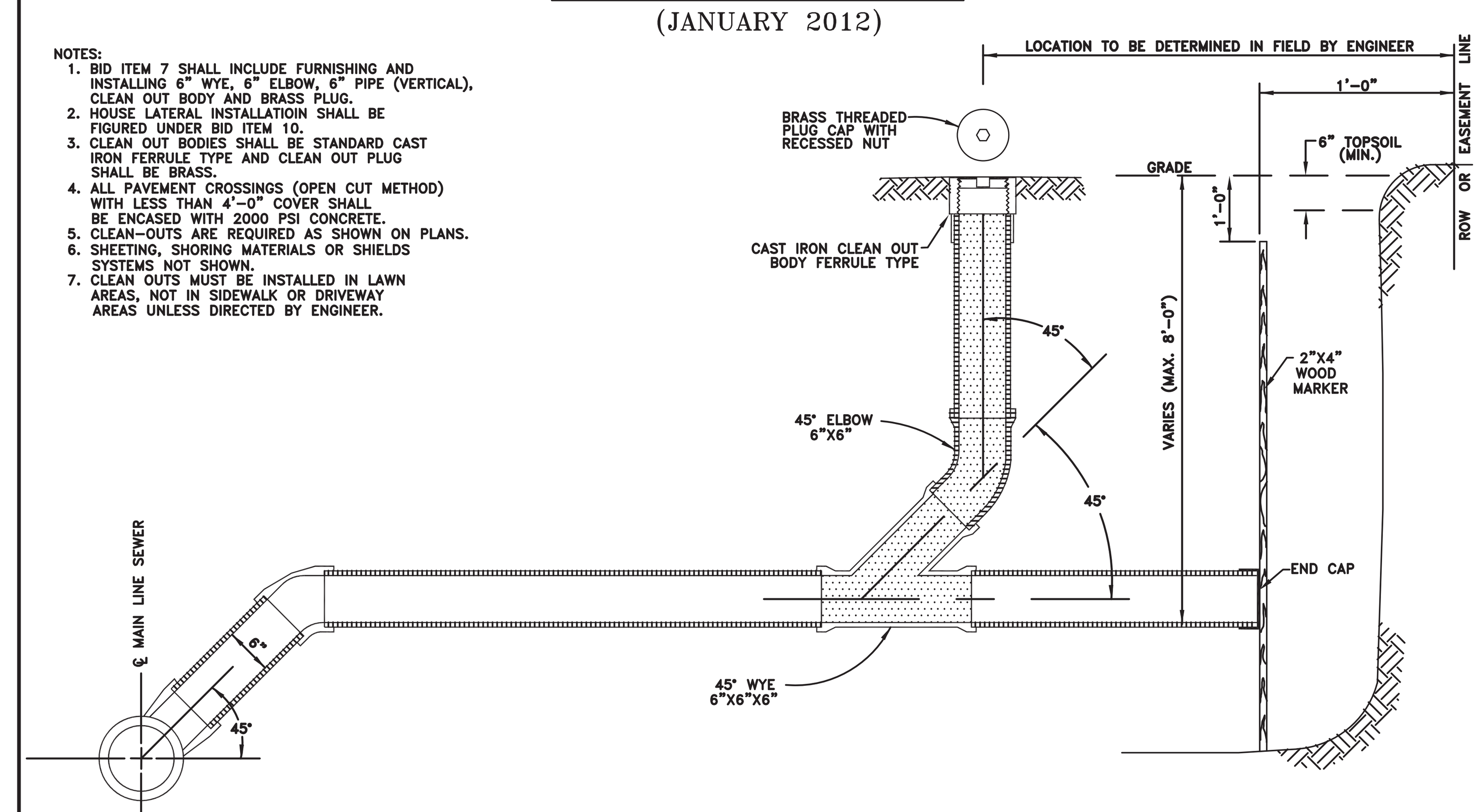
NOTE:
SHEETING, SHORING MATERIALS OR SHIELD SYSTEM NOT SHOWN.
* LENGTH OF PAY LIMIT FOR JACKING AND BORING VARIES IN ACCORDANCE WITH DIMENSIONS SHOWN ON THE PLAN SHEETS.
* CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS (SEE TYP. CONCRETE ENCASEMENT DETAIL)

* CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS UNLESS DIRECTED BY ENGINEER

ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT	REVISIONS	
6/9/92	ADDED CLAY DAM	STD. DETAIL 24
3/19/93	OPEN CUT CLARIFICATION	
2/7/94	ADDED CLAY DAM DIMENSIONS CHANGED NOTES 1 & 2 TO A & B	
7/14/99	1' SELECT FILL OVER PIPE	
12/01	ADDED NOTE ON LOCATION OF VENTS & C.O.	
File: d-24	Date: 3/1/91	

CLEAN-OUT DETAIL FOR SERVICE CONNECTION
(JANUARY 2012)

NOTES:
1. BID ITEM 7 SHALL INCLUDE FURNISHING AND INSTALLING 6" WYE, 6" ELBOW, 6" PIPE (VERTICAL), CLEAN OUT BODY AND BRASS PLUG.
2. HOUSE LATERAL INSTALLATIOIN SHALL BE FIGURED UNDER BID ITEM 10.
3. CLEAN OUT BODIES SHALL BE STANDARD CAST IRON FERRULE TYPE AND CLEAN OUT PLUG SHALL BE BRASS.
4. ALL PAVEMENT CROSSINGS (OPEN CUT METHOD) WITH LESS THAN 4'-0" COVER SHALL BE ENCASED WITH 2000 PSI CONCRETE.
5. CLEAN-OUTS ARE REQUIRED AS SHOWN ON PLANS.
6. SHEETING, SHORING MATERIALS OR SHIELDS SYSTEMS NOT SHOWN.
7. CLEAN OUTS MUST BE INSTALLED IN LAWN AREAS, NOT IN SIDEWALK OR DRIVEWAY AREAS UNLESS DIRECTED BY ENGINEER.



ERIE COUNTY DEPT. OF ENVIRONMENT & PLANNING DIVISION OF SEWERAGE MANAGEMENT		
Rev. 1 5/93	4'-0" COVER, C.I. CAP "RECESSED NUT"	STD. DETAIL 28
Rev. 2 2/94	CHANGED DIM LINE FOR MAX. DEPTH	
Rev. 3 12/01	ADDED NOTE 7	
Rev. 4 5/02	CHANGED C.I. CAP TO BRASS	
Rev. 5 6/05	1' MIN. FROM EDGE OF WALK NOTE	
Rev. 6 1/12	CHANGED C.I. TO BRASS NOTES 1 & 3	
File: d-28	Date: 3/1/91	

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STATE OF NEW YORK · CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

REVISIONS:
No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Sanitary Sewer Details

DRAWING NO.
C-403

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

GENERAL NOTES FOR SANITARY SEWER CONSTRUCTION WITHIN ERIE COUNTY SEWER DISTRICTS

1. The Erie County Division of Sewerage Management (DSM), who operates and maintains the existing sewer lines and appurtenances within Erie County Sewer Districts (ECSD), is to be notified at least 48 hours in advance of the start of construction.

2. Construction shall be in accordance with the Rules and Regulations for Erie County Sewer Districts.

3. All permits required by the Federal, State, County, City and/or Town governments to perform work must be obtained prior to the start of work, and paid for by the Contractor.

4. If easement and/or Out of District Agreements are required, they must be complete and ready to be filed before the project will be approved for construction.

5. The contractor shall comply in all respects to the Industrial Code Part (Rule No.) 53 relating to construction, excavation, and demolition operations at or near underground facilities, as issued by the State of New York Department of Labor, Board of Standard and Appeals.

6. The construction of the sanitary sewer facilities shall be under the supervision of a person or firm qualified to practice professional engineering in New York State under the Education Law of the State, whenever engineering services are required by such law for such purposes.

7. Where such sanitary sewer facilities are under the supervision of a professional engineer, he/she shall certify to the DSM and to the applicant that the constructed facilities have been under his/her supervision and that the work has been fully completed in accordance with the approved engineering reports, plans, specifications, and approvals.

8. The Contractor is solely responsible for all site safety. The Contractor's equipment and methods of operation shall be in full compliance with OSHA Standards and satisfy all Federal, State and Local Health and Safety Regulations.

9. The Contractor is advised a trench shield and/or shoring designed in accordance with OSHA Standards shall be used in all open trench excavations.

10. Any contractor and/or plumber performing work in a confined space (i.e. manholes, wetwells, and chambers) owned by an Erie County Sewer District, must certify to the County that they have their own Confined Space Entry Program that meets or exceeds OSHA's regulations. Certification must be notarized by a notary public.

11. The contractor shall expose existing utilities ahead of the pipe laying operation, so if minor adjustments must be made in the pipe elevation and/or alignment due to interference from these utilities, said changes can be made in advance of the work.

12. The contractor shall retain the services of a qualified tree expert to remove, where necessary, branches which interfere with the construction operation, or to repair trees having suffered damage by construction activities. The cost involved is to be included in the various items of the contract.

13. The proposed 8 through 12 inch diameter sanitary sewer pipe shall be polyvinyl chloride (PVC) sewer pipe conforming to the latest revisions of American Society for Testing and Materials (ASTM) designation D-3034, SDR-35, installed in accordance with the ASTM designation D-2321-83a or the latest revision thereof, or approved equal. Larger diameter pipes will be reviewed on a case by case basis.

14. Sewers shall be laid with straight alignment between manholes and shall be checked by using a laser beam or lamping.

15. Should a fluid condition be encountered at the trench bottom, the contractor is to undercut the trench and provide suitable fill material (stone & fabric) to stabilize the trench bottom.

16. Sanitary sewer bedding material shall be No. 1 crushed stone with a gradation conforming to the *DSM Specifications for Subdivisions and Sanitary Sewer Extensions.*

17. Backfill shall be of a suitable material removed from the excavation except where other material is specified. Debris, frozen material, large clods or stones, organic matter, or other unstable materials shall not be used for backfill within two (2') feet of the top of the pipe.

18. All pipes crossing under paved areas are to be backfilled to sub-grade with compacted select material (No. 2 crushed stone) to five (5') feet outside the pavement edges or as required by the highway permit. If any proposed sewer runs under paved areas and has less than four (4) feet of cover, then concrete encasement is required as shown on the DSM Typical Concrete Encasement Detail.

19. Sewers parallel to watermains - *Ten State Standards, Latest Edition, Chapter 30, Section 38.31, and Page 30-11:* Sewers shall be laid at least ten (10') feet (three (3) meters) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten (10') foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and at an elevation so the bottom of the water main is at least 18-inches (460 mm) above the top of the sewer.

If it is impossible to obtain proper horizontal and vertical separation as described above, both the water main and sewer must be constructed of slip-on or mechanical joint pipe complying with public water supply design standards of the regulatory agency and be pressure tested to 150 pounds per square inch (psi) (1034 kPa) to assure water tightness prior to backfilling.

20. Sewers crossing watermains - *Ten State Standards, Latest Edition, Chapter 30, Section 38.32, Page 30-11 to 30-12:* Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18-inches (460 mm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade.

21. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, one of the following methods must be specified:

    a. The sewer shall be designed and constructed equal to water pipe, and shall be pressure tested at 150 psi (1034 kPa) to assure water tightness prior to backfilling.
    b. Either the water main or the sewer line may be encased in a watertight carrier pipe which extends ten (10') feet (three (3) meters) on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be of materials approved by the regulatory agency for use in water main construction.
    c. The sewer shall be encased in concrete per the DSM Watermain Crossing Detail Typical For Encasement

22. The manhole covers are to bear the inscription "ECSD SANITARY" and comply with the DSM Standard Frame and Cover detail. For private projects the covers shall bear the inscription "SANITARY SEWER" and comply with the DSM Standard Frame and Cover (Private Sewer) detail.

23. Building sanitary sewer vents must be installed six (6) inches above finished grade in a grassy area with a mushroom cap. If the vent is in a sidewalk or paved area, then protect with 6" diameter bollards (2 minimum).

24. Cleanouts (c.o.) are required on 4" and 6" building sewers every fifty feet and one hundred feet respectively, and at every change of alignment.

25. Abandoned building sewer connections from the site, if any, require proof of a District Permit for Disconnection prior to the new connection being made.

26. The following pertains only for direct replacement of in service sanitary sewers:
    a. Each new pipe joint shall be ultrasonic tested after it is laid, but before the next pipe is laid. All tests shall be in accordance with the testing equipment manufacture recommendations.

    b. The ultrasonic test shall be performed in lieu of the hydrostatic and air tests.
    c. A video inspection of the entire sewer shall be performed. Forward the video inspection tape and related paperwork to DSM for review and approval.
    d. A deflection test is required in all cases.

27. For all sanitary sewer installations, a written certificate of construction completeness and compliance, including the results of the hydrostatic leakage test, lamp test, deflection test, air test, etc. shall be submitted to the Erie County Health Department and DSM within thirty (30) days after completion of construction.

28. For all public and private 8" diameter pipe or larger sanitary sewer installations, the developer/contractor must provide one (1) set of record drawings on "D" size paper (24" x 36") and in an electronic file format (CD or flash drive) compatible with the latest AutoCAD release.

29. All public sewer extension projects that consist of more than 750 LF of 8" diameter pipe or larger, shall furnish a 2 year maintenance bond to the DSM.

30. Final Certification will be issued upon the full completeness and compliance of the project including any requirement(s) of I&I remedial work.

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STATE OF NEW YORK
CHRISTOPHER WOOD
076394
LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Sanitary Sewer General Notes

DRAWING NO.
C-404

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

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RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, 2014 EDITION

38.3 Relation to Water Mains

38.31 Horizontal and Vertical Separation

Sewers shall be laid at least 10 feet (3 m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. For gravity sewers where it is not practical to maintain a 10 foot (3 m) separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the gravity sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the gravity sewer and at an elevation so the bottom of the water main is at least 18 inches (460 mm) above the top of the sewer.
If it is impossible to obtain proper horizontal and vertical separation as described above for gravity sewers, both the water main and gravity sewer shall be constructed of slip-on or mechanical joint pipe complying with Section 8.1 and Section 8.7 of the 'Recommended Standards for Water Works - 2012 Edition' and shall be pressure rated to at least 150 psi (1034 kPa) and pressure tested to ensure watertightness.

38.32 Crossings

Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (460 mm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade.
When it is impossible to obtain proper horizontal and vertical separation as stipulated above, one of the following methods shall be specified:
30-11
a. The sewer shall be designed and constructed equal to water pipe, as described in Paragraph 38.31.
b. Either the water main or the sewer line may be encased in a watertight carrier pipe that extends 10 feet (3 m) on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be made of materials approved by the regulatory agency for use in water main construction.

A. Requirements

1. After backfilling and prior to the final acceptance of the project, the Contractor will be required to perform the following three tests on all sewers built under this project:

a) Air Tests
b) Infiltration or Exfiltration
c) Deflection Test (15" dia. and smaller).

2. No more than 1,000 linear feet of installed sewer shall be allowed to remain untested.

3. In view of the fact that house laterals and riser pipes often contribute considerable infiltration, such laterals and risers are to be installed and capped, tied and blocked as the work progresses, prior to the air testing of the lines.

4. The Contractor's testing procedures shall be completed in accordance with OSHA Standards for confined space entry. The Contractor will be required to provide and operate all equipment necessary for full compliance for his operation. Equipment such as gas detectors, safety harnesses, ventilating blowers, respirators etc. shall be provided by the Contractor.

B. Air Tests (Required for All Diameters up to and including 36") 10 State Standards Section, 33.94

1) This test shall be performed no earlier than 14 calendar days after the trenches are backfilled.

2) The procedure for air testing shall be as specified herein. The minimum allowable time for the test pressure to decrease from 3.5 psi to 3.0 psi shall be not less than as called for in the following table:

Minimum Acceptance Times* For Length Shown (min:sec)

Pipe Diameter	Up to 100'	100 - 200'	200 - 300'	300 - 400'
6"	2:50	2:50	2:50	2:51
8"	3:47	3:47	3:48	5:04
12"	5:40	5:42	8:33	11:24
15"	7:05	8:54	13:21	17:48
18"	8:30	12:49	19:14	25:38
21"	9:55	17:27	26:11	34:54
24"	11:24	22:48	34:11	45:35
27"	14:25	28:51	43:16	57:42
30"	17:48	35:37	53:25	71:13
33"	21:33	43:56	64:38	86:10
36"	25:39	51:17	76:55	102:34

* Erie County Sewer District Inspector will extend time to the next full minute during the test.

3. Pipe lines in sizes up to 36 inches in diameter can be air tested from manhole to manhole for distances not to exceed 400 feet.

4. In wet trenches where pumping to lower the water table is impractical, approved 4" diameter, solid PVC drain pipe (with approved cap) shall be placed at each manhole to extend from a point 6 inches below the lowest invert to the top of the ground. Embed the pipe a minimum of 12" into clean #1 stone. Ground water elevations will be measured at each manhole in order to calculate the groundwater pressure acting on the pipe exterior. The initial air test pressure shall be increased as necessary to overcome the calculated groundwater pressure.

5. The testing procedures outlined shall be strictly adhered to.

6. All testing equipment shall be supplied by the Contractor and be in good working condition. Some of the major equipment required for air tests is:

a) Stop watch graduated in tenths of a second.
b) Compressor of 50 to 100 psi capacity.
c) Bulkheads for pipe.
d) Approximately 100 feet of 3/8" diameter air hose.
e) Pressure gauge - 0 to 5 psi graduated in 1/16th of a pound increments.
f) Three 3/8 inch diameter check valves.

C. Infiltration Tests (Applicable Only if Ground Water is Two Feet Above the Top of the Pipe)

1. This test shall be performed no earlier than 14 calendar days after the trenches are backfilled.

2. Infiltration tests for all sewers constructed under this project shall not exceed 100 gallons per inch diameter per mile of sewer, per 24 hours. Each individual run of sewer (from one manhole to the next manhole if greater than 100 feet) shall comply with the allowable rate of infiltration. All equipment for the tests shall be furnished by the Contractor and be in good working condition.

3. The allowable rate of infiltration given in gallons per mile is not to be construed as a commitment on the part of the District to accept an entire line, where overall infiltration is less than the allowable, while one or more runs contribute excessive infiltration.

4. The infiltration test is intended to measure the water tightness of a sewer as related to the infiltration of ground water and is only applicable if the water table level is 2 feet or higher above the top of the pipe for the entire length of the test section.

a) Approved 4" diameter solid PVC drain pipe (with an approved cap) shall be placed at each manhole to extend from a point 6 inches below the lowest invert to the top of the ground. Embed the pipe a minimum of 12" into clean #1 stone. Ground water elevations will be measured at each manhole so that the ground water level can be correlated with the infiltration measurements.

b) Before conducting the tests, the water table should be allowed to stabilize at its normal level and verified that it is 2 feet above the top of the pipe during the test period. The test is usually conducted between adjacent manholes with the upstream end of the sewer bulkheaded in a suitable manner to isolate the test section. All service laterals, stubs and fittings should be properly plugged or capped at the connections to the test pipe section to prevent the entrance of ground water at these locations.

c) A V-notch weir or other suitable measuring device should be installed in the inlet pipe of the downstream manhole. Infiltrating water is then allowed to build up and level off behind the weir until a steady, uniform flow occure over the weir. Leakage is determined by direct reading from graduations on the weir consecutively for five (5) days and converting the flow quantity to gallons per unit length of pipe per unit of time.

d) An important factor in applying the test criteria is to properly correlate the variable water head over the length of the sewer being tested to the high ground water level. A minimum of 2 feet of water over the pipe is required at the upper manhole before the infiltration test will be allowed.

5. When a sewer run between two consecutive manholes or chambers is found to contribute infiltration at a rate above the allowable, inspection by television or other cameras may be made by the Contractor so that the defective section of sewer can be located and repaired. Each individual run of sewer (from one manhole to the next manhole if greater than 100 feet) shall comply with the allowable rate of infiltration of 100 gallons per inch diameter per mile of sewer per 24 hours.

D. Exfiltration Tests

1. This test shall be performed no earlier than 14 calendar days after the trenches are backfilled.

2. The exfiltration test for all diameter sewers shall be as described below. Although actual infiltration will normally be less than that indicated by the water exfiltration test, the test does provide a positive means of subjecting the completed sewer system to an actual pressure test. Since sanitary sewers are not designed or expected to operate as a pressure system, care must be exercised in conducting the test and correlating the results with the allowable exfiltration limits.

a) The test is usually conducted between adjacent manholes. Prior to the test, all service laterals, stubs and fittings within the test section should be plugged or capped and adequately braced or blocked to withstand the water pressure resulting from the test.

b) If manholes are to be included in the test, the inlet pipe to each manhole should be bulkheaded and the test section filled with water through the upstream manhole. To allow air to escape from the sewer, the flow should be at a steady rate until the water level in the upstream manhole provides an average pressure of 5 psi (11.6' head) at the center point of the test section or the upstream manhole is filled. If necessary, provisions should be made to bleed off entrapped air during the filling of the test section.

c) Once the test section is filled, the water should be allowed to stand for an adequate period of time (one day minimum) to allow for water absorption by the pipe and manhole. After water absorption has stabilized, the water level in the upstream manhole is brought up to the proper test level and this level established by measuring down from the manhole rim or other convenient datum point. After 24 hours, the water elevation should be measured from the same reference point and the loss of water during the test period calculated, or the water can be restored to the level existing at the beginning of the test, and the amount added used to determine the leakage.

d) To exclude both manholes from the test,it is necessary to bulkhead the outlet pipe of the upstream manhole. Provision must be made in the bulkhead for filling the pipe and expelling trapped air.

e) The water level at the upstream manhole shall be computed and varies above the top of the pipe. Since the sewer is installed on a grade, the test section downstream will most likely be subjected to a greater pressure. Therefore, the test pressure head at the upstream manhole should be adjusted such that the maximum pressure on the pipe being tested is no greater than 10 psi, (23 feet of head).

3. When a sewer run between two consecutive manholes or chambers is found to exfiltrate at a rate above the allowable, inspection by television or other cameras may be made by the Contractor during wet weather, so that the defective section of sewer can be located and repaired. Each individual run of sewer (from one manhole to the next manhole) shall comply with the allowable rate of infiltration of 100 gallons per inch diameter per mile of sewer per 24 hours.

E. Deflection Test

1. This test shall be performed no earlier than 30 calendar days after the trenches are backfilled.

2. All flexible (PVC) sewers 8" diameter or larger constructed under this project shall be internally checked with a five percent (5%) deflection "go-no-go pig" or Mandrel to determine if the pipes are deflecting excessively. Any section of pipe unable to pass the deflection test "pig test" shall be removed and replaced at the Contractor's expense.

3. Deflection testing mandrels or pig shall be pulled thru the pipe by hand or hand operated winch. Power winches or drives are not permitted.

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STATE OF NEW YORK CHRISTOPHER WOOD 076364 LICENSED PROFESSIONAL ENGINEER

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Sanitary Sewer Testing Notes

DRAWING NO.
C-405

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04Pp)

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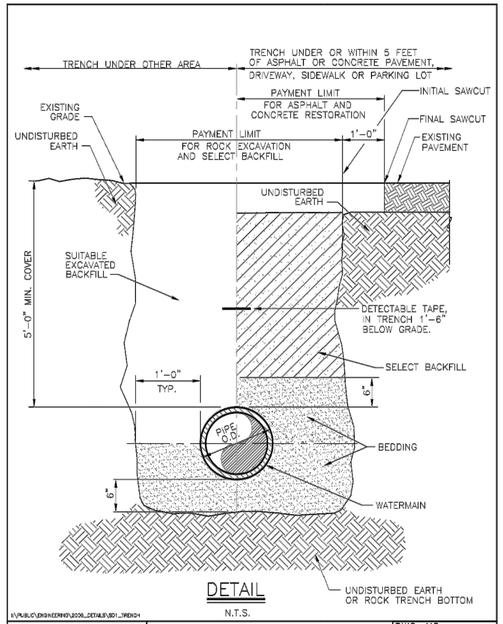
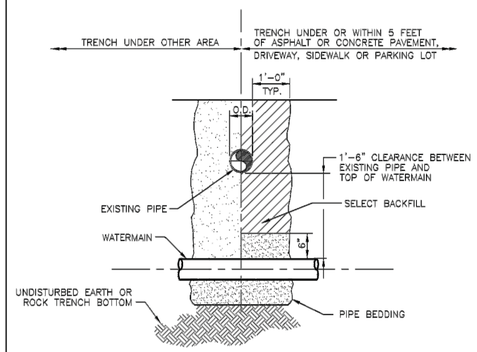


DETAIL
N.T.S.

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD1_TRENCH

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TRENCH THROUGH 12–INCH DIAMETER WATERMAIN	DWG. NO. SD1	
		DATE 4/28/92	REVISED 10/05



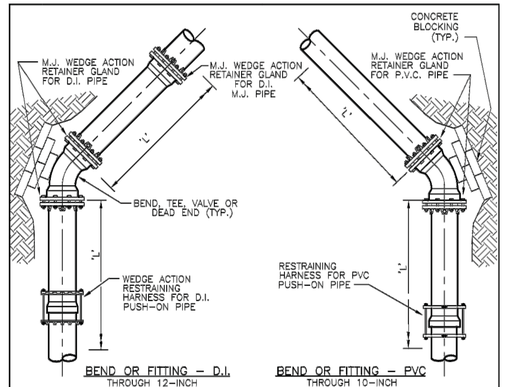
NOTES:

1. ALL EXISTING UTILITIES MUST BE SUPPORTED DURING CONSTRUCTION OF THE NEW WATERMAIN.
2. WHEN CROSSING A SEWERLINE WITH A NEW WATERMAIN, ONE FULL PIPE LENGTH (18 FT. MIN.) SHALL BE USED AT THE POINT OF CROSSING. THE WATERMAIN SHALL BE PLACED SO THAT BOTH JOINT ENDS ARE AS FAR AS POSSIBLE FROM THE EXISTING SEWERLINE.

SECTION
N.T.S.

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD2_PIPE_CROSSING

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL PIPE CROSSING	DWG. NO. SD2	
		DATE 4/28/92	REVISED 10/05



BEND OR FITTING – D.I.
THROUGH 12–INCH

BEND OR FITTING – PVC
THROUGH 10–INCH

RESTRAINED JOINT SCHEDULE					
PIPE SIZE	PIPE TYPE	11.25° ELBOW 'L'	22.5° ELBOW 'L'	45° ELBOW 'L'	TEE BRANCH, 90° BEND, VALVE OR DEAD END 'L'
6"	PVC	13'	25'	50'	120' MIN.
8"	PVC	15'	30'	59'	122' MIN.
8"	D.I.P.	15'	30'	59'	122' MIN.

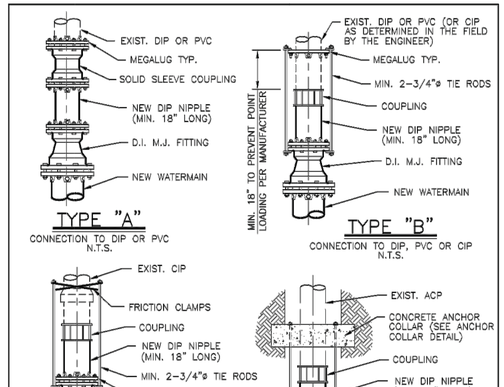
NOTES:

1. DIMENSION 'L' REPRESENTS THE LENGTH OF RESTRAINED PIPE REQUIRED IN FEET EACH SIDE OF THE PIPE FITTING.

PLAN
N.T.S.

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD4_REST_JOINT_SCHED

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL RESTRAINED JOINT SCHEDULE	DWG. NO. SD4	
		DATE 4/28/92	REVISED 10/05

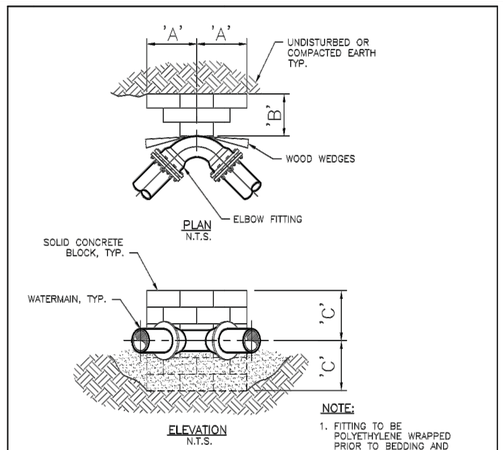


NOTES:

1. VALVES AND TEES MAY BE HARNESSED SIMILARLY.
2. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURE–PIPE ITSELF MUST BE SUPPORTED ON FIRM BEDDING AND CAREFULLY BACKFILLED.
3. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS COATING.
4. TIE RODS SHALL BE PLACED ON SIDES OF PIPE.

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD5_CONN_EXIST_WMAIN

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TYPICAL CONNECTION TO EXISTING WATERMAIN THROUGH 12–INCH DIAMETER WATERMAIN	DWG. NO. SD5	
		DATE 3/05	REVISED 10/05



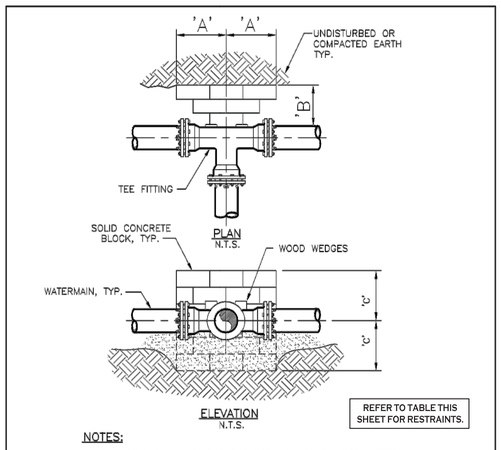
NOTE:

1. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

DIMENSION SCHEDULE												
PIPE SIZE	11.25° ELBOW			22.5° ELBOW			45° ELBOW			90° ELBOW		
	'A'	'B'	'C'	'A'	'B'	'C'	'A'	'B'	'C'	'A'	'B'	'C'
8"	1.5'	1.5'	2.5'	2.5'	1.5'	2.5'	3.0'	1.5'	3.5'	3.5'	1.5'	5.0'

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD6_THRUST_BLOCKS_ELBOW

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR ELBOW FITTING	DWG. NO. SD6	
		DATE 4/28/92	REVISED 10/05



REFER TO TABLE THIS SHEET FOR RESTRAINTS.

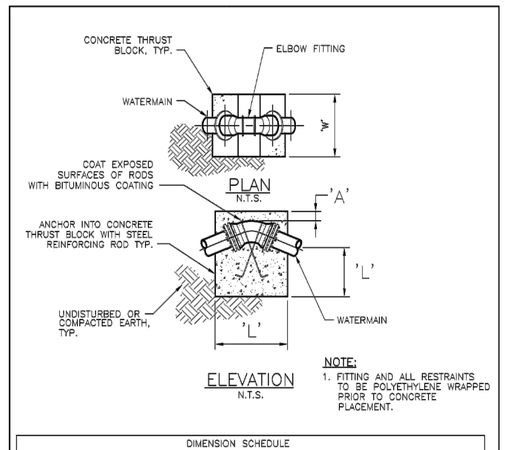
NOTES:

1. THRUST BLOCK REQUIRED FOR TEES, HYDRANT LATERAL TEES AND TAPPING SLEEVE INSTALLATIONS.
2. FITTING TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.

BRANCH TEE SIZE	DIMENSION SCHEDULE 'A'	'B'	'C'
6"	1'-0"	1'-0"	0'-6"
8"	1'-6"	1'-0"	0'-6"

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD7_THRUST_BLOCKS_TEE

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR TEE OR "DEAD END" FITTING	DWG. NO. SD7	
		DATE 4/28/92	REVISED 10/05



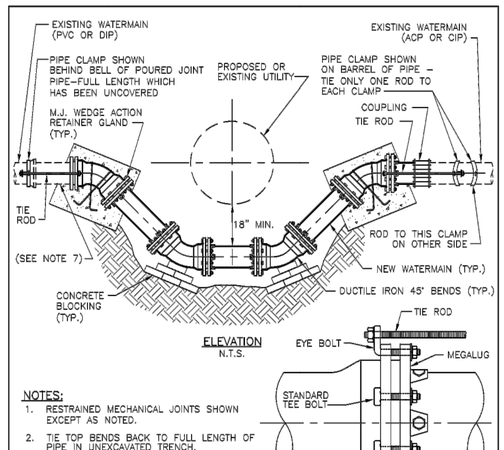
NOTE:

1. FITTING AND ALL RESTRAINTS TO BE POLYETHYLENE WRAPPED PRIOR TO CONCRETE PLACEMENT.

DIMENSION SCHEDULE													
PIPE SIZE	PIPE TYPE	11.25° ELBOW				22.5° ELBOW				45° ELBOW			
		'A'	'W'	'L'	ROD ø	'A'	'W'	'L'	ROD ø	'A'	'W'	'L'	ROD ø
8"	D.I.P	12"	1'-0"	1'-0"	1/2"	12"	1'-9"	1'-9"	1/2"	1'-6"	2'-0"	2'-0"	1/2"

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD8_THRUST_BLOCKS_VBEND

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL THRUST BLOCKS FOR VERTICAL BEND	DWG. NO. SD8	
		DATE 4/28/92	REVISED 10/05



NOTES:

1. RESTRAINED MECHANICAL JOINTS SHOWN EXCEPT AS NOTED.
2. TIE TOP BENDS BACK TO FULL LENGTH OF PIPE IN UNEXCAVATED TRENCH.
3. VALVES, TEES AND HYDRANTS MAY BE HARNESSED SIMILARLY.
4. HARNESSING IS FOR RESISTANCE TO INTERNAL PRESSURES–PIPE ITSELF MUST BE SUPPORTED ON FIRM BEDDING AND CAREFULLY BACKFILLED.
5. COAT ALL EXPOSED SURFACES OF HARNESS ASSEMBLY WITH BITUMINOUS COATING.
6. TIE RODS SHALL BE PLACED ON SIDES OF PIPE.
7. IF EXISTING PIPE IS CIP OR PVC, CONNECT TO NEW FITTING ONLY WHEN ALLOWED BY ENGINEER.

TIE ROD SCHEDULE			
PIPE SIZE	PIPE TYPE	ROD ø	NUMBER OF RODS
8"	PVC	3/4"	2

I:\PUBLIC\ENGINEERING\2006_DETAILS\SD10_HARN_OFFSET_EXIST_WMAIN

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL HARNESSING DETAILS–INSTALL OFFSET IN EXISTING WATERMAIN	DWG. NO. SD10	
		DATE 6/00	REVISED 10/05

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STATE OF NEW YORK · CHRISTOPHER W. [illegible] · 076394 · PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Waterline Details

DRAWING NO.
C-406

Project no.: 20-252

Attachment: SUB-2020-04PP drawings 041521 (22940 : Sub-2020-04PP)

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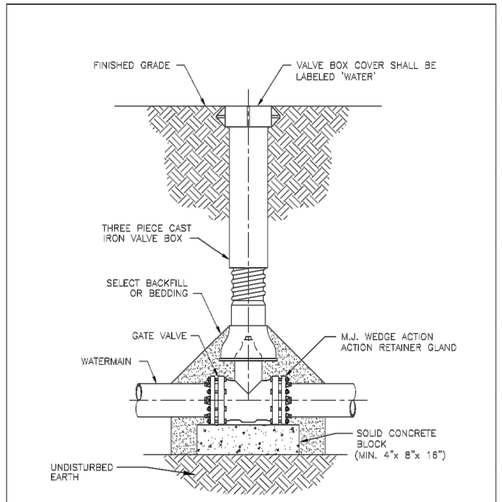
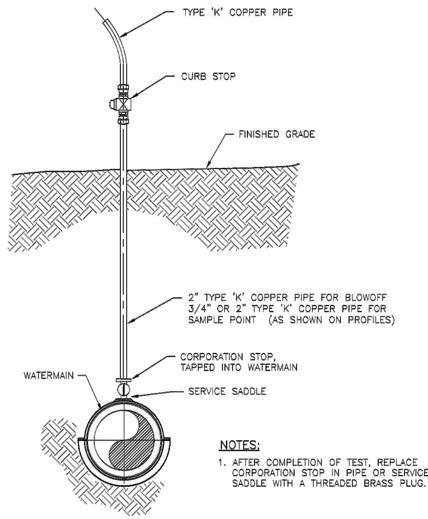


NOTES:
1. VALVE SHALL NOT SUPPORT VALVE BOX.
2. GATE VALVE SHALL BE INSTALLED LEVEL.
3. VALVE BOX SHALL BE PLUMB TO GRADE, WITH OPERATING NUT CENTERED IN BOX.

SECTION
N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD11_GATE_VALVE_SET

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GATE VALVE SETTING	DWG. NO. SD11	
		DATE 4/28/92	REVISED 02/17

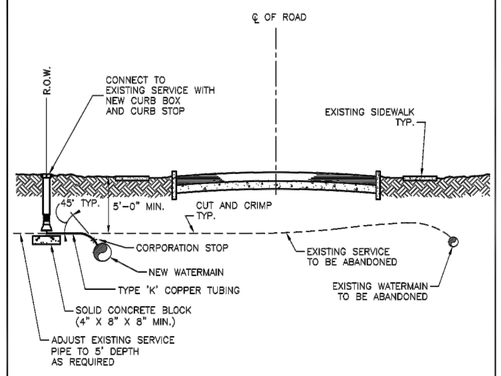


NOTES:
1. AFTER COMPLETION OF TEST, REPLACE CORPORATION STOP IN PIPE OR SERVICE SADDLE WITH A THREADED BRASS PLUG.

ELEVATION
N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD17_TEMP_BO_SAMP_PT

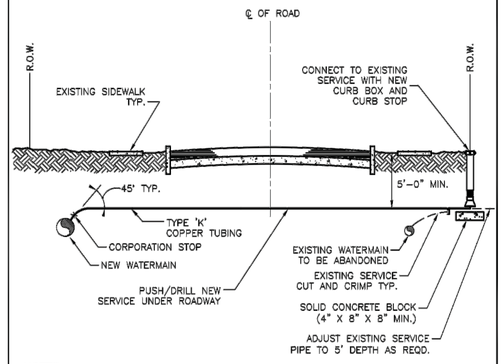
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL TEMPORARY BLOW-OFF/SAMPLING POINT	DWG. NO. SD17	
		DATE 4/28/92	REVISED 10/05



NOTES:
1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
   A. WHEN SERVICES ARE PLACED ON 4" OR SMALLER PIPES.
   B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
   C. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON AN 8" PIPE.
   D. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON DUCTILE IRON PIPE.
   E. WHEN TAPPING ALL PLASTIC (PVC) PIPE.
   F. WHEN TAPPING ALL ASBESTOS-CEMENT PIPE.
3. CURB BOXES SHALL NOT BE PLACED IN SIDEWALKS, DRIVEWAYS, OR CURB RAMPS.
4. UNIONS ON COPPER TUBING ARE NOT ALLOWED UNLESS APPROVED BY ECWA PRIOR TO INSTALLATION.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD15_NS_SERV_REPLACE

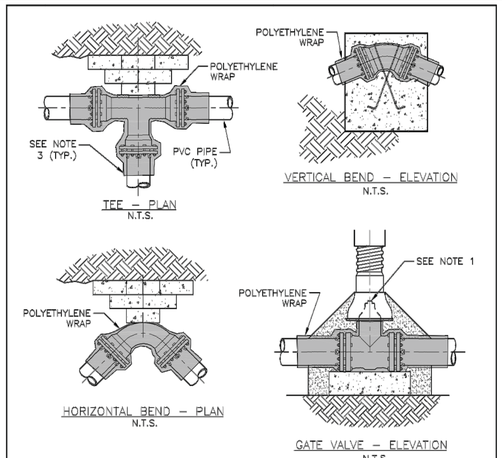
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL NEAR SIDE SERVICE REPLACEMENT/INSTALLATION	DWG. NO. SD15	
		DATE 4/92	REVISED 09/16



NOTES:
1. EXISTING SERVICES SHALL BE CRIMPED AND ABANDONED IN PLACE.
2. SERVICE SADDLES SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
   A. WHEN SERVICES AND PLACED ON 4" OR SMALLER PIPES.
   B. WHEN SERVICES LARGER THAN 1" ARE PLACED ON A 6" PIPE.
   C. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON AN 8" PIPE.
   D. WHEN SERVICES LARGER THAN 1 1/2" ARE PLACED ON DUCTILE IRON PIPE.
   E. WHEN TAPPING ALL PLASTIC (PVC) PIPE.
   F. WHEN TAPPING ALL ASBESTOS-CEMENT PIPE.
3. CURB BOXES SHALL NOT BE PLACED IN SIDEWALKS, DRIVEWAYS, OR CURB RAMPS.
4. USE POLYETHYLENE FOR 3/4" AND 1" SERVICES GREATER THAN 100 FEET IN LENGTH, AND FOR 1-1/2" AND 2" SERVICES GREATER THAN 60 FEET IN LENGTH. ALL POLYETHYLENE SERVICES SHALL INCLUDE A TRACER WIRE FOR DETECTION BY ECWA FORCES.
5. UNIONS ON COPPER TUBING ARE NOT ALLOWED UNLESS APPROVED BY ECWA PRIOR TO INSTALLATION.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD16_FS_SERV_REPLACE

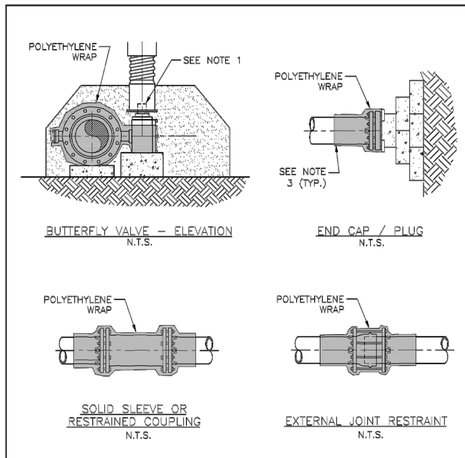
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL FAR SIDE SERVICE REPLACEMENT/INSTALLATION	DWG. NO. SD16	
		DATE 4/92	REVISED 09/16



NOTES:
1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP IS NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT ON VALVES.
2. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PIPE (OR POLYWRAP IF DIP) WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD39A_POLYWRAPPING_FITTINGS

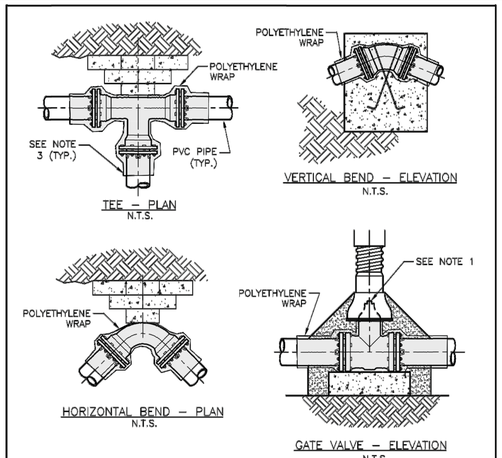
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYWRAPPING CAST/DUCTILE IRON FITTINGS	DWG. NO. SD39A	
		DATE 3/18	REVISED 12/18



NOTES:
1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT ON GATE VALVES.
2. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PIPE (OR POLYWRAP IF DIP) WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD39B_POLYWRAPPING_FITTINGS

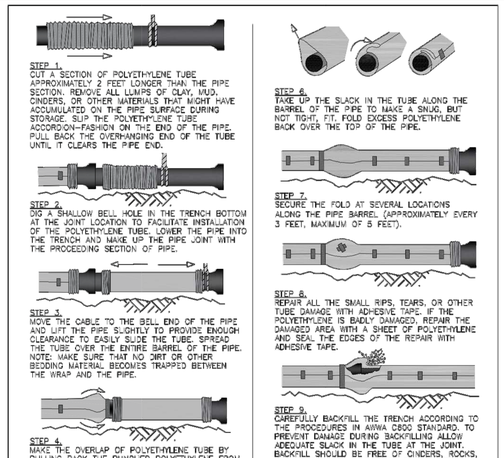
ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYWRAPPING CAST/DUCTILE IRON FITTINGS	DWG. NO. SD39B	
		DATE 12/18	REVISED



NOTES:
1. POLYETHYLENE WRAP IS TO BE PLACED AROUND THE ENTIRE FITTING, AND SECURED IN PLACE WITH POLYETHYLENE TAPE. PROVIDE SUFFICIENT SLACK SO THAT POLYETHYLENE WRAP IS NOT PUNCTURED DURING BACKFILL AND DOES NOT ENTRAP AIR. POLYETHYLENE WRAP NOT TO BE INSTALLED WITHIN 6 INCHES OF VALVE OPERATING NUT ON GATE VALVES.
2. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PRIOR TO BEDDING AND CONCRETE BLOCK PLACEMENT.
3. POLYETHYLENE WRAP IS TO BE EXTENDED A MINIMUM OF 12" PAST THE FITTING ON EACH LEG AND SECURED TO THE PVC PIPE WITH AT LEAST TWO CIRCUMFERENTIAL WRAPS OF POLYETHYLENE TAPE.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD39_POLYWRAPPING_FITTINGS

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYWRAPPING DUCTILE IRON FITTINGS ON PVC PIPE	DWG. NO. SD39	
		DATE 3/18	REVISED



NOTES:
1 – POLYETHYLENE WRAP (POLYWRAP) SHALL BE OF PROPER DIAMETER TO FIT OVER BELLS AND EXTERNAL WEDGE-ACTION RETAINER GLANDS.
2 – CAST AND DUCTILE IRON FITTINGS (BENDS, TEES, VALVES, ETC.) ARE TO BE WRAPPED IN POLYWRAP AND SECURED IN PLACE.
3 – DO NOT USE CHAINS, METAL WIRE, OR OTHER SUPPORTING SYSTEMS WHICH MAY DAMAGE THE POLYETHYLENE ENCASEMENT. REPLACE DAMAGED POLYWRAP ACCORDINGLY.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD32_POLY_WRAP

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL POLYETHYLENE ENCASEMENT OF DUCTILE IRON PIPE	DWG. NO. SD32	
		DATE 06/18	REVISED 02/19

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Waterline Details

DRAWING NO.
C-407

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings 041521 (22940 : Sub-2020-04PP)

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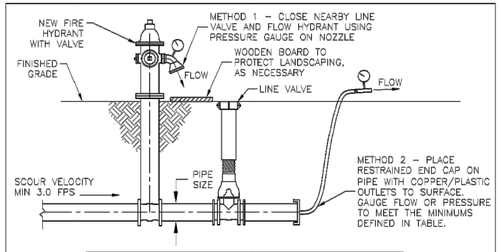


PIPE SIZE (IN)	REQUIRED FLOW (GPM)	METHOD 1 HYDRANT FLOW		METHOD 2 END CAP FLOW	
		2 1/2" NOZZLE PRESSURE (PSI)	4" NOZZLE PRESSURE (PSI)	2" I.D. PRESSURE (PSI)	3" I.D. PRESSURE (PSI)
6	275	7	1	7	2
8	500	9	2	22	5
10	750	20	4	50	10
12	1100	44	7	–	22
16	1900	–	20	–	62
20	3000	–	50	–	–

I.D. = INNER DIAMETER

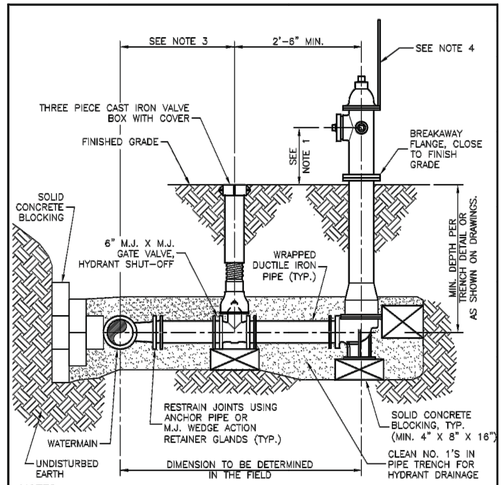
NOTES:

1. TO OBTAIN SCOUR VELOCITY (3.0 FPS) IN THE WATERLINE, CONTRACTOR SHALL ACHIEVE FLOWRATE AT NOZZLE DEFINED IN TABLE. PRESSURE GAUGE USED SHALL SHOW A HIGHER PRESSURE THAN THE MINIMUMS DEFINED IN THE TABLE.
2. OUTLET PRESSURE MEASURED BY PITOT GAUGE.
3. ENGINEER SHALL PROVIDE CALCULATIONS IF CONNECTIONS ARE OTHER THAN THOSE SHOWN, IF MULTIPLE CONNECTIONS ARE USED, OR AS REQUESTED BY ECWA.
4. TO FLUSH THREE PIPE VOLUMES, MINIMUM FLUSHING TIME (IN SECONDS) EQUALS THE LENGTH OF PIPE BEING FLUSHED, IN FEET.

SECTION
N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD36_WATERLINE_FLUSHING

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL WATERLINE FLUSHING	DWG. NO. SD36	
		DATE 6/16	REVISED 3/18



NOTES:

1. CENTERLINE OF THE LOWEST NOZZLE TO FINISHED GRADE SHALL BE A MIN. OF 15" & MAX. OF 18".
2. HYDRANT RISER SHALL BE INSTALLED PLUMB.
3. VALVE BOX SHALL NOT BE PLACED IN PAVEMENT.
4. RELOCATE HYDRANT MARKER (IF PRESENT), FOR WATERLINE REPLACEMENT PROJECTS ONLY.
5. HYDRANT FACE TO BE A MINIMUM OF 3' FROM THE BACK FACE OF ALL CURBS OR A MINIMUM OF 5' FROM ALL EDGES OF PAVEMENT (IF NO CURB).

SECTION
N.T.S.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD13_HYD_INST

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL FIRE HYDRANT INSTALLATION	DWG. NO. SD13	
		DATE 6/00	REVISED 11/16

NOTES

1. All elevations refer to USGS NAVD83 datum.
2. The CONTRACTOR shall obtain necessary permits and furnish copies to the ENGINEER prior to commencing work.
3. The CONTRACTOR'S work area shall be confined to the limits of the right-of-ways and easements. The CONTRACTOR shall obtain any additional easements or work releases should the CONTRACTOR require additional area to accommodate his operations.
4. The CONTRACTOR shall provide maintenance and protection of traffic in accordance with the Erie County Highway Department standards and the NYSDOT Manual of Uniform Traffic Control Devices.
5. The locations and depths of existing underground utilities as shown on the plans and profiles are approximate. Other underground utilities not shown may be encountered. The CONTRACTOR shall perform test pits to verify the location and elevation of utilities at interconnections and crossings as shown, directed, or required. The CONTRACTOR shall excavate in advance of the pipe laying operation and expose all existing underground utilities to prevent damage during construction and to determine required changes in grade necessary to install the watermain to avoid conflicts.
6. The CONTRACTOR shall install those measures required to limit erosion of areas disturbed by the work. Clearing shall be performed on an as-needed basis, phased to reduce erosion and visual impact.
7. Blasting will not be permitted.
8. No more than one connection may be made to any existing watermain prior to testing, disinfection, and approval of the Waterline Installation Completed Works Approval Report(s) by the Erie County Water Authority and the Erie County Health Department.
9. The Erie County Water Authority shall only operate existing valves and fire hydrants, including newly installed valves and fire hydrants that have been placed into service. The CONTRACTOR is advised that watertight conditions may not exist when existing valves are closed.
10. The CONTRACTOR shall have all equipment, manpower, and materials required on site and ready for use prior to commencing any shut-down or removing any existing facilities from service. The CONTRACTOR shall notify all affected customers in writing of any shut-down at least 48 hours in advance. The CONTRACTOR shall notify the appropriate fire stations 48 hours in advance prior to taking any fire hydrants out of service. Any fire hydrants not in service shall be bagged in burlap or plastic. Any shut-down shall be limited to 4 consecutive hours. It may be necessary to schedule shut-downs at night, weekends, or other off hours so as to not affect schools, businesses or other customers, as determined by the ENGINEER. Shut-down requests shall be submitted to the Erie County Water Authority a minimum of 5 business days in advance of the requested shut-down date.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD29_GENERAL_NOTES

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GENERAL NOTES	DWG. NO. SD29	
		DATE 3/05	REVISED 7/17

11. All watermain piping shall be installed with a minimum of 5'-0" of cover.
12. All watermain piping shall be installed with a minimum of 1'-6" of vertical clearance and 10'-0" of horizontal clearance from sanitary and storm piping, measured from the outside of the pipes at the point of crossing.
13. If the material at the design grade is unsuitable as determined by the ENGINEER, the CONTRACTOR, when ordered in writing, shall excavate additional material to the depth necessary and shall backfill to the proposed grade with the select granular material.
14. The installation of 90 degree bends in the watermain is not allowed, unless approved by the Erie County Water Authority.
15. Thrust restraint for watermain piping through 12-inch diameter shall consist of thrust blocks and pipe joint restraint.
16. The CONTRACTOR shall notify the owner of any utility pole in advance of any excavation work that will take place within 5'-0" of the utility pole. The CONTRACTOR shall include the cost of temporary pole support in the appropriate bid item.Where utility poles are required to be supported during construction, the CONTRACTOR shall make all necessary arrangements with the utility company.
17. If materials are encountered during the construction that are suspected of being contaminated, the CONTRACTOR shall immediately notify the NYSDEC for direction regarding testing, separation, containment, and disposal procedures.
18. Existing fire hydrants removed during construction and not reinstalled as part of the work shall be scheduled and returned to the Erie County Water Authority Service Center, 3030 Union Road, Cheektowaga, New York 14227.
19. The CONTRACTOR shall cold patch all trench excavations in traveled areas including roads, driveways, sidewalks, and parking areas.
20. The CONTRACTOR shall not restrict access for school buses or any emergency vehicles.
21. The use of existing fire hydrants for any reason is prohibited without prior approval of the Erie County Water Authority. This includes newly installed fire hydrants that have been placed into service.
22. The CONTRACTOR shall submit procedures for testing and disinfection of the watermain to the ENGINEER for review prior to the start of testing.
23. The CONTRACTOR shall be present and assist in the Final Walk inspection. The CONTRACTOR shall provide sufficient personnel and equipment to demonstrate to the ENGINEER that all valves, fire hydrants, and curb stops operate as required.

I:\PUBLIC\ENGINEERING\CURRENT ECWA DETAILS\SD30_GENERAL_NOTES

ERIE COUNTY WATER AUTHORITY BUFFALO, NEW YORK	STANDARD DETAIL GENERAL NOTES	DWG. NO. SD30	
		DATE 3/05	REVISED 7/17

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STATE OF NEW YORK CHRISTOPHER WOOD 076364 LICENSED PROFESSIONAL ENGINEER

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Waterline Details & Notes

DRAWING NO.
C-408

Project no.: 20-252

Attachment: SUB-2020-04PP_drawings_041521 (22940 : Sub-2020-04PP)

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WORK ZONE TRAFFIC CONTROL GENERAL NOTES (WZTC-P10 - 10 DEC 2008)

GENERAL NOTES:

1. ALL WORK ZONE TRAFFIC CONTROLS SHALL CONFORM TO THE 2009 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE CURRENT STATE OF NEW YORK SUPPLEMENT, NYSDOT STANDARD SPECIFICATIONS, NYSDOT STANDARD SHEETS AND NYSDOT WORK ZONE TRAFFIC CONTROL MANUAL DATED JANUARY 2012.
2. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIREMENTS.
3. THE CONTRACTOR MUST SUBMIT TO THE ENGINEER, IN WRITING, PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF SUCH PROPOSED REVISIONS, EXCEPT FOR CHANGES THE ALTER THE SCOPE OF THE TRAFFIC CONTROL PLAN. SUCH CHANGES IN SCOPE MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE THIRTY (30) WORKING DAYS PRIOR TO THE IMPLEMENTATION OF SUCH REVISIONS.
4. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF HIS STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE NORMAL WORKING HOURS. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.
5. NO WORK SHALL TAKE PLACE WITHIN ON THE STATE HIGHWAY BETWEEN THE HOURS OF 7AM TO 7AM. THESE TIME RESTRICTIONS INCLUDE THE SET UP AND TAKE DOWN OF WORK ZONES.

ACTIVITY AREA:

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500'LONGITUDINAL DISTANCE BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDE OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

SIGNS:

1. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND THE DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO THE APPROVAL BY THE ENGINEER.
2. ANY EXISTING SIGNS, INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE REPLACED IN THIS CONTRACT.
3. SINGS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
4. ALL WARNING AND REGULATORY SIGNS SHALL BE POSTED ON BOTH SIDES OF MULTI-LANE DIVIDED HIGHWAYS, MULTI-LANE RAMPS, AND ONE-WAY STREETS. IN CASES WHERE LANE RESTRICTIONS REDUCE THE TRAVEL LANE TO ONE LANE, SIGNS SHALL BE POSTED ON THE RIGHT SIDE OF THE ACTIVE TRAVEL LANE, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
5. SIGNS MOUNTED ON THE MEDIAN OF DIVIDED HIGHWAYS WHERE MEDIAN BARRIER IS IN PLACE MAY BE MOUNTED ON THE BARRIER WITH A SADDLE TYPE BRACKET. LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.
6. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
7. NYR9-12 MAY BE USED IN PLACE OF THE NYR9-11.

LANE CLOSURES:

1. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT.
2. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT THE LOCATIONS OUTSIDE THE CONTRACT LIMITS.

LANE WIDTHS:

1. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL SHALL BE AS FOLLOWS: FREEWAYS ABND/OR EXPRESSWAYS IS 11'. THE MINIMUM LANE WIDTH FOR ALL OTHERS TYPES OF ROADWAYS IS 10'.
2. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE ENGINEER, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY, SO THAT THE ENGINEER MAY NOTIFY THE REGIONAL PERMIT ENGINEER IN A TIMELY MANNER.
3. WHEN THE MINIMUM LANE WIDTH OF 10' CANNOT BE MAINTAINED DUE TO A SHOULDER CLOSURE, A SINGLE LANE CLOSURE SHOULD BE USED (NYSDOT 619-30 STANDARD SHEET).

BARRIER/SHADOW VEHICLES:

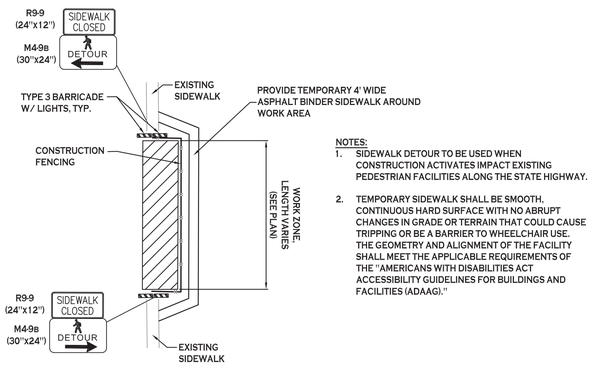
1. BARRIER AND SHADOW VEHICLES SHALL BE REQUIRED AS PER STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGEND AND TABLES".
2. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE BARRIER OR SHADOW VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANCES).
3. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE A BARRIER VEHICLE IN CONJUNCTION WITH POLICE PRESENCE IN THE WORK ZONE, TO BE INCLUDED IN THE UNIT BID PRICE FOR BASIC WORK ZONE TRAFFIC CONTROL.
4. LANE CLOSURE DETAILS AND TIMES SHALL BE APPROVED BY THE NYSDOT ENGINEER IN CHARGE.

CHANNELIZING DEVICES:

1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.
2. DRUMS SHALL BE USED FOR ANY LANE CLOSURES OR SHOULDER CLOSURES WHICH ARE TO REMAIN OVERNIGHT.

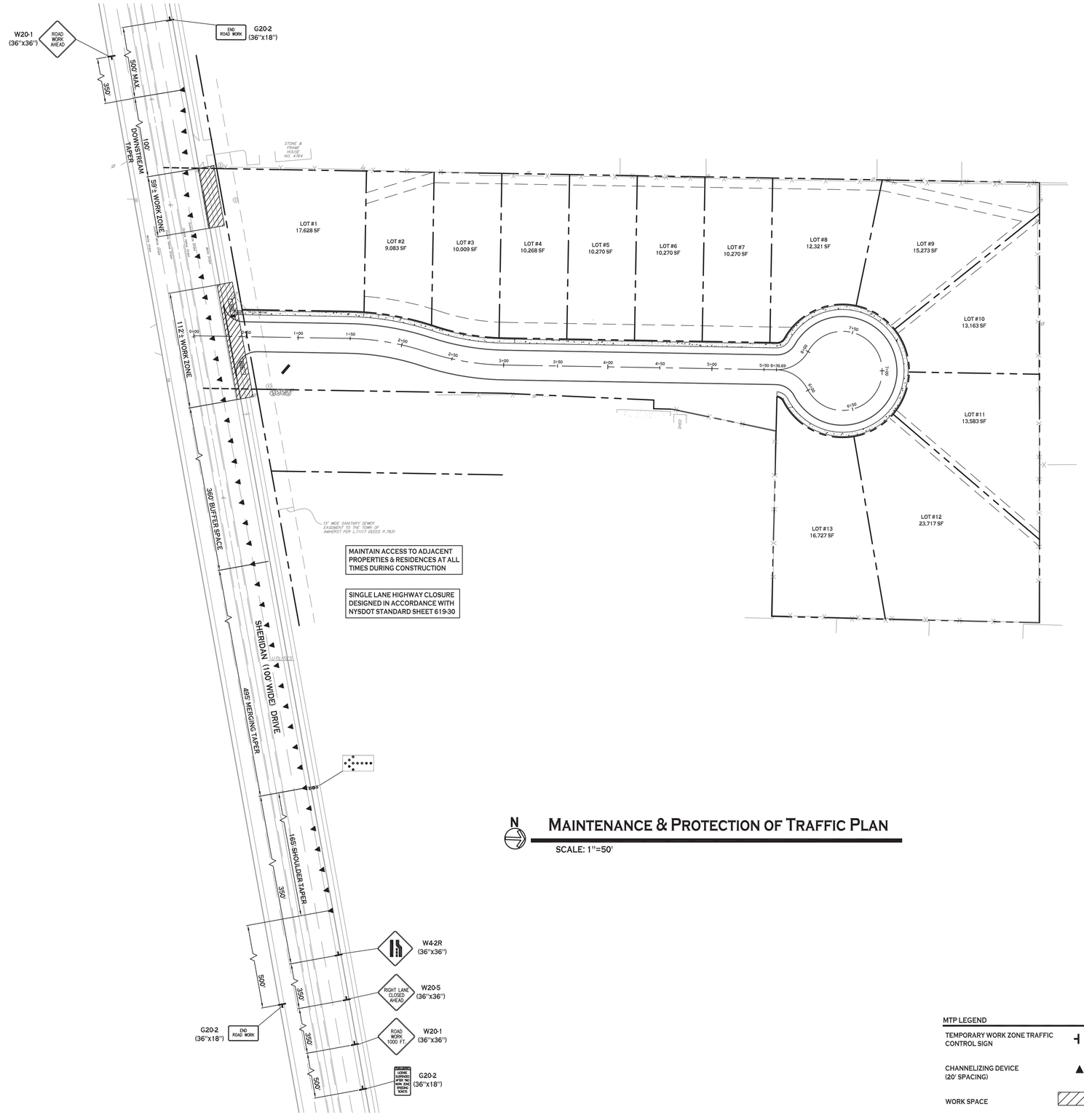
PUBLIC ACCESS:

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAVE 24 HOURS PRIOR TO THE RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES , AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
2. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.



NOTES:

1. SIDEWALK DETOUR TO BE USED WHEN CONSTRUCTION ACTIVATES IMPACT EXISTING PEDESTRIAN FACILITIES ALONG THE STATE HIGHWAY.
2. TEMPORARY SIDEWALK SHALL BE SMOOTH, CONTINUOUS HARD SURFACE WITH NO ABRUPT CHANGES IN GRADE OR TERRAIN THAT COULD CAUSE TRIPPING OR BE A BARRIER TO WHEELCHAIR USE. THE GEOMETRY AND ALIGNMENT OF THE FACILITY SHALL MEET THE APPLICABLE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)."



MAINTENANCE & PROTECTION OF TRAFFIC PLAN

SCALE: 1"=50'

MTP LEGEND

- TEMPORARY WORK ZONE TRAFFIC CONTROL SIGN
- CHANNELIZING DEVICE (20' SPACING)
- WORK SPACE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

50' 50 0 50 100Ft.

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STATE OF NEW YORK CHRISTOPHER WOOD 076394 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Proposed Subdivision
4774 & 4780 Sheridan Drive
Amherst, NY 14228

Date: 2/22/21
Drawn by: P. Sheedy
Scale: As Noted

DRAWING NAME:
Maintenance & Protection of Traffic Plan

DRAWING NO.
M-100

Project no.: 20-252

Attachment: SUB-2020-04PP drawings 041521 (22940 : Sub-2020-04PP)

DRAFT

(04/15/21)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	**SUB-2020-04PP**
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted Action

Description of Action: Proposal to subdivide 5± acres of land into 13 sublots for detached single-family homes. This proposed subdivision will include installing a public roadway and related infrastructure. The corner lot at Sheridan Drive (#1) contains the stormwater management area and berm. Lots range in size from 9,083 sq. ft. to 23,341 sq. ft. consistent with the R-3 district requirements. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 4774 & 4780 Sheridan Drive, Amherst, Erie County

Petitioner: Mel Investors LLC

Attachment: SUB-2020-04PP_Draft Neg Declaration_041521 (22940 : Sub-2020-04Pp)

Reasons Supporting This Determination

Based on information submitted by the applicant including a Short Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on February 25, 2021 reviewed the Grading, Drainage and Utility Plans, Erosion Control Plan, and the Engineer's Report submitted on February 22, 2021 and Geotechnical Report prepared by Earth Dimensions, Inc.

   The Stormwater Pollution Prevention Plan (SWPPP) submitted on February 22, 2021 was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on March 29, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department has reviewed the application documents, along with the Geotechnical Report submitted on November 16, 20218, and determined in their review of March 3, 2021 that the subject project has or will have met all Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. However, in a letter dated December 14, 2018 the New York State SHPO stated that no properties including archaeological and/or historical resources will be impacted by this project.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the Single Family Residential-3 zoning district; neighboring uses are single family dwellings also zoned Single Family Residential-3; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include a 13-lot residential subdivision which will cause a change in energy use, however the required utilities will be in place to adequately handle the anticipated increase.

Attachment: SUB-2020-04PP_Draft Neg Declaration_041521 (22940 : Sub-2020-04Pp)

7. The project will not create any hazard to human health. The Fire Chief's Association on March 10, 2021 has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will cause a change in the intensity of use of land, however the 13-lot residential subdivision will be consistent with the scale of surrounding land uses.

9. The 13-lot residential subdivision will increase the number of people using the site over its previous level of use. All required road and utility infrastructure is or will be in place to handle the increase.

10. Review by the Town Traffic/Safety Board dated February 25, 2021 and NYSDOT dated February 18, 2021 indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on March 2, 2021, Assessor on March 3, 2021, Plumbing Division on March 2, 2021, and Right-of-Way Agent on March 15, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: ; Seconded by: Ayes; Noes Absent

_____ _____
signature & title of preparer Date

_____ _____
Robert J. Gilmour, Planning Board Chair Date

TV/ac
cc: Amherst Town Clerk
Amherst Building Department
NYSDOT
Patrick Sheedy, Carmina Wood Morris, 487 Main Street, Suite 500, Buffalo, NY 14203
Sean Hopkins, Hopkins Sorgi & McCarthy, 5500 Main St., Suite 343, Williamsville, NY 14221

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Attachment: SUB-2020-04PP_Draft Neg Declaration_041521 (22940 : Sub-2020-04Pp)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor

Daniel C. Howard, A
Planning Directo

Ellen M. Kost, AICP
Assistant Planning Dir

Attachment: SUB-2020-04PP_SEQR_Neg_Declaration_signed_041521 (22940 : Sub-2020-04Pp)

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Planning Board	**Project:**	SUB-2020-04PP
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	**Date:**	April 15, 2021

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action: Site Plan Review

SEQR Status: Unlisted Action

Description of Action: Proposal to subdivide 5± acres of land into 13 sublots for detached single-family homes. This proposed subdivision will include installing a public roadway and related infrastructure. The corner lot at Sheridan Drive (#1) contains the stormwater management area and berm. Lots range in size from 9,083 sq. ft. to 23,341 sq. ft. consistent with the R-3 district requirements. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 4774 & 4780 Sheridan Drive, Amherst, Erie County

Petitioner: Mel Investors LLC

APR23'21 AM 9:32 RCVD

Reasons Supporting This Determination

Based on information submitted by the applicant including a Short Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Engineering Department on February 25, 2021 reviewed the Grading, Drainage and Utility Plans, Erosion Control Plan, and the Engineer's Report submitted on February 22, 2021 and Geotechnical Report prepared by Earth Dimensions, Inc.

   The Stormwater Pollution Prevention Plan (SWPPP) submitted on March 12, 2021 was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on March 29, 2021 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.

3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department has reviewed the application documents, along with the Geotechnical Report submitted on November 16, 2018, and determined in their review of March 3, 2021 that the subject project has or will have met all Zoning Ordinance regulations.

4. The project is within an area identified by the State as having potential archaeological or historical significance. However, in a letter dated December 14, 2018 the New York State SHPO stated that no properties including archaeological and/or historical resources will be impacted by this project.

5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the Single Family Residential-3 zoning district; neighboring uses are single family dwellings also zoned Single Family Residential-3; therefore, the project is consistent with surrounding land use.

6. The proposed subject development will include a 13-lot residential subdivision which will cause a change in energy use, however the required utilities will be in place to adequately handle the anticipated increase.

APR23'21 AM 9:32 RCVD

Attachment: SUB-2020-04PP_SEQR_Neg_Declaration_signed_041521 (22940 : Sub-2020-04Pp)

7. The project will not create any hazard to human health. The Fire Chief's Association on April 15, 2021 has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.

8. The project will cause a change in the intensity of use of land, however the 13-lot residential subdivision will be consistent with the scale of surrounding land uses.

9. The 13-lot residential subdivision will increase the number of people using the site over its previous level of use. All required road and utility infrastructure is or will be in place to handle the increase.

10. Review by the Town Traffic/Safety Board dated February 25, 2021 and NYSDOT dated February 18, 2021 indicates that significant negative traffic impacts are not expected to result from the proposed project.

11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on March 2, 2021, Assessor on March 3, 2021, Plumbing Division on March 2, 2021, and Right-of-Way Agent on March 15, 2021. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.

12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to cause significant negative environmental impacts.

Planning Board Approval
Moved by: D Giuliani; Seconded by: M Cmiel; Ayes 5; Noes 0; Absent 2 (Gelber, Gill)

signature & title of preparer — Date: 4/22/21

Robert J. Gilmour, Planning Board Chair — Date: 4-22-21

RR/ac
X:\Current_Planning\Files\Subdivisions\SUB-2020\SUB-2020-04_(4774-4780_Sheridan_Dr)_2020\SUB-2020-04_PP_(4774_&_4780_Sheridan_Drive)_2021\SUB-2020-04PP_Neg Declaration_041521.docxdoc

cc: Amherst Town Clerk
Amherst Building Department
NYSDOT
Patrick Sheedy, Carmina Wood Morris, 487 Main Street, Suite 500, Buffalo, NY 14203
Sean Hopkins, Hopkins Sorgi & McCarthy, 5500 Main St., Suite 343, Williamsville, NY 14221

APR23'21 AM 9:33 RCVD

Attachment: SUB-2020-04PP_SEQR_Neg_Declaration_signed_041521 (22940 : Sub-2020-04Pp)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 04/15/21 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 22749

TABLED

PLANNING BOARD ITEM (ID # 22749)

Request to Rezone 1.44± Acres of Land from R-3 to TR-3, Z-2020-13

Property located at 468 Harding Road
Forbes Capretto Homes, Petitioner

March 18, 2021

No comments were heard on this proposal. Petitioner requested an adjournment. Mr. Giuliani moved to adjourn. The motion was seconded by Ms. Penberthy and carried. Ayes 7, Noes 0.

April 15, 2021

Dan Howard, Planning Director, mentioned that the courtesy notices sent to residents had an incorrect zoning classification. Jeff Palumbo, Barclay Damon LLP, presented the project. Mr. Capretto, Forbes Capretto Homes, and Ari Goldberg, Barclay Damon LLP, were also present.

Mark Bechtel, 442 Harding Road, asked if anything was being done to address current issues the community already has, such as the road, lighting and sidewalks. He also wanted assurance that developers would not be able to build apartment buildings on the property in the future. Kathleen Nagel-Santillo, 411 Harding Road, and Thomas Dolata, 380 Harding Road, also expressed concerns that the developer would get a varience to do something else after being approved for their current plans**.** Lisa Fischer, 405 McKinley Avenue, expressed concerns over the number of homes being proposed for the space and that the size of the homes do not fit the neighborhood. She was also worried about water run-off in regards to the sewers. Rob McKinley, calling on behalf of Pauline Castro of 363 McKinley Avenue, inquired about the square footage of the homes and parking.

J. Palumbo responded that the project is still in the early stages of development. He also stated that if approved, they will be required to go through an intensive Planning Board subdivision review, which will address many items, including water, sewers, and lighting. Mr. Palumbo also explained that there are ways to prevent plans changing in the future, such as setting conditions.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Chmiel moved to adjourn. The motion was seconded by Ms. Penberthy and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

HISTORY:

02/18/21	**Planning Board**	**POSTPONED**	**Next: 03/18/21**
03/18/21	**Planning Board**	**ADJOURNED**	**Next: 04/15/21**

ATTACHMENTS:

- Z-2020-13_application_021821 (PDF)

- Z-2020-13_drawings_021821 (PDF)
- Z-2020-13-postponement letter_021821 (PDF)
- Z-2020-13_application_031821 (PDF)
- Z-2020-13_drawings_031821 (PDF)
- Z-2020-13_Draft Resolution_031821 (PDF)
- Z-2020-13_adjournment_031821 (PDF)
- Z-2020-13_application_041521 (PDF)
- Z-2020-13_drawings_041521 (PDF)
- Z-2020-13_Draft Resolution_041521 (PDF)
- Z-2020-13_adjournment_041521 (PDF)

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 5/20/2021 6:30 PM**
MOVER:	Michael Chmiel, Board Member	
SECONDER:	Brittany Lee Penberthy, Board Member	
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.	
ABSENT:	Stephanie S. Gelber, Harbinder Gill	

BARCLAY DAMON LLP

Jeffery D. Palumbo
Partner

December 28, 2020

BY HAND DELIVERY

Town of Amherst
Town Board
c/o Town Planning Department
5583 Main Street
Williamsville, NY 14221

Re: 468 Harding Road
Proposed Rezoning

Dear Honorable Members of the Town Board:

Barclay Damon LLP represents Forbes Capretto Homes ("Applicant"). The Applicant is under contract to purchase 468 Harding Road, SBL 82.09-6-20, in the Town of Amherst ("Property"). The 1.44 acre Property is vacant, unimproved land in the southeast corner of the Town, immediately west of Transit Road and south of Interstate 90. Currently, the property is zoned Residential 3 (R-3). Applicant propose a rezoning to Multifamily Residential 4A (MFR-4A). The rezoning is one step towards a ten unit residential infill development with approximately 0.72 acres of greenspace. The proposed infill development is a permitted use in the MFR-4A district. Subsequent to this request for rezoning, Applicant will seek site plan approval and any other necessary municipal approvals.

Enclosed, please find the following:

(1) Petition for Rezoning/Town Application Form
(2) Town of Amherst Zoning Code Rezoning Analysis
(3) Existing Boundary Survey
(4) Legal Description of Property to be Rezoned
(5) Preliminary Concept Plan
(6) Draft Local Law
(7) Full Environmental Assessment Form
(8) Town of Amherst Supplemental Environmental Assessment Form
(9) Owner Authorization

9276 Main Street - Suite 3 - Clarence, New York 14031 barclaydamon.com
JPalumbo@barclaydamon.com Direct: (716) 858-3728 Fax: (716) 768-2728

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

We look forward to introducing this Application and discussing this Redevelopment with the Town Board. Thank you for your consideration. Please contact me should you require anything additional.

Very truly yours,

Jeffery D. Palumbo

JDP:amg
Enclosures

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

Petition for Rezoning/Town Application Form

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning Review and, if required Comprehensive Plan Amendment

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____
VERIFIED BY DATE

Materials Accepted by Town Clerk & Fee Paid _____
ACCEPTED BY DATE

Materials Checked by Building Dept. _____
RECEIVED BY DATE

Materials Received by Planning Dept. _____
RECEIVED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250**	X
2 – 20 ACRES **$1,250 + $250/acres or fraction thereof over 2 acres**		
20 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 20 acres**		
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres**		
Request for Relief of/Change to Conditions of Zoning Approval	**$ 1,200**	
AFFIDAVIT FEE FOR PUBLIC HEARING	**$ 15.00**	X
TOTAL FEE:	$ 1,265	

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:** Name: Forbes Capretto Homes

Address: c/o Barclay Damon LLP
9276 Main Street, Suite 3

Clarence (City) NY (State) 14031 (Zip Code)

Phone: (716) 858-3728 Fax: (716) 768-2728

E Mail jpalumbo@barclaydamon.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property**

From: R-3 District

To: MFR-4A District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

468 Harding Road

Amherst, NY

SBL #: 82.09-6-20

4. **Area of land to be rezoned** (in acres): 1.44

5. **Owner of Land**:

Name: Lori Grabenstatter

Address: 469 Harding Road

Telephone:

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Name: Jeffery D. Palumbo, Esq.

Address: 9276 Main Street, Suite 3

Clarence (City) NY (State) 14031 (Zip Code)

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

7. Petitioner's interest in property

X Option to purchase

_____ Owner

_____ Other (explain) _____

8. The following are all others having an interest in this application and join herein with the petitioner named above: (describe extent of interest; attach sheets as needed)

9. Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor.

10. Said property has the following deed restrictions or Covenants: (attach copy)

Liber _____ Page _____

11. Information on proposed project:

A. Description of the character of the proposed development:

Rezone to MFR-4A in furtherance of development of vacant land into residential use.

B. Rationale for rezoning request:

1. Why was this site chosen? Availability, size, marketability, proximity to central corridor in Town and connectivity to neighboring municipalities.

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

2. Why cannot land be used with the existing zoning?

3. How will this rezoning impact surrounding properties?
residential use maintained.

4. How will this rezoning impact the school system?
Clarence Central School district; no likely impact.

12. Quantitative Data:

A. Total # of dwelling units 10

B. Distribution of dwelling units by type Five 2 bedroom units

C. Gross Residential Density per acre

D. Total amount of Open Space +/- 0.77 acres

E. Proposed Non-Residential Floor Area n/a

13. Development Schedule:

Start

Finish 6-9 months after bulding permit

Stages (# of) 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:
Each unit will be leased.

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

15. **Open Space ownership and maintenance provisions (if applicable):**

N/A

16. **Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)**

A. **The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.**

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

see attached analysis.

2. Pursuant to NYS Town Law Section 272a(11), "all Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Town Board adopted the Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

Cite all text, map, and / or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

see attached analysis.

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:
see attached analysis.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer
Existing Town Sanitary Sewer District # 16
2. Storm Sewer/Drainage
conveyance systems along Harding Road, Stiles Court, and McKinley Avenue
3. Water
Erie County Water Authority Lease Managed Service Area
4. Other

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:
see attached analysis.

D. Suitability of the subject property for uses permitted by the current versus the proposed district:
see attached analysis.

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

E. **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:**

see attached analysis.

17. The petitioner encloses herewith the sum of $ 1265 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

Signature of Petitioner

Subscribed and sworn to before me this 28 day of December, 20 20

Notary Public, Erie County, New York

TRACY A. MURRAY#01MU5077295
Notary Public, State of New York
Qualified in Genesee County
My Commission Expires 05/05/23

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

P/CurrPlan/Applications2007/Rezoning & Comp Plan Amend App.
10/08

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

Rezoning Application Requirements and Checklist

The following checklist outlines the information required by the Town of Amherst to accept a Rezoning application. ***It is strongly recommended that you make an appointment with Planning Staff to discuss what information will be needed to address the items shown on the checklist.***

Item No.	Item	Submitted	Official use
I Application Information			
1.0	**Town of Amherst Rezoning / Comprehensive Plan Amendment Application Form (available from Planning Department)**		
1.1	Name, address, and contact information of the petitioner		
1.2	Name and address of property owners(s) – if different than petitioner		
1.3	If petitioner is different than property owner, provide statement describing interest in property and a letter from the property owner authorizing the application		
1.4	Identify existing and proposed zoning and acreage of area proposed to be rezoned		
1.5	Parcel addresses and Section, Block, and Lot (SBL) numbers of all properties proposed to be rezoned. Indicate if a portion of any parcel is involved, if applicable		
1.6	Statement of planning objectives to be achieved by the proposed rezoning, including the following: • How the proposed zoning and development plan meets the objectives of the Comprehensive Plan • A description of the character of the proposed development • The rationale behind the assumptions that are presented		
1.7	Cite specific maps and / or figures in the Comprehensive Plan that must be amended to support the proposed zoning and provide suggested amendments		
1.8	A general statement about how any proposed open space will be maintained (if applicable)		
1.9	A development schedule indicating the approximate date when construction is expected to begin and be completed. Identify schedule of any proposed phasing of the development (attach pages as necessary)		
1.10	A statement of the petitioner's intentions regarding future sale or leasing of all or portions of the proposed development		
II Survey and Legal Description			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description, and easements plotted to scale by a NYS licensed land surveyor**		
1.1	Raised/wet seal and signature of licensed surveyor		
1.2	Clear delineation and acreage of area to be rezoned if different than property boundary		
2.0	**Legal Description of the total area proposed to be rezoned. (must be consistent with area shown to be rezoned on boundary survey)**		

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

Item No.	Item	Submitted	Official use
III Concept Plan (if required by the Planning Board)			
1.0	**Conceptual development plan drawn to scale (no larger than 24" x36" format and folded into 8 ½" x 11" size)**		
1.1	North arrow		
1.2	Scale of drawing		
1.3	Property lines (existing and proposed)		
1.4	Unique natural features and tree cover		
1.5	Information on land controlled by the applicant located within 500 feet of the perimeter of the area proposed to be rezoned		
1.6	Location of all proposed structures and other improvements		
1.7	Number and type of dwelling units (if applicable)		
1.8	Gross square feet of commercial space (if applicable)		
1.9	Maximum structure heights		
1.10	Architectural sketches		
1.11	Existing and proposed contours		
1.12	Existing utility systems (sanitary sewers, water, storm drainage)		
1.13	Location of proposed storm water detention or retention facilities		
1.14	Proposed land use arrangement		
1.15	Location of all parking, loading, stacking and interior circulation drives		
1.16	Location of proposed curb cuts		
1.17	Location of cross access drives to adjacent parcels		
1.18	Pedestrian circulation system		
1.19	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status		
1.20	Location of floodway and 100-year floodplain (if applicable)		
1.21	Location and purpose of any proposed easements		
1.22	Location and proposed development of all open spaces, including parks, playgrounds, conservation areas, and dedicated open space; indicate intended ownership of such areas		
1.23	Additional data as required by the Planning Board		
V Other Required Information			
1.0	**Completed and signed Environmental Assessment Form**		
11	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
1.2	Traffic impact study (if applicable)		
1.3	Archaeological assessment (if applicable)		
1,4	Wetland Delineation report (if applicable)		
2.0	**8 1/2" X 11" reduction of concept plan drawing (see appendix B)**		
3.0	**A CD containing a PDF of the complete submittal package, including all drawings.**		

Rev. 07/02/08, 10/24/08, 11/4/13

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

Town Zoning Code and Comprehensive Plan Rezoning Analysis

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

Town Zoning Code Rezoning Analysis
468 Harding Road

Pursuant to § 203-8-3-5 of the Town of Amherst Zoning Code, Petitioner submits the following in support of its Application to rezone 468 Harding Road (SBL 82.09-6-20) ("Property") from Residential District 3 (R-3) to Multifamily Residential District 4A (MFR-4A) ("Application").

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and this Ordinance.

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan.

The Town of Amherst Bicentennial Comprehensive Plan, Amended September 2019 ("Comprehensive Plan"), calls for the development of "policies [that] emphasize the application of context-sensitive design standards to enhance community appearance and sense of place [and] spur reinvestment rather than new greenfield development, the Plan proposes tax and other incentives and zoning revisions focused on infill and redevelopment in older neighborhoods and commercial corridors." See Comprehensive Plan at ii – iiii.

As to context, the Property is located in the southeast corner of the Town immediately west of Transit Road and south of Interstate 90. Access to the Property is through a lighted intersection at Freeman Road and Transit Road. The Property is located in a small neighborhood with approximately 57 homes. The neighborhood has been continuously built up over time. One dwelling was constructed in 1927, with the majority being built in the 1930s-1960s; however, construction continued into the 1980s, 1990s, and 2000s. Two dwelling were constructed in the early 2010s, and the neighborhood still has vacant land for single-family dwelling construction. Meanwhile, the Property sits vacant and is currently owned by a neighboring resident. The proposed zoning is a step towards an infill development that helps sustain the continued growth of the preexisting neighborhood by introducing a "mixed residential" element to this underutilized Property in the neighborhood. See Comprehensive Plan at 3-31 – 3-32. While the proposed zoning presents an opportunity for infill development, it will not undermine previous operational and access improvements to Transit Road. See Comprehensive Plan at 6-12. The proposed zoning and subsequent development will use the same lighted intersection the rest of the neighborhood uses for ingress and egress, and the proposed development will have minimal trip generation given only ten units. See Comprehensive Plan at 1-6 (referencing Transit Road Arterial/Access Management Study); see also Transit Road Arterial/Access Management study at 40 – 42.

The proposed zoning and subsequent infill development will also only use approximately half of the Property, leaving the remainder as green space. See Comprehensive Plan at 3-24. Additionally the subsequent infill development envisions a scale and site layout sensitive to the size and height of existing dwellings. In other words, the subsequent development is not imposing or out of character with the existing dwellings. Simply, this proposed zoning and subsequent infill development introduces quality housing similar in

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

scale to neighboring dwellings to create a more coherent, complete neighborhood. See Comprehensive Plan at vii, 3-54, 11-8.

2. **Pursuant to New York State Town Law § 272a(11) . . . . cite all text, map, and/or figures that must be amended to support the proposed zoning at this location.**

   The proposed zoning will require a Local Law amending Chapter 203 of the Town of Amherst Code to rezone the Properties from R3 to MFR-4A and to Amend the Zoning Map, accordingly.

3. **State why the proposed zoning is consistent with intent and objections of § 203-1-2-2 of the Zoning Code.**

   The proposed zoning achieves many of the Town's Zoning Code Objectives as set forth in § 203-1-2-2. For example, the proposed zoning protects character and values of residential uses with an orderly and beneficial infill development designed and arranged consistently and harmoniously with the surrounding neighborhood. The proposed zoning also prevents the overcrowding of land with an infill development that also balances greenspace and preservation. Also, as mentioned above, the proposed zoning is consistent with the Comprehensive Plan and furthers Comprehensive Plan goals.

B. Adequate services and utilities available or proposed to be made available in the construction of the development.

The proposed zoning will not result in any change to structures or utility consumption currently servicing the Property, which includes:

1. **Sanitary Sewer** – existing Town Sanitary Sewer District #16

2. **Storm Sewer/Drainage** – conveyance systems along Harding Road, Stiles Court, and McKinley Avenue.

3. **Water** – Erie County Water Authority Lease Managed Service Area.

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

The Property is currently zoned R-3 – Residential District Three under § 202-3-6 of the Zoning Code. R-3 permits single family detached dwellings. While the R-3 zoning matches the existing neighborhood, the Property itself is out of character with the lots in the neighborhood at 1.44 acres. The proposed zoning to MFR-4A maintains the residential use while further an infill development more adequate for changing demographics and meeting a need for mixed residential. The infill development itself will be designed and scaled harmoniously with the existing neighborhood.

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D. Suitability of the subject property for uses permitted by the current versus the proposed district.

The Property is out of scale for a single family detached dwelling and more appropriate for multi-family dwellings. Overall, the Property is suitable for residential use, which the proposed zoning maintains.

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town.

The proposed change maintain the residential character of the Property but accommodates an infill development designed and scaled consistently with the surrounding neighborhood. The infill development also continues the steady build-up of the existing area and meets the need for mixed residential neighborhoods. See analysis contained in Section A.

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Existing Boundary Survey

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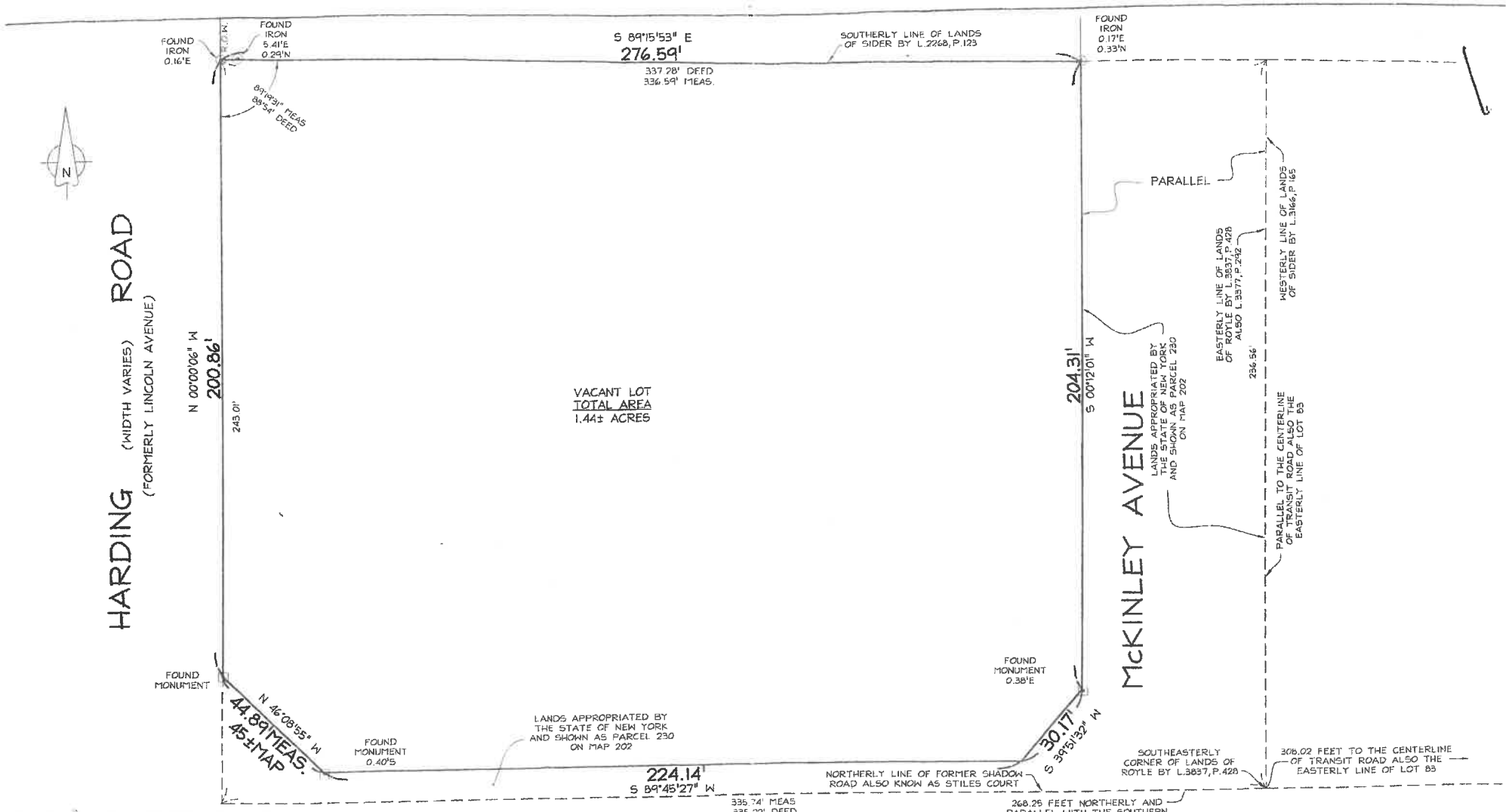

IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

Nussbaumer & Clarke, Inc.
ENGINEERS AND SURVEYORS
6 Lake Shore Road, Suite 500 | Buffalo, NY 14219
(716) 827-8000 | (716) 270-6051 fax
www.nussclarke.com
Erie | Niagara | Chautauqua | Cattaraugus

BOUNDARY SURVEY
468 HARDING ROAD
Part of Lot 83, Township 11, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 07/11/16 Rev.: Scale : 1" = 30'

Project No. : 05J2-0670B

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, draw design, specification, plan or report is a violation of secti 7209, provision 2 of the New York State Education Law.

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Successors to the records of Graf Land Surveyors

Successors to the records of James L. Slaiser, Land Surveyor

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Legal Description of Property to be Rezoned

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ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie, State of New York being part of Lot 83, Township 11, Range 7 of the Holland Land Company's Survey, more particularly described as follows:
BEGINNING at a point in the easterly line of Harding Road at the southerly line of lands conveyed to Sider by deed recorded in the Erie County Clerk's Office in Liber 2268 of Deeds at page 123;
THENCE S 89°19'31" E along the said southerly line of Sider a distance of 276.59 feet to the westerly line of McKinley Avenue as appropriated by the State of New York and shown as Parcel 230 on Map 202;
THENCE S 00°12'01" W, along the said westerly line of Parcel 230 a distance of 204.31 feet;
THENCE S39°51'32" W, continuing along the westerly line of Parcel 230, a distance of 30.17 feet to the northerly line of said Parcel 230:
THENCE S 89°45'27' W, along the said northerly line of Parcel 230, a distance of 224.14 feet;
THENCE N 46°08'55" W, continuing along the said northerly line of Parcel 230, a distance of 44.89 feet to the easterly line of Harding Road;
THENCE N 00°00'06" W, along the easterly line of Harding Road, a distance of 200.86 feet to the POINT OF BEGINNING, being 1.44 acres of land, more or less.

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Preliminary Concept Plan

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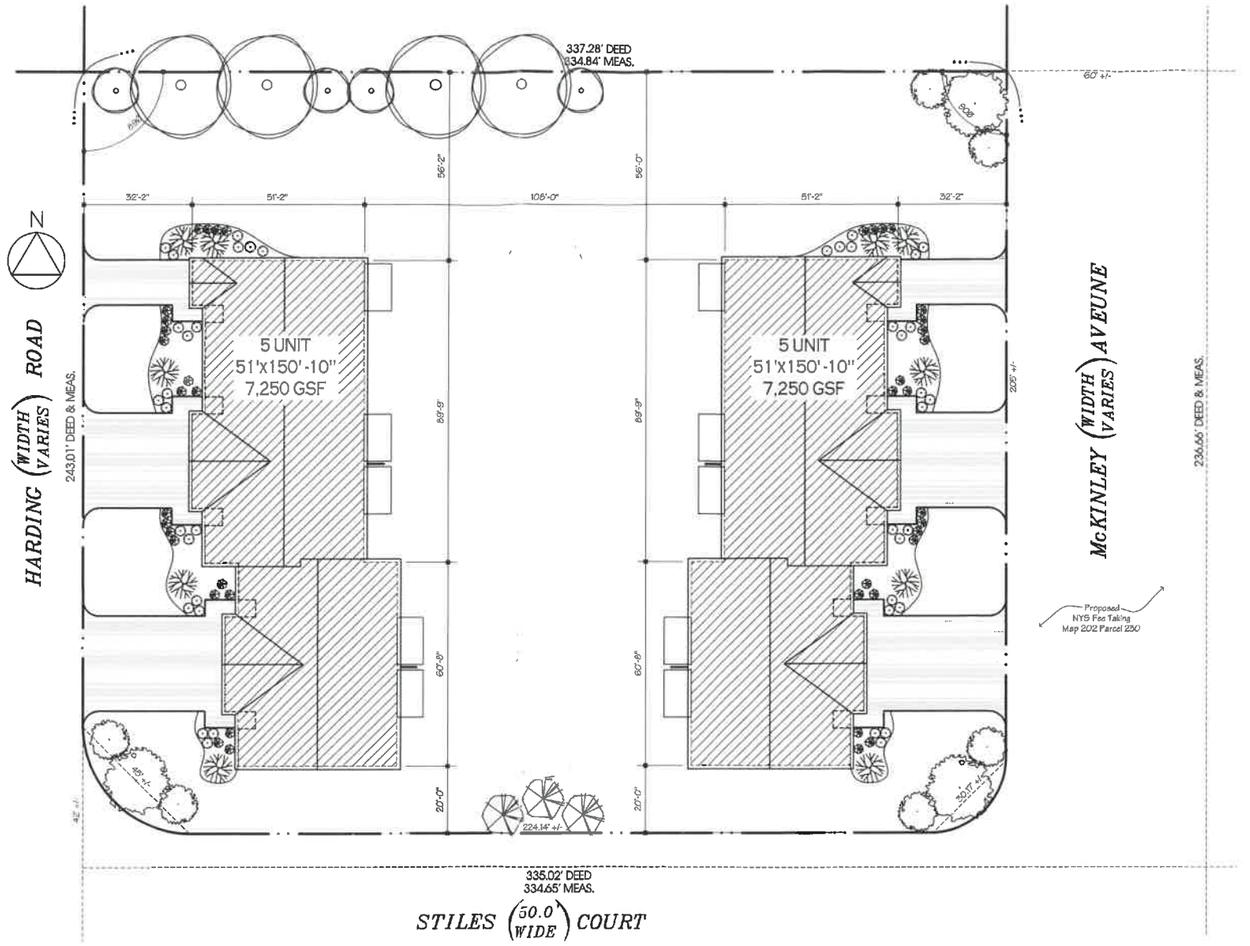
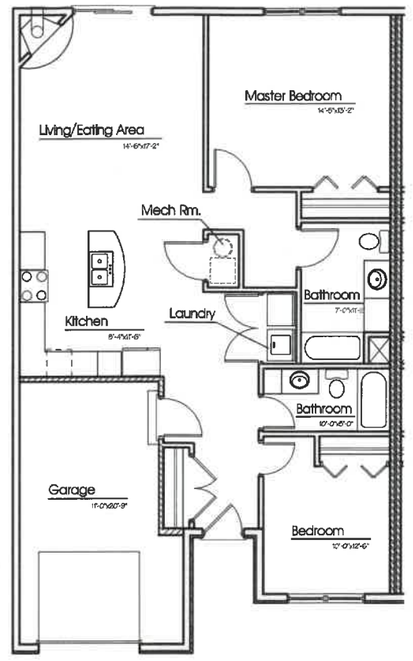
Aerial Map

N.T.S.



Proposed Site Plan

1" = 20'-0"



Proposed Enlarged Unit

3/16"=1'-0"



Proposed Front Elevation

3/16"=1'-0"

SUTTON architecture
"Design 2 Build"

Harding Road Amherst NY

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Draft Local Law

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

LOCAL LAW NO. _____-202_

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE, TO REZONE 468 Harding Road FROM _R-3_ TO _MFR-4A_ AND TO AMEND THE ZONING MAP ACCORDINGLY

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending the Zoning of 468 Harding Road."

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 468 Harding Road from R-3 Residential 3 to MFR-4A Multifamily Residential Four-A zoning has been filed and is in proper order. The Town Board further finds that the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from R-3 Residential 3 to MFR-4A Multifamily Residential Four-A the zoning of 468 Harding Road, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

> ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie, State of New York being part of Lot 83, Township 11, Range 7 of the Holland Land Company's Survey, more particularly described as follows:
> BEGINNING at a point in the easterly line of Harding Road at the southerly line of lands conveyed to Sider by deed recorded in the Erie County Clerk's Office in Liber 2268 of Deeds at page 123;
> THENCE S 89°19'31" E along the said southerly line of Sider a distance of 276.59 feet to the westerly line of McKinley Avenue as appropriated by the State of New York and shown as Parcel 230 on Map 202;

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THENCE S 00°12'01" W, along the said westerly line of Parcel 230 a distance of 204.31 feet;
THENCE S39°51'32" W, continuing along the westerly line of Parcel 230, a distance of 30.17 feet to the northerly line of said Parcel 230:
THENCE S 89°45'27' W, along the said northerly line of Parcel 230, a distance of 224.14 feet;
THENCE N 46°08'55" W, continuing along the said northerly line of Parcel 230, a distance of 44.89 feet to the easterly line of Harding Road;
THENCE N 00°00'06" W, along the easterly line of Harding Road, a distance of 200.86 feet to the POINT OF BEGINNING, being 1.44 acres of land, more or less.

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Deborah Bruch Bucki
Town Clerk
Town of Amherst
County of Erie, State of New York

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

Full Environmental Assessment Form

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Harding Road		
Project Location (describe, and attach a general location map): 468 Harding Road (SBL 82.09-6-20)		
Brief Description of Proposed Action (include purpose or need): Rezone entirety of 468 Harding Road from R-3 to MFR-4A. The action has been defined broadly to include all site activities and including post-rezoning development of site.		
Name of Applicant/Sponsor: Forbes Capretto Homes	Telephone: (716) 688-5597 E-Mail: dcapretto@fobeshomes.com	
Address: 470 Cayuga Road		
City/PO: Cheektowaga	State: NY	Zip Code: 14225
Project Contact (if not same as sponsor; give name and title/role): Barclay Damon LLP, Jeffery D. Palumbo as agent/attorney	Telephone: (716) 858-3728 E-Mail: jpalumbo@barclaydamon.com	
Address: 9276 Main Street, Suite 3		
City/PO: Clarence	State: NY	Zip Code: 14031
Property Owner (if not same as sponsor): Lori Grabenstatter	Telephone: E-Mail:	
Address: 469 Harding Road		
City/PO: Amherst	State: NY	Zip Code:14221

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Amherst Town Board	December 28, 2020
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Amherst Planning Board, recommendation to Town Board	December 28, 2020
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Erie County Planning, 239-m referral	December 28, 2020
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☑Yes ☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐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?) ☑Yes ☐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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
Residential-3

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? Multi-Family Residential 4A (MFR-4A)

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?
Town of Amherst Police Department

c. Which fire protection and emergency medical services serve the project site?
Main-Transit Fire Protection District

d. What parks serve the project site?
Wehrle FAA Recreation Complex - Amherst

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)? residential

b. a. Total acreage of the site of the proposed action? +/-1.44 acres
b. Total acreage to be physically disturbed? +/-1.44 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 1.44 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: 6-9 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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f. Does the project include new residential uses? ☑ Yes ☐ No

7.a

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	10
At completion of all phases	_____	_____	_____	10

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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: drainage

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

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: _____ 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):

earth fill

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): _____

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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: 3,750 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: Town of Amherst/Erie County Water Authority Lease Managed Service Area
- 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: extension based on available waterline situation in area
- Source(s) of supply for the district: Lake Erie

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: 2,500 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: Town of Amherst Plant No. 16
- Name of district: Town of Amherst Sewer District No. 16
- 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

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- 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):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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 0.4 acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. Pipes, stormwater planters, and stormwater detention basins

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)?

directed to existing stormwater runoff conveyances systems along Harding Road, Stiles Court, and McKinley Avenue

- 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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 N/A

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

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

_____

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: Pursuant to Town Code
- Saturday: Pursuant to Town Code
- Sunday: Pursuant to Town Code
- Holidays: Pursuant to Town Code

ii. During Operations:

- Monday - Friday: Continuous
- Saturday: Continuous
- Sunday: Continuous
- Holidays: Continuous

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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:

During Construction only, which will occur as permitted by Town Code, and includes noise levels typically associated with construction.

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:

Dark sky compatible.

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 N/A

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 N/A

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction:
- Operation:

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

- Construction:
- Operation:

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7.a

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:
Not applicable.

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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	0.40	+ 0.40
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: greenspace/Vacant lot	+/-1.44	1.04	- 0.40

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7.a

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:

_____
_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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): 915043

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

The site of the proposed action has not been the subject of remediation; however, if the project site lands within 2,000 feet of an adjoining property subject to remediation, the EAF Mapper will check "yes" on the PDF of the FEAF. Attached is a description of the Pfohl Brothers Landfill remediation site at Aero Drive and Transit Road located south of the project site. Remedial construction of the site was completed in 2002 with a landfill cap and vented leachate collection system.

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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:

Claverack Loamy fine sand, 0--3%	73 %
Wassaic Silt Loam, 3-8% slopes	27 %
	%

d. What is the average depth to the water table on the project site? Average: 2 feet

e. Drainage status of project site soils:
☑ Well Drained: 27 % of site
☑ Moderately Well Drained: 73 % of site
☐ Poorly Drained: _____% 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: _____

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m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

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): _____

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: _____

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: _____

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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 fives 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 Forbes Capretto Homes by agent/attorney Date December 28, 2020

Signature s/ Jeffery D. Palumbo Title agent/attorney

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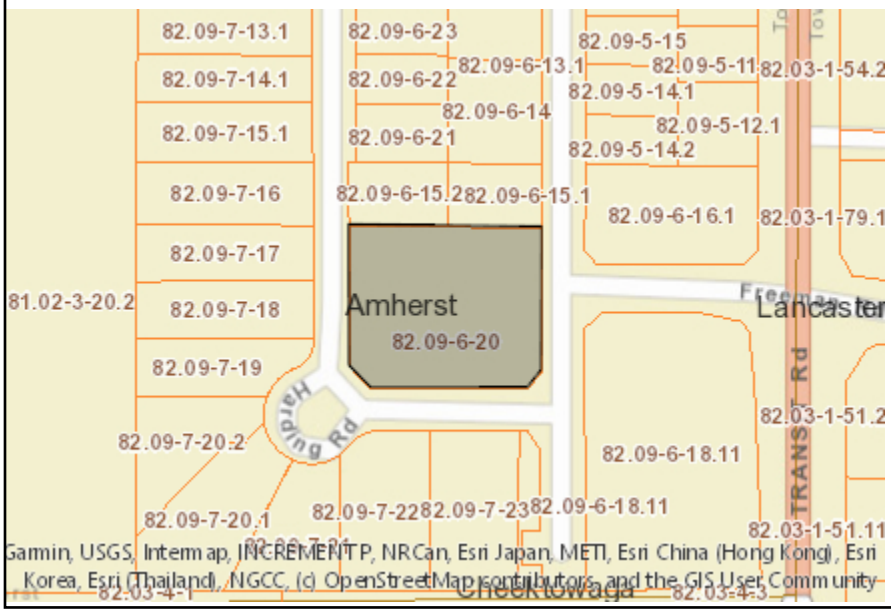
PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	915043
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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

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E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
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

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Pfohl Brothers Landfill
Site Code: 915043
Program: State Superfund Program
Classification: 04
EPA ID Number:

Location

DEC Region: 9
Address: Aero Drive and Transit Road
City: Cheektowaga Zip: 14225
County: Erie
Latitude: 42.94506036
Longitude: -78.70135094
Site Type: LANDFILL
Estimated Size: 94 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Ground Water Use Restriction
Vapor Mitigation
Soil Management Plan
Cover System
Leachate Collection
Fencing/Access Control
Landuse Restriction
Building Use Restriction
Surface Water Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: ELIZABETH I. MCBRIDE

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Current Owner(s) Address: 9450-201 MEADOWOOD DRIVE
FORT PIERCE,FL, 34951
Current Owner Name: PAUL PFOHL
Current Owner(s) Address: PO BOX 3210
KIRBY,OR, 97531
Current Owner Name: PFOHL BROTHERS
Current Owner(s) Address: 5833 MAIN ST.
BUFFALO,NY, 14221
Current Owner Name: Pfohl Enterprises
Current Owner(s) Address: 5833 Main Street
Buffalo,NY, 14221
Current Owner Name: STUART JENKINS
Current Owner(s) Address: 42 WILLOWBROOK
BUFFALO,NY, 14221
Current Owner Name: AERO LAND, INC.
Current Owner(s) Address: 215 CALIFORNIA DRIVE
WILLIAMSVILLE,NY, 14221
Owner(s) during disposal: PFOHL BROTHERS
Current On-Site Operator: town of cheektowaga
Stated Operator(s) Address:
Cheektowaga,NY 14225

Hazardous Waste Disposal Period

From: 1940s **To:** 1969

Site Description

Location: This site is located in the Town of Cheektowaga, Erie County, on the north and south sides of Aero Drive. The closest main corridor is Transit Road that rests to the east. Site Features: The site consists of two capped fill areas for a total of approximately 94 acres. One fill area (approximately 70 acres) is located on Area B (north side of Aero Drive) and the other (approximately 24 acres) is located on Area C (south side of Aero Drive.) The two capped areas are individually fenced and there are four entrance gates along Aero Drive: two on the north side for Area B and two on the south side for Area C. The capped areas have evenly-distributed gas vents for the landfill gas control system. Several engineered drainage swales, ditches, and culverts divert surface water off the caps. The majority of this site remains vacant and grassy, however there are some commercial establishments present to the south east corner. Current Zoning and Land Use: This site comprised of multiple parcels zoned for commercial use. Past Use of the Site: The landfill was operated between 1940 and 1969 receiving household and industrial wastes. The industrial waste materials included paints, waste solvents, thinners, pine tar pitch, cellulose, rubber, scrap metal and phenolic tars. A Remedial Investigation and Feasibility Study was completed in 1991. The data showed that on-site soils, groundwater, seeps, and sediments were contaminated with Volatile and Semi-Volatile Organic Compounds, and metals at various concentrations. The data did not show any significant off-site impact. A Record of Decision (ROD) was issued in 1992 requiring the landfill to be consolidated and closed. A component of the ROD was an Interim Remedial Measure (drum removal) in advance of the landfill closure. The IRM program was initiated by the State in 1992, and subsequently completed by

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the Potentially Responsible Parties (PRPs). This effort resulted in the removal of approximately 4800 drums and 660 cu./yds. of contaminated soil. A second ROD was issued in 1994 which removed Area A from the site description. Area A is the northern portion of the site which is located immediately south of the NYS Thruway. The ROD also stated that there will be no action in regard to off-site groundwater. The final remedial design for the site was completed in 2000. The remedial construction consisted of waste consolidation; capping of landfills on north side (Area B) and south side (Area C) of Aero Drive; providing leachate collection around areas B and C; restoring wetlands; and fencing the landfill. Work commenced in 2001 and was completed in 2002. The consolidated landfill was reduced to 94 acres. Site Geology and Hydrogeology: The landfill is located in the Lake Erie Plain. The region is underlain by gently dipping bedrock of sedimentary nature (e.g., sandstones, siltstones,and shales). Surface drainage in the area is generally to Aero Creek, Aero Lake, adjacent wetlands and unnamed tributaries, which eventually drain into Ellicott Creek, a regional creek that empties into the Niagara River at the City of Tonawanda, New York. Several ponds, marshes, and wetlands are within a mile of the site. Existing flood insurance maps (Federal Emergency Management Agency, 1983) indicate that the site is not in the Ellicott Creek Floodway. Changes to the flood elevation in Ellicott Creek did not occur as a result of site construction. The areas just outside the boundary of Area B (i.e., Aero Lake,Aero Creek, and adjacent wetlands) are within the 100-year flood zone elevation of 696.8 feet, as are several areas within Area C located adjacent to Aero Drive, Transit Road and Pfohl Road. Deed restrictions have been filed by the PRPs. The Operation, Maintenance and Monitoring Plan was approved in March 2006 and is being implemented by the Town of Cheektowaga.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

WASTE OIL, PAINTS, THINNERS, PINE TAR PITCH
phenol

Site Environmental Assessment

Nature and Extent of Contamination: To facilitate future development along Pfohl Road and Aero Drive, approximately 36 acres of the landfilled areas, consisting of about 540,000 cubic yards of waste located along these roads (the edges of Areas B and C) were excavated and consolidated on the interior portions of Areas B and C. In addition, 9,200 cubic yards of contaminated soil and waste were excavated to protect the wetlands and consolidated on the interior portions of Areas B and C. Post-excavation soil samples showed that the remaining soils met New York State Technical and Administrative Guidance Memorandum No. 94-HWR-4046 January 24, 1994 (Revised) cleanup objectives. The excavated areas were backfilled with clean fill and top soil and were reseeded. A 94-acre cap was constructed over the consolidated wastes in conformance with New York State 6 NYCRR Part 360 closure requirements. The cap consists of a six-inch gas venting layer overlain by a layer of filter fabric, a 40-mil thick very flexible polyethylene (VFPE) liner, a 24-inch barrier protection layer of clean soil, and topped with six inched of topsoil capable of supporting vegetation. Forty-nine

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gas vents were installed to convey the gas from beneath the low permeability layer of the cap via the gas venting layer to the atmosphere. The leachate collection system consists of an 8-inch diameter perforated collection pipe set in a granular material-filled trench, which runs along the 10,000-foot perimeter of the landfilled areas at a depth of approximately five to 22 feet bgs. An additional 1,000 feet of collection drain was installed eight to 14 feet bgs in the southwest interior of Area B to promote an upward gradient from the bedrock to the overburden within the confines of the perimeter barrier containment system. All of the collected leachate is discharged directly to the Cheektowaga Publically-Owned Treatment Works via six collection wet wells and a force main that was constructed to a sewer interceptor. Twenty-eight manholes were installed to facilitate monitoring and maintenance. A polyethylene (VFPE) wall keyed into 24 inches of undisturbed clay at the bottom of the perimeter trench was installed as a vertical barrier to prevent the collection drain system from collecting clean off-site groundwater and dewatering the adjacent wetlands. The polyethylene wall was connected to the VFPE liner in the landfill caps. All disturbed areas of the site were subsequently restored. A vegetative layer consisting of hardy, shallow rooted grasses was established on the surface of the landfill caps. The grass serves to stabilize the soil against erosion, minimize percolation of precipitation, promote evapotranspiration of soil moisture, and is aesthetically pleasing. Special Resources Impacted/Threatened: Vegetation patterns at the site are a mixture of herbaceous field, weed, and grass species. Both open-field, wetland and forested habitats characterize the surrounding area. These habitats support a variety of avian and mammalian species. No New York State Department of Environmental Conservation (NYSDEC) Significant Habitat Areas are found on-site, and no endangered or threatened species were identified in this area. Due to meandering wetland boundaries, the construction of the landfill caps led to the permanent removal of 0.16 acre of wetlands along a portion of the western boundary of Area B. As mitigation, 0.50 acres of wetland were reestablished along the northern boundary of Area B, resulting in a net gain of 0.34 acre of wetland.

Site Health Assessment

Remedial construction was completed in 2002 and consisted of waste consolidation, installation of a leachate collection system, and capping and fencing of the site. Previously, residential surface soil and sump water sample results indicated no threat to human health. NYSDOH sampled several private wells in the area, and none exceeded drinking water standards. NYSDOH conducted a lead screening and health survey, with no unusual patterns of reported illnesses or health conditions related to the site. The NYSDOH cancer incidence study concluded that overall from 1978 through 1989 a significant excess of newly diagnosed cancer cases were observed among females, but not among males. When the cases were geographically tracked no clustering or unusual patterns were seen near the landfill. During construction of the landfill cap, site-related odors were noticed by NYS Thruway employees in the adjacent toll booths. Air monitoring on-site and at the toll booths did not detect site-related contaminants at levels that represent a health concern.

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For more Information: E-mail Us

Return To Results

Refine This Search

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Town Supplemental Environmental Assessment Form

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Claverack Loamy fine sand, 0-3% slopes	very limited	somewhat limited	very limited	somewhat limited	somewhat limited
Wassaic silt loam, 3-8% slopes	very limited	somewhat limited	very limited	somewhat limited	somewhat limited

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

_____ Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☑ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☑ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☑ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
none.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☑ No

Describe_____

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 7
Source: New York State Department of Environmental Conservation trip projection ratios

8. Will blasting occur during construction? ☐ Yes ☑ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☑ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

466 average flow 1,862 peak flow.

(Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

Owner Authorization

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

AUTHORIZATION

Lori M. Grabenstatter, record property owner of 468 Harding Road, 82.09-6-20, in the Town of Amherst hereby authorize Forbes Capretto Homes by the law firm of Barclay Damon LLP, to file an application, along with any necessary supporting documentation, with the Town of Amherst in connection with approvals sought for the above referenced property.

By: Lori M. Grabenstatter

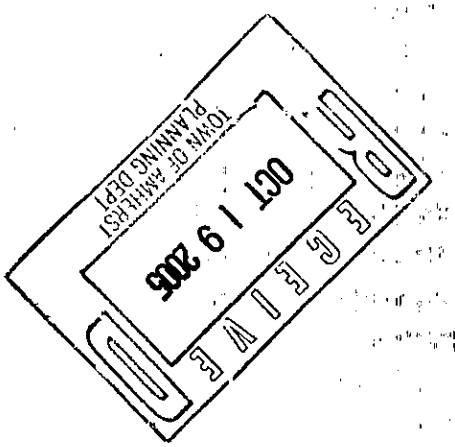
Dated: ~~December __, 2020~~ January 4, 2021

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

RAY M. TEETER, P.E.
CONSULTING GEOTECHNICAL ENGINEER

October 17, 2005

Bill Arlow
Grabber & Sons
3242 Harlem Road
Cheektowaga, New York 14225



Subject: Proposed Single-Family Residential Structure
Lot 3, Bore Hole 1-05
468 Harding Road
Town of Amherst, Erie County, New York
Earth Dimensions Project Number 17I05
RMT-11369

Mr. Arlow:

This letter presents geotechnical engineering recommendations and comments regarding the project identified above. All information regarding the site and proposed construction was provided to me by others.

SUBSURFACE EXPLORATION AND CONDITIONS

One subsurface exploration, identified as Bore Hole 1-05, was performed by Earth Dimensions, Inc. on October 6, 2005. The log of that boring will be sent to you directly by Earth Dimensions, Inc.

Rock was encountered less than 3 feet below the ground surface.

It should be noted that short-term observations may not be representative of actual groundwater levels (particularly in fine-grained, low-permeability soils), and that groundwater levels will vary with factors including location, time, precipitation, season, and site activities.

DESIGN AND CONSTRUCTION

General

The site is generally suitable for conventional design and construction. As noted above, however, rock was encountered less than 3 feet below the ground surface.

P.O. BOX 316
CANANDAIGUA, NY 14424

PHONE 585-393-4762
FAX 585-393-4984

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

All design and construction should satisfy the requirements of all applicable codes. The Town of Amherst has specific requirements, including those for reinforcing bars in footings and walls.

The contractor should comply with all applicable requirements, including OSHA; excavate, dewater, backfill, and grade as necessary; protect existing structures and utilities; provide temporary support as necessary; and provide qualified personnel to perform and supervise the work.

Seismic Considerations

With regard to the Building Code of New York State, a Site Class of "B" should be applied to this project. This corresponds to a "Rock" profile.

Spread Footing Foundations

The columns and walls of the proposed structure can be supported by conventional shallow spread footing foundations. All of the following requirements should be satisfied:

- No loose, soft, wet, frozen, organic, unnatural, or otherwise unsuitable material should be left in place below a footing.
- Footings should bear on rock.
- Footings should be designed for a bearing pressure not exceeding 10,000 pounds per square foot, or a footing width of at least 12 inches, whichever results in the wider footing.
- Footings should be seated at least 42 inches below the lowest adjacent surface exposed to freezing temperatures.
- Foundation walls should consist of reinforced concrete.

Floor Slabs

Conventional slab-on-grade floor construction is feasible. No loose, soft, wet, frozen, organic, or otherwise unsuitable materials should be left in place below a floor slab.

Drained, unsaturated conditions should be maintained within the granular material below floor slabs. A vapor barrier could be provided if desired.

Basement Walls

Basement walls should be designed in accordance with applicable code requirements, in consideration of the materials that will be used for backfill. As noted above, the walls should consist of reinforced concrete. The Town of Amherst has specific requirements, including those for reinforcing bars in walls. Drained, unsaturated conditions should be maintained within the backfill.

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

Additional Comments on Subsurface Drainage and Waterproofing

In preceding sections of this letter, recommendations were provided regarding the maintenance of drained, unsaturated conditions beneath floor slabs and within the backfill along basement walls. If these drained, unsaturated conditions are maintained, a waterproofing membrane will not be necessary.

Site Grading

The final grading should be such that surface waters are conducted away from structures and paved areas.

CLOSING COMMENTS AND RECOMMENDATIONS

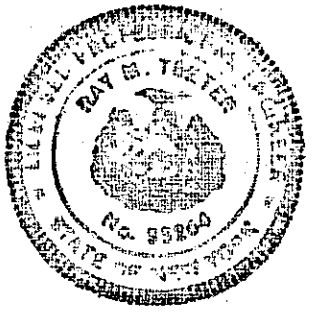
Professional services were performed in accordance with generally accepted geotechnical engineering practices, exclusively for the subject project. No other warranty, expressed or implied, is made.

Conditions between, beyond, and below explorations are likely to vary. It should also be noted that subsurface conditions are often described on the basis of visual examinations of recovered samples, and that these visual descriptions may not always agree well with descriptions made on the basis of laboratory tests. If subsurface conditions are subsequently revealed that appear to be significantly different or less favorable than those described, I should be given the opportunity to revise the statements in this letter.

It has been a pleasure assisting you. If you have questions or comments regarding this letter, please contact me.

Yours truly,

RAY M. TEETER, P.E.



Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

RAY M. TEETER, P.E.
CONSULTING GEOTECHNICAL ENGINEER

October 17, 2005

Bill Arlow
Grabber & Sons
3242 Harlem Road
Cheektowaga, New York 14225

Subject: Proposed Four-Lot Subdivision
468 Harding Road
Town of Amherst, Erie County, New York
Earth Dimensions Project Number 17I05
RMT-11369

Mr. Arlow:

This letter presents preliminary geotechnical engineering comments regarding the project identified above. All information regarding the site and proposed construction was provided to me by others.

This letter addresses the general geotechnical feasibility of the four-lot project. A separate letter (also dated October 17, 2005) provides comments and recommendations specifically for Lot 3.

SUBSURFACE EXPLORATION AND CONDITIONS

One subsurface exploration, identified as Bore Hole 1-05, was performed by Earth Dimensions, Inc. on October 6, 2005. The log of that boring will be sent to you directly by Earth Dimensions, Inc.

Rock was encountered less than 3 feet below the ground surface.

It should be noted that short-term observations may not be representative of actual groundwater levels (particularly in fine-grained, low-permeability soils), and that groundwater levels will vary with factors including location, time, precipitation, season, and site activities.

Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

P.O. BOX 316
CANANDAIGUA, NY 14424

PHONE 585-393-4762
FAX 585-393-4984

GEOTECHNICAL FEASIBILITY

Based on the information available, it is my opinion that the four-lot subdivision is geotechnically feasible.

The Town of Amherst will require individual test borings for each structure proposed. It appears likely, however, that the recommendations will be similar to those made for Lot 3.

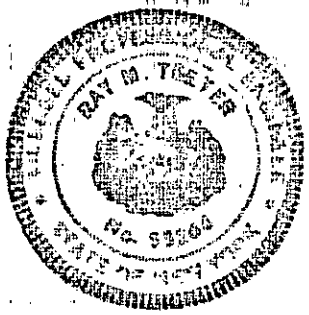
* * *

Professional services were performed in accordance with generally accepted geotechnical engineering practices, exclusively for the subject project. No other warranty, expressed or implied, is made.

It has been a pleasure assisting you. If you have questions or comments regarding this letter, please contact me.

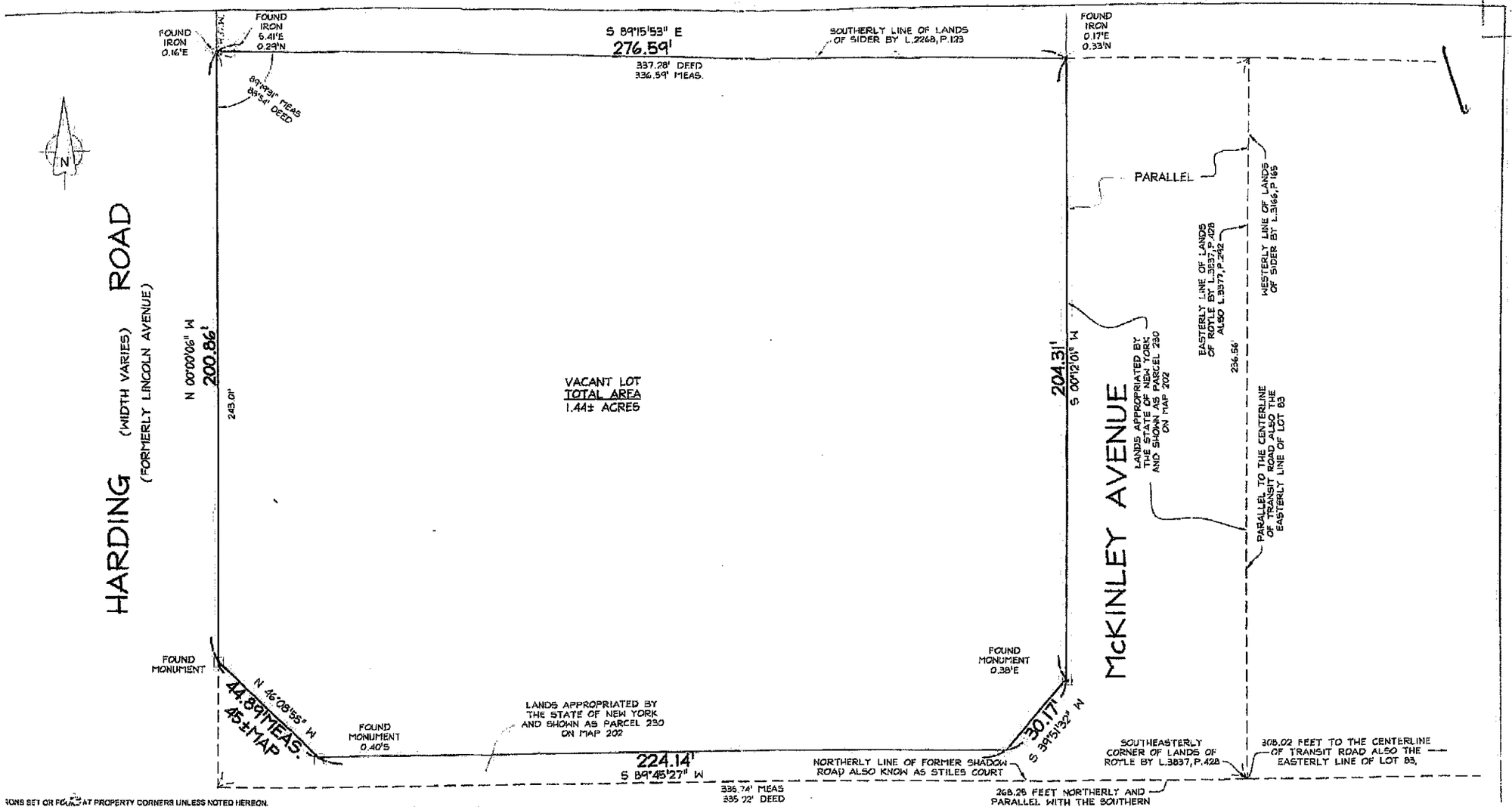
Yours truly,

RAY M. TEETER, P.E.



Attachment: Z-2020-13_application_021821 (22749 : Z-2020-13)

RECEIVED
DEC 28 2020
TOWN OF AMHERST
PLANNING DEPT.



IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

Nussbaumer & Clarke, Inc.
ENGINEERS AND SURVEYORS
438 Lake Shore Road, Suite 500 | Buffalo, NY 14219
(716) 827-8000 | (716) 270-6061 fax
www.nussclarke.com
Erie | Niagara | Chautauqua | Cattaraugus

BOUNDARY SURVEY
468 HARDING ROAD
Part of Lot 83, Township 11, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 07/11/16 Rev.: Scale : 1" = 30'

Project No. : 05J2-0670B

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

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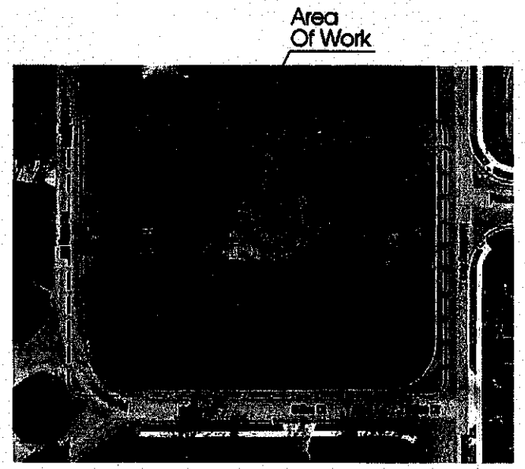
Successors to the records of Graf Land Surveyors

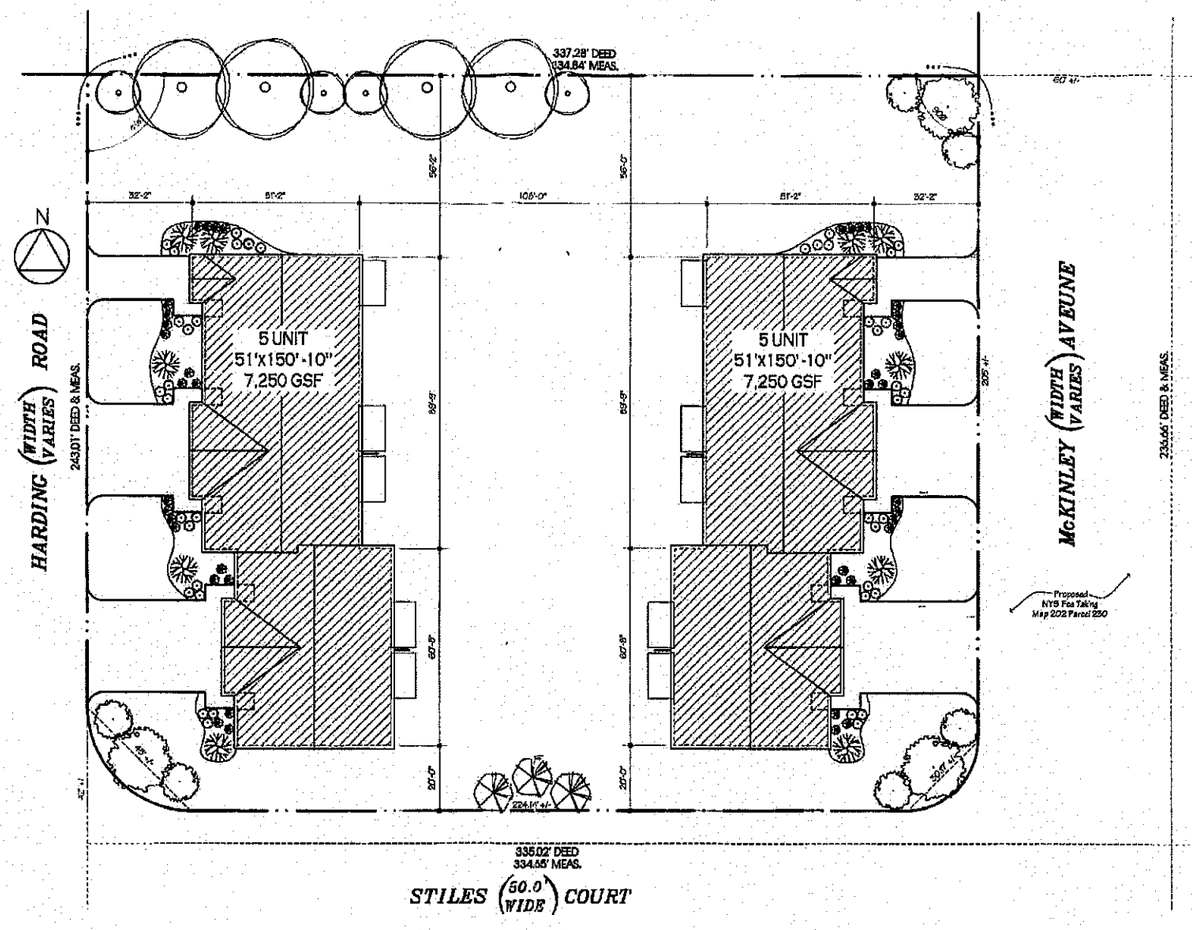
Successors to the records of James L. Shisler, Land Surveyor

Attachment: Z-2020-13_drawings_021821 (22749 : Z-2020-13)



Aerial Map

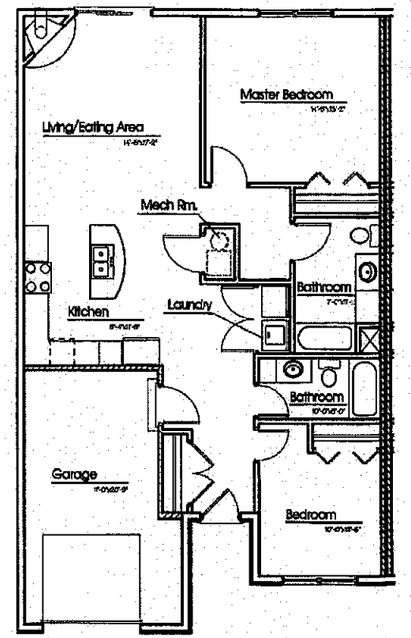
N.T.S.



Proposed Site Plan

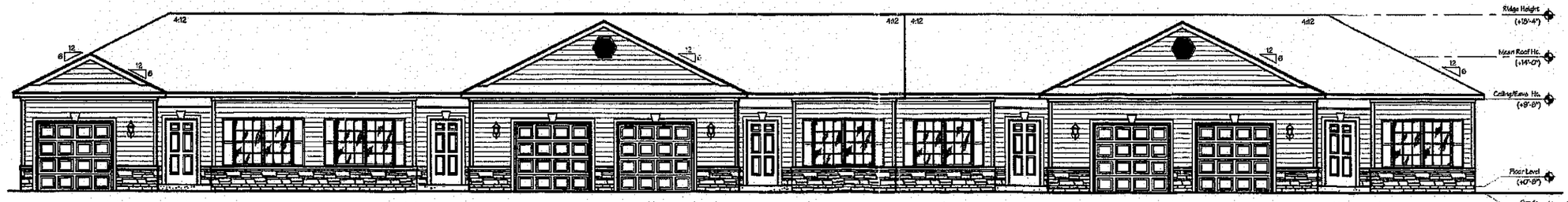
1" = 20'-0"

RECEIVED
DEC 28 2020
TOWN OF AMHERST
PLANNING DEPT.



Proposed Enlarged Unit

3/16"=1'-0"



Proposed Front Elevation

3/16"=1'-0"

SUTTON
architecture
"Design 2 Build"

Harding Road Amherst NY

Attachment: Z-2020-13_drawings_021821 (22749 : Z-2020-13)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor
Daniel C. Howard, AICP
Planning Director
Ellen M. Kost, AICP
Assistant Planning Director

February 25, 2021

Forbes Capretto Homes
c/o Jeff Palumbo, Esq.
Barclay Damon LLP
9276 Main Street, Suite 3
Clarence, New York 14031

SUBJECT: REQUEST TO REZONE 1.44± ACRES OF LAND FROM R-3 TO MFR-4A_ Z-2020-13; PROPERTY LOCATED AT 469 HARDING ROAD. BARCLAY DAMON LLC, PETITIONER.

Dear Mr. Palumbo,

At its meeting of February 18, 2021 the Planning Board postponed the public hearing at your request.

This request will be placed on the Planning Board agenda for the March 18, 2021 meeting.

Should you have any questions regarding the Planning Board's decision, please do not hesitate to call us.

Very truly yours,

Daniel C. Howard, AICP
Planning Director

DH/ac
X:\Current_Planning\Files\Rezonings\2020\Z-2020-13_(468_Harding_Rd)\Z-2020-13 Postponed Letter 021821.docS:\Current Planning Files\Rezonings

Attachment: Z-2020-13-postponement letter_021821 (22749 : Z-2020-13)

AMENDED APPLICATION TO CR-3A
FEBRUARY 1, 2021

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning Review and, if required Comprehensive Plan Amendment

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____
VERIFIED BY DATE

Materials Accepted by Town Clerk & Fee Paid _____
ACCEPTED BY DATE

Materials Checked by Building Dept. _____
RECEIVED BY DATE

Materials Received by Planning Dept. _____
RECEIVED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250**	X
2 – 20 ACRES **$1,250 + $250/acres or fraction thereof over 2 acres**		_____
20 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 20 acres**		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres**		_____
Request for Relief of/Change to Conditions of Zoning Approval	**$ 1,200**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$ 15.00**	X
	TOTAL FEE:	$ 1,265

Town of Amherst Planning Department 5583 Main Street Williamsville New York 14221
(716) 631-7051 Fax (716) 631-7153 Web www.amherst.ny.us

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:** Name: Forbes Capretto Homes

Address: c/o Barclay Damon LLP
9276 Main Street, Suite 3

Clarence (City) NY (State) 14031 (Zip Code)

Phone: (716) 858-3728 Fax: (716) 768-2728

E Mail jpalumbo@barclaydamon.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property**

From: R-3 District

To: CR-3A District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

468 Harding Road

Amherst, NY

SBL #: 82.09-6-20

4. **Area of land to be rezoned** (in acres): 1.44

5. **Owner of Land**:

Name: Lori Grabenstatter

Address: 469 Harding Road

Telephone:

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Name: Jeffery D. Palumbo, Esq.

Address: 9276 Main Street, Suite 3

Clarence (City) NY (State) 14031 (Zip Code)

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

7. Petitioner's interest in property

X Option to purchase

_____ Owner

_____ Other (explain) _____

8. The following are all others having an interest in this application and join herein with the petitioner named above: (describe extent of interest; attach sheets as needed)

9. Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor.

10. Said property has the following deed restrictions or Covenants: (attach copy)

Liber _____ Page _____

11. Information on proposed project:

A. Description of the character of the proposed development:

Rezone to CR-3A in furtherance of development of vacant land into residential use.

B. Rationale for rezoning request:

1. Why was this site chosen?

Availability, size, marketability, proximity to central corridor in Town and connectivity to neighboring municipalities.

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

2. Why cannot land be used with the existing zoning?
Not economically viable.

3. How will this rezoning impact surrounding properties?
residential use maintained.

4. How will this rezoning impact the school system?
Clarence Central School district; no likely impact.

12. Quantitative Data:

A. Total # of dwelling units 10

B. Distribution of dwelling units by type 10 single family patio homes

C. Gross Residential Density per acre

D. Total amount of Open Space N/A

E. Proposed Non-Residential Floor Area n/a

13. Development Schedule:

Start

Finish 6-9 months after bulding permit

Stages (# of) 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:
Each unit will be leased.

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

15. **Open Space ownership and maintenance provisions (if applicable):**

N/A

16. **Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)**

A. **The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.**

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

see attached analysis.

2. Pursuant to NYS Town Law Section 272a(11), "all Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Town Board adopted the Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

Cite all text, map, and / or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

see attached analysis.

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:
see attached analysis.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer
Existing Town Sanitary Sewer District # 16
2. Storm Sewer/Drainage
conveyance systems along Harding Road, Stiles Court, and McKinley Avenue
3. Water
Erie County Water Authority Lease Managed Service Area
4. Other

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:
see attached analysis.

D. Suitability of the subject property for uses permitted by the current versus the proposed district:
see attached analysis.

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

E. **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:**

see attached analysis

previously paid

17. The petitioner ~~encloses herewith~~ XXXXXXXXXXXXXXXX the sum of $ 1,265 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

Signature of Petitioner

Subscribed and sworn to before me this 1 day of February, 2021

Notary Public, Erie County, New York

TRACY A. MURRAY#01MU5077295
Notary Public, State of New York
Qualified in Genesee County
My Commission Expires 05/05/23

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

P/CurrPlan/Applications2007/Rezoning & Comp Plan Amend App.
10/08

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

Rezoning Application Requirements and Checklist

The following checklist outlines the information required by the Town of Amherst to accept a Rezoning application. ***It is strongly recommended that you make an appointment with Planning Staff to discuss what information will be needed to address the items shown on the checklist.***

Item No.	Item	Submitted	Official use
I Application Information			
1.0	**Town of Amherst Rezoning / Comprehensive Plan Amendment Application Form (available from Planning Department)**		
1.1	Name, address, and contact information of the petitioner		
1.2	Name and address of property owners(s) – if different than petitioner		
1.3	If petitioner is different than property owner, provide statement describing interest in property and a letter from the property owner authorizing the application		
1.4	Identify existing and proposed zoning and acreage of area proposed to be rezoned		
1.5	Parcel addresses and Section, Block, and Lot (SBL) numbers of all properties proposed to be rezoned. Indicate if a portion of any parcel is involved, if applicable		
1.6	Statement of planning objectives to be achieved by the proposed rezoning, including the following: • How the proposed zoning and development plan meets the objectives of the Comprehensive Plan • A description of the character of the proposed development • The rationale behind the assumptions that are presented		
1.7	Cite specific maps and / or figures in the Comprehensive Plan that must be amended to support the proposed zoning and provide suggested amendments		
1.8	A general statement about how any proposed open space will be maintained (if applicable)		
1.9	A development schedule indicating the approximate date when construction is expected to begin and be completed. Identify schedule of any proposed phasing of the development (attach pages as necessary)		
1.10	A statement of the petitioner's intentions regarding future sale or leasing of all or portions of the proposed development		
II Survey and Legal Description			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description, and easements plotted to scale by a NYS licensed land surveyor**		
1.1	Raised/wet seal and signature of licensed surveyor		
1.2	Clear delineation and acreage of area to be rezoned if different than property boundary		
2.0	**Legal Description of the total area proposed to be rezoned. (must be consistent with area shown to be rezoned on boundary survey)**		

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

Item No.	Item	Submitted	Official use
III Concept Plan (if required by the Planning Board)			
1.0	**Conceptual development plan drawn to scale (no larger than 24" x36" format and folded into 8 ½" x 11" size)**		
1.1	North arrow		
1.2	Scale of drawing		
1.3	Property lines (existing and proposed)		
1.4	Unique natural features and tree cover		
1.5	Information on land controlled by the applicant located within 500 feet of the perimeter of the area proposed to be rezoned		
1.6	Location of all proposed structures and other improvements		
1.7	Number and type of dwelling units (if applicable)		
1.8	Gross square feet of commercial space (if applicable)		
1.9	Maximum structure heights		
1.10	Architectural sketches		
1.11	Existing and proposed contours		
1.12	Existing utility systems (sanitary sewers, water, storm drainage)		
1.13	Location of proposed storm water detention or retention facilities		
1.14	Proposed land use arrangement		
1.15	Location of all parking, loading, stacking and interior circulation drives		
1.16	Location of proposed curb cuts		
1.17	Location of cross access drives to adjacent parcels		
1.18	Pedestrian circulation system		
1.19	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status		
1.20	Location of floodway and 100-year floodplain (if applicable)		
1.21	Location and purpose of any proposed easements		
1.22	Location and proposed development of all open spaces, including parks, playgrounds, conservation areas, and dedicated open space; indicate intended ownership of such areas		
1.23	Additional data as required by the Planning Board		
V Other Required Information			
1.0	**Completed and signed Environmental Assessment Form**		
11	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
1.2	Traffic impact study (if applicable)		
1.3	Archaeological assessment (if applicable)		
1,4	Wetland Delineation report (if applicable)		
2.0	**8 1/2" X 11" reduction of concept plan drawing (see appendix B)**		
3.0	**A CD containing a PDF of the complete submittal package, including all drawings.**		

Rev. 07/02/08, 10/24/08, 11/4/13

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Town Zoning Code and Comprehensive Plan
Rezoning Analysis

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Town Zoning Code Rezoning Analysis
468 Harding Road

Pursuant to § 203-8-3-5 of the Town of Amherst Zoning Code, Petitioner submits the following in support of its Application to rezone 468 Harding Road (SBL 82.09-6-20) ("Property") from Residential District 3 (R-3) to Cluster Residential District 3A (CR-3A) ("Application").

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and this Ordinance.

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan.

The Town of Amherst Bicentennial Comprehensive Plan, Amended September 2019 ("Comprehensive Plan"), calls for the development of "policies [that] emphasize the application of context-sensitive design standards to enhance community appearance and sense of place [and] spur reinvestment rather than new greenfield development, the Plan proposes tax and other incentives and zoning revisions focused on infill and redevelopment in older neighborhoods and commercial corridors." See Comprehensive Plan at ii – iiii.

As to context, the Property is located in the southeast corner of the Town immediately west of Transit Road and south of Interstate 90. Access to the Property is through a lighted intersection at Freeman Road and Transit Road. The Property is located in a small neighborhood with approximately 57 homes. The neighborhood has been continuously built up over time. One dwelling was constructed in 1927, with the majority being built in the 1930s-1960s; however, construction continued into the 1980s, 1990s, and 2000s. Two dwelling were constructed in the early 2010s, and the neighborhood still has vacant land for single-family dwelling construction. Meanwhile, the Property sits vacant and is currently owned by a neighboring resident. The proposed zoning is a step towards an infill development that helps sustain the continued growth of the preexisting neighborhood by introducing a "mixed residential" element to this underutilized Property in the neighborhood. See Comprehensive Plan at 3-31 – 3-32. While the proposed zoning presents an opportunity for infill development, it will not undermine previous operational and access improvements to Transit Road. See Comprehensive Plan at 6-12. The proposed zoning and subsequent development will use the same lighted intersection the rest of the neighborhood uses for ingress and egress, and the proposed development will have minimal trip generation given only ten units. See Comprehensive Plan at 1-6 (referencing Transit Road Arterial/Access Management Study); see also Transit Road Arterial/Access Management study at 40 – 42.

The subsequent infill development envisions a scale and site layout sensitive to the size and height of existing dwellings. In other words, the subsequent development is not imposing or out of character with the existing dwellings. Simply, this proposed zoning and subsequent infill development introduces quality housing similar in scale to neighboring dwellings to create a more coherent, complete neighborhood. See Comprehensive Plan at vii, 3-54, 11-8.

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2. **Pursuant to New York State Town Law § 272a(11) . . . . cite all text, map, and/or figures that must be amended to support the proposed zoning at this location.**

   The proposed zoning will require a Local Law amending Chapter 203 of the Town of Amherst Code to rezone the Properties from R3 to CR-3A and to Amend the Zoning Map, accordingly.

3. **State why the proposed zoning is consistent with intent and objections of § 203-1-2-2 of the Zoning Code.**

   The proposed zoning achieves many of the Town's Zoning Code Objectives as set forth in § 203-1-2-2. For example, the proposed zoning protects character and values of residential uses with an orderly and beneficial infill development designed and arranged consistently and harmoniously with the surrounding neighborhood. The proposed zoning also prevents the overcrowding of land with an infill development that also balances greenspace and preservation. Also, as mentioned above, the proposed zoning is consistent with the Comprehensive Plan and furthers Comprehensive Plan goals.

B. Adequate services and utilities available or proposed to be made available in the construction of the development.

The proposed zoning will not result in any change to structures or utility consumption currently servicing the Property, which includes:

1. **Sanitary Sewer** – existing Town Sanitary Sewer District #16

2. **Storm Sewer/Drainage** – conveyance systems along Harding Road, Stiles Court, and McKinley Avenue.

3. **Water** – Erie County Water Authority Lease Managed Service Area.

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

The Property is currently zoned R-3 – Residential District Three under § 202-3-6 of the Zoning Code. R-3 permits single family detached dwellings. While the R-3 zoning matches the existing neighborhood, the Property itself is out of character with the lots in the neighborhood at 1.44 acres. The proposed zoning to CR-4A maintains the residential use while further an infill development more adequate for changing demographics and meeting a need for mixed residential. The infill development itself will be designed and scaled harmoniously with the existing neighborhood.

D. Suitability of the subject property for uses permitted by the current versus the proposed district.

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The Property is out of scale for a single family detached dwelling and more appropriate for multi-family dwellings. Overall, the Property is suitable for residential use, which the proposed zoning maintains.

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town.

The proposed change maintain the residential character of the Property but accommodates an infill development designed and scaled consistently with the surrounding neighborhood. The infill development also continues the steady build-up of the existing area and meets the need for mixed residential neighborhoods. See analysis contained in Section A.

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Full Environmental Assessment Form

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AMENDED 2/1/21

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Harding Road		
Project Location (describe, and attach a general location map): 468 Harding Road (SBL 82.09-6-20)		
Brief Description of Proposed Action (include purpose or need): Rezone entirety of 468 Harding Road from R-3 to CR-3A. The action has been defined broadly to include all site activities and including post-rezoning development of site.		
Name of Applicant/Sponsor: Forbes Capretto Homes	Telephone: (716) 688-5597 E-Mail: dcapretto@fobeshomes.com	
Address: 470 Cayuga Road		
City/PO: Cheektowaga	State: NY	Zip Code: 14225
Project Contact (if not same as sponsor; give name and title/role): Barclay Damon LLP, Jeffery D. Palumbo as agent/attorney	Telephone: (716) 858-3728 E-Mail: jpalumbo@barclaydamon.com	
Address: 9276 Main Street, Suite 3		
City/PO: Clarence	State: NY	Zip Code: 14031
Property Owner (if not same as sponsor): Lori Grabenstatter	Telephone: E-Mail:	
Address: 469 Harding Road		
City/PO: Amherst	State: NY	Zip Code:14221

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. CityCounsel, TownBoard, or Village Board of Trustees ☑Yes ☐No	Amherst Town Board	December 28, 2020
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Amherst Planning Board, recommendation to Town Board	December 28, 2020
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Erie County Planning, 239-m referral	December 28, 2020
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☑Yes ☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐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?) ☑Yes ☐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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
Residential-3

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? Cluster Residential 3A (CTR-3A)

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?
Town of Amherst Police Department

c. Which fire protection and emergency medical services serve the project site?
Main-Transit Fire Protection District

d. What parks serve the project site?
Wehrle FAA Recreation Complex - Amherst

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)? residential

b. a. Total acreage of the site of the proposed action? +/-1.44 acres
b. Total acreage to be physically disturbed? +/-1.44 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 1.44 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: 6-9 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	10			
At completion of all phases	10			

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

If Yes,

i. Total number of structures _____

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

iii. Approximate extent of building space to be heated or cooled: _____ 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: drainage

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

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: _____ 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):

earth fill

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): _____

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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: 3,750 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: Town of Amherst/Erie County Water Authority Lease Managed Service Area
- 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: extension based on available waterline situation in area
- Source(s) of supply for the district: Lake Erie

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: 2,500 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: Town of Amherst Plant No. 16
- Name of district: Town of Amherst Sewer District No. 16
- 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

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- Do existing sewer lines serve the project? ☑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):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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 0.4 acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. Pipes, stormwater planters, and stormwater detention basins

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)?

directed to existing stormwater runoff conveyances systems along Harding Road, Stiles Court, and McKinley Avenue

- 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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 N/A

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

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

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: Pursuant to Town Code
- Saturday: Pursuant to Town Code
- Sunday: Pursuant to Town Code
- Holidays: Pursuant to Town Code

ii. During Operations:

- Monday - Friday: Continuous
- Saturday: Continuous
- Sunday: Continuous
- Holidays: Continuous

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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:
During Construction only, which will occur as permitted by Town Code, and includes noise levels typically associated with construction.

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:
Dark sky compatible.

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
N/A

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
N/A

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:
- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

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

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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:
Not applicable.

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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	0.40	+ 0.40
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: greenspace/Vacant lot	+/-1.44	1.04	- 0.40

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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:
iii. Describe any development constraints due to the prior solid waste activities: _____

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): 915043

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
The site of the proposed action has not been the subject of remediation; however, if the project site lands within 2,000 feet of an adjoining property subject to remediation, the EAF Mapper will check "yes" on the PDF of the FEAF. Attached is a description of the Pfohl Brothers Landfill remediation site at Aero Drive and Transit Road located south of the project site. Remedial construction of the site was completed in 2002 with a landfill cap and vented leachate collection system.

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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:

Claverack Loamy fine sand, 0–3%	73 %
Wassaic Silt Loam, 3-8% slopes	27 %
	%

d. What is the average depth to the water table on the project site? Average: 2 feet

e. Drainage status of project site soils:

☑ Well Drained:	27 % of site
☑ Moderately Well Drained:	73 % of site
☐ Poorly Drained	% 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: _____

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m. Identify the predominant wildlife species that occupy or use the project site: _____

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): _____

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: _____

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: _____

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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 bythe 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 fives 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 Forbes Capretto Homes by agent/attorney Date December 28, 2020

Signature s/ Jeffery D. Palumbo Title agent/attorney

PRINT FORM

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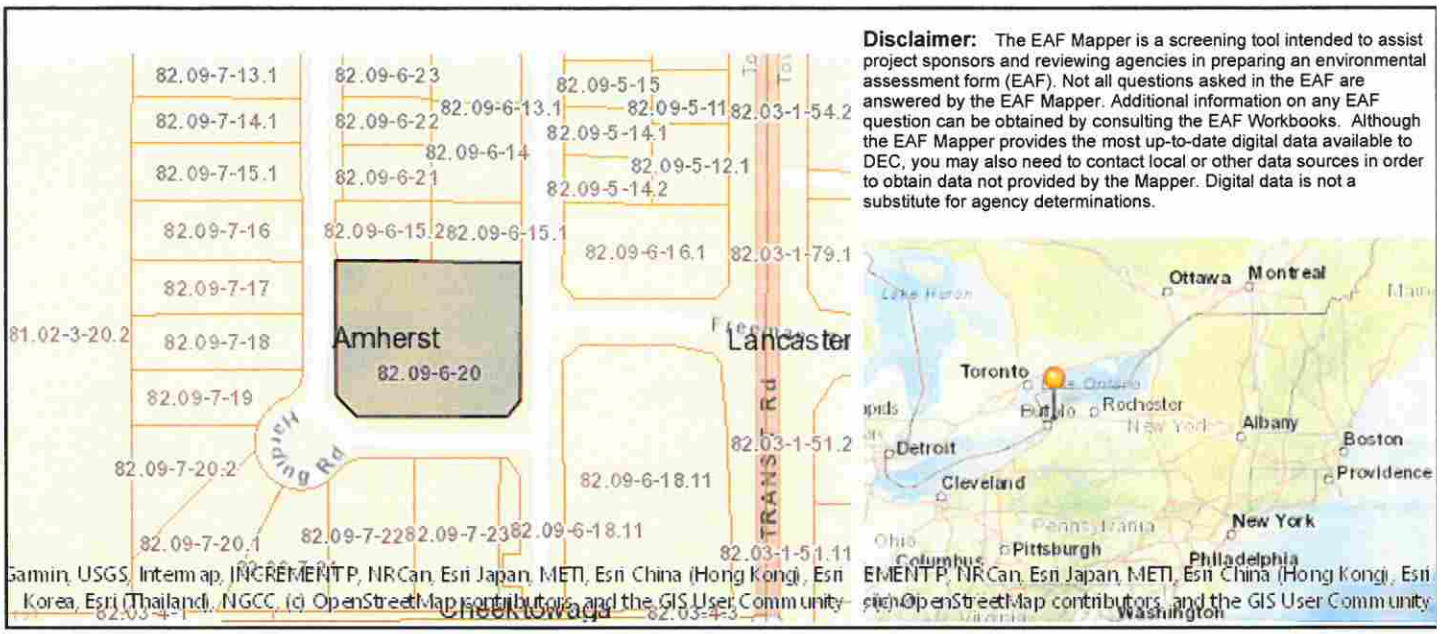
EAF Mapper Summary Report

Wednesday, December 23, 2020 4:24 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	915043
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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

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E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
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

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Pfohl Brothers Landfill
Site Code: 915043
Program: State Superfund Program
Classification: 04
EPA ID Number:

Location

DEC Region:9
Address: Aero Drive and Transit Road
City: Cheektowaga Zip: 14225
County: Erie
Latitude:42.94506036
Longitude:-78.70135094
Site Type: LANDFILL
Estimated Size: 94 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Ground Water Use Restriction
Vapor Mitigation
Soil Management Plan
Cover System
Leachate Collection
Fencing/Access Control
Landuse Restriction
Building Use Restriction
Surface Water Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: ELIZABETH I. MCBRIDE

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Current Owner(s) Address: 9450-201 MEADOWOOD DRIVE
FORT PIERCE,FL, 34951
Current Owner Name:P AUL PFOHL
Current Owner(s) Address: PO BOX 3210
KIRBY,OR, 97531
Current Owner Name: PFOHL BROTHERS
Current Owner(s) Address: 5833 MAIN ST.
BUFFALO,NY, 14221
Current Owner Name: Pfohl Enterprises
Current Owner(s) Address: 5833 Main Street
Buffalo,NY, 14221
Current Owner Name:STUAR T JENKINS
Current Owner(s) Address: 42 WILLOWBROOK
BUFFALO,NY, 14221
Current Owner Name: AERO LAND, INC.
Current Owner(s) Address: 215 CALIFORNIA DRIVE
WILLIAMSVILLE,NY, 14221
Owner(s) during disposal: PFOHL BROTHERS
Current On-Site Operator: town of cheektowaga
Stated Operator(s) Address:
Cheektowaga,NY 14225

Hazardous Waste Disposal Period

From: 1940s **To:** 1969

Site Description

Location: This site is located in the Town of Cheektowaga, Erie County, on the north and south sides of Aero Drive. The closest main corridor is Transit Road that rests to the east. Site Features: The site consists of two capped fill areas for a total of approximately 94 acres. One fill area (approximately 70 acres) is located on Area B (north side of Aero Drive) and the other (approximately 24 acres) is located on Area C (south side of Aero Drive.) The two capped areas are individually fenced and there are four entrance gates along Aero Drive: two on the north side for Area B and two on the south side for Area C. The capped areas have evenly-distributed gas vents for the landfill gas control system. Several engineered drainage swales, ditches, and culverts divert surface water off the caps. The majority of this site remains vacant and grassy, however there are some commercial establishments present to the south east corner. Current Zoning and Land Use: This site comprised of multiple parcels zoned for commercial use. Past Use of the Site: The landfill was operated between 1940 and 1969 receiving household and industrial wastes. The industrial waste materials included paints, waste solvents, thinners, pine tar pitch, cellulose, rubber, scrap metal and phenolic tars. A Remedial Investigation and Feasibility Study was completed in 1991. The data showed that on-site soils, groundwater, seeps, and sediments were contaminated with Volatile and Semi-Volatile Organic Compounds, and metals at various concentrations. The data did not show any significant off-site impact. A Record of Decision (ROD) was issued in 1992 requiring the landfill to be consolidated and closed. A component of the ROD was an Interim Remedial Measure (drum removal) in advance of the landfill closure. The IRM program was initiated by the State in 1992, and subsequently completed by

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the Potentially Responsible Parties (PRPs). This effort resulted in the removal of approximately 4800 drums and 660 cu./yds. of contaminated soil. A second ROD was issued in 1994 which removed Area A from the site description. Area A is the northern portion of the site which is located immediately south of the NYS Thruway. The ROD also stated that there will be no action in regard to off-site groundwater. The final remedial design for the site was completed in 2000. The remedial construction consisted of waste consolidation; capping of landfills on north side (Area B) and south side (Area C) o Aero Drive; providing leachate collection around areas B and C; restoring wetlands; and fencing the landfill. Work commenced in 2001 and was completed in 2002. The consolidated landfill was reduced to 94 acres. Site Geology and Hydrogeology: The landfill is located in the Lake Erie Plain. The region is underlain by gently dipping bedrock of sedimentary nature (e.g., sandstones, siltstones,and shales) Surface drainage in the area is generally to Aero Creek, Aero Lake, adjacent wetlands and unnamed tributaries, which eventually drain into Ellicott Creek, a regional creek that empties into the Niagara River at the City of Tonawanda, New York. Several ponds, marshes, and wetlands are within a mile of the site. Existing flood insurance maps (Federal Emergency Management Agency, 1983) indicate that the site is not in the Ellicott Creek Floodway. Changes to the flood elevation in Ellicott Creek did not occur as a result of site construction. The areas just outside the boundary of Area B (i.e., Aero Lake,Aero Creek, and adjacent wetlands) are within the 100-year flood zone elevation of 696.8 feet, as are several areas within Area C located adjacent to Aero Drive, Transit Road and Pfohl Road. Deed restrictions have been filed by the PRPs. The Operation, Maintenance and Monitoring Plan was approved in March 2006 and is being implemented by the Town of Cheektowaga.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

WASTE OIL, PAINTS, THINNERS, PINE TAR PITCH
phenol

Site Environmental Assessment

Nature and Extent of Contamination: To facilitate future development along Pfohl Road and Aero Drive, approximately 36 acres of the landfilled areas, consisting of about 540,000 cubic yards of wast located along these roads (the edges of Areas B and C) were excavated and consolidated on the interior portions of Areas B and C. In addition, 9,200 cubic yards of contaminated soil and waste were excavated to protect the wetlands and consolidated on the interior portions of Areas B and C. Post-excavation soil samples showed that the remaining soils met New York State Technical and Administrative Guidance Memorandum No. 94-HWR-4046 January 24, 1994 (Revised) cleanup objectives. The excavated areas were backfilled with clean fill and top soil and were reseeded. A 94-acre cap was constructed over the consolidated wastes in conformance with New York State 6 NYCRR Part 360 closure requirements. The cap consists of a six-inch gas venting layer overlain by a layer of filter fabric, a 40-mil thick very flexible polyethylene (VFPE) liner, a 24-inch barrier protection layer of clean soil, and topped with six inched of topsoil capable of supporting vegetation. Forty-nine

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gas vents were installed to convey the gas from beneath the low permeability layer of the cap via the gas venting layer to the atmosphere. The leachate collection system consists of an 8-inch diameter perforated collection pipe set in a granular material-filled trench, which runs along the 10,000-foot perimeter of the landfilled areas at a depth of approximately five to 22 feet bgs. An additional 1,000 feet of collection drain was installed eight to 14 feet bgs in the southwest interior of Area B to promote an upward gradient from the bedrock to the overburden within the confines of the perimeter barrier containment system. All of the collected leachate is discharged directly to the Cheektowaga Publically-Owned Treatment Works via six collection wet wells and a force main that was constructed to a sewer interceptor. Twenty-eight manholes were installed to facilitate monitoring and maintenance. A polyethylene (VFPE) wall keyed into 24 inches of undisturbed clay at the bottom of the perimeter trench was installed as a vertical barrier to prevent the collection drain system from collecting clean off-site groundwater and dewatering the adjacent wetlands. The polyethylene wall was connected to the VFPE liner in the landfill caps. All disturbed areas of the site were subsequently restored. A vegetative layer consisting of hardy, shallow rooted grasses was established on the surface of the landfill caps. The grass serves to stabilize the soil against erosion, minimize percolation of precipitation, promote evapotranspiration of soil moisture, and is aesthetically pleasing. Special Resources Impacted/Threatened: Vegetation patterns at the site are a mixture of herbaceous field, weed, and grass species. Both open-field, wetland and forested habitats characterize the surrounding area. These habitats support a variety of avian and mammalian species. No New York State Department of Environmental Conservation (NYSDEC) Significant Habitat Areas are found on-site, and no endangered or threatened species were identified in this area. Due to meandering wetland boundaries, the construction of the landfill caps led to the permanent removal of 0.16 acre of wetlands along a portion of the western boundary of Area B. As mitigation, 0.50 acres of wetland were reestablished along the northern boundary of Area B, resulting in a net gain of 0.34 acre of wetland.

Site Health Assessment

Remedial construction was completed in 2002 and consisted of waste consolidation, installation of a leachate collection system, and capping and fencing of the site. Previously, residential surface soil and sump water sample results indicated no threat to human health. NYSDOH sampled several private wells in the area, and none exceeded drinking water standards. NYSDOH conducted a lead screening and health survey, with no unusual patterns of reported illnesses or health conditions related to the site. The NYSDOH cancer incidence study concluded that overall from 1978 through 1989 a significant excess of newly diagnosed cancer cases were observed among females, but not among males. When the cases were geographically tracked no clustering or unusual patterns were seen near the landfill. During construction of the landfill cap, site-related odors were noticed by NYS Thruway employees in the adjacent toll booths. Air monitoring on-site and at the toll booths did not detect site-related contaminants at levels that represent a health concern.

For more Information: E-mail Us

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Return To Results

Refine This Search

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Town Supplemental Environmental Assessment Form

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Claverack Loamy fine sand, 0-3% slopes	very limited	somewhat limited	very limited	somewhat limited	somewhat limited
Wassaic silt loam, 3-8% slopes	very limited	somewhat limited	very limited	somewhat limited	somewhat limited

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

_____ Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☑ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☑ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☑ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
none.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☑ No

Describe_____

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 7
Source: New York State Department of Environmental Conservation trip projection ratios

8. Will blasting occur during construction? ☐ Yes ☑ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☑ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

466 average flow 1,862 peak flow.

(Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

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Existing Boundary Survey

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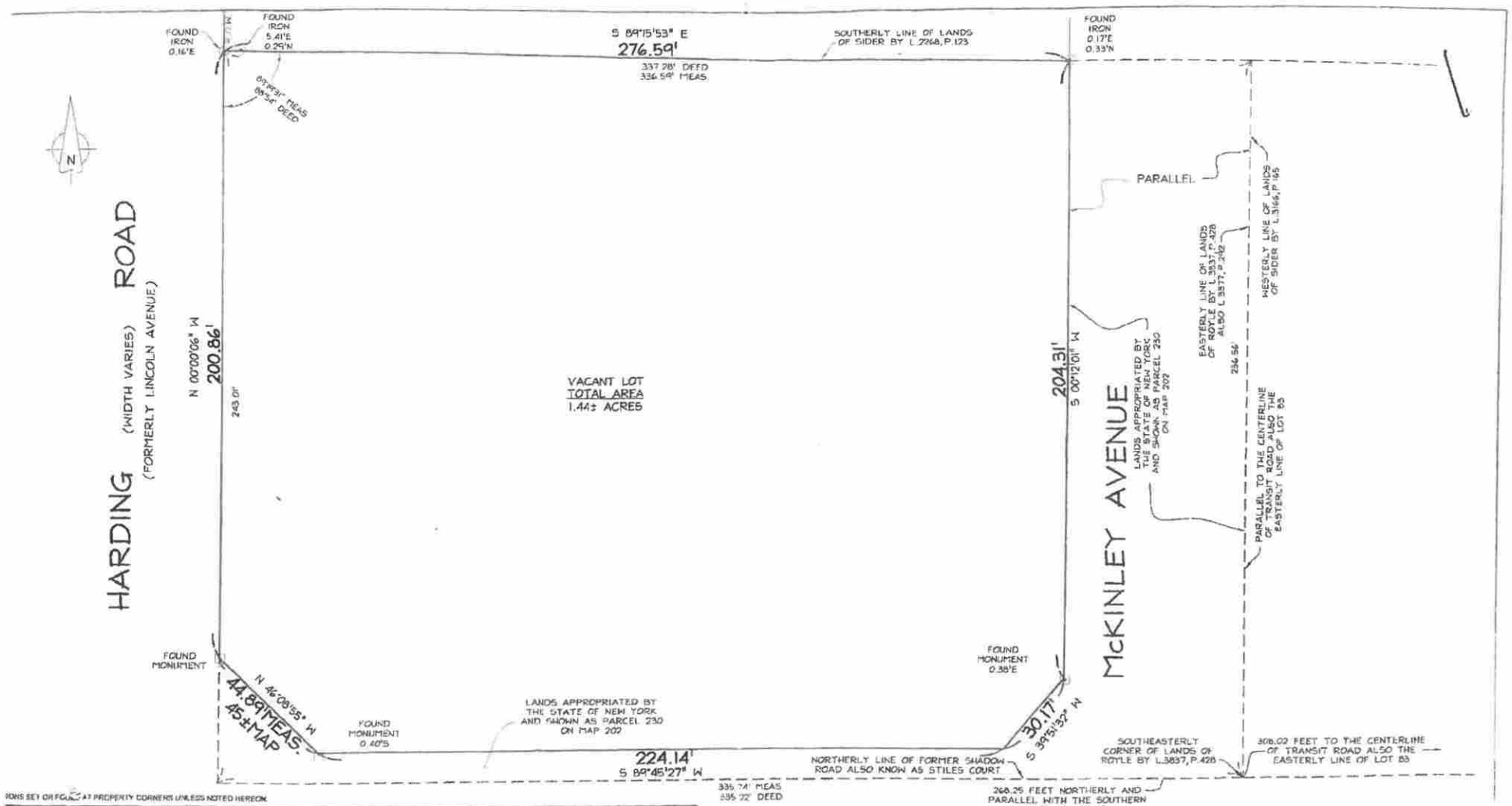

IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

Nussbaumer & Clarke, Inc.
ENGINEERS AND SURVEYORS
8 Lake Shore Road, Suite 500 | Buffalo, NY 14219
(716) 827-8000 | (716) 270 6091 fax
www.nussclarke.com
Erie | Niagara | Chautauqua | Cattaraugus

BOUNDARY SURVEY
468 HARDING ROAD
Part of Lot 83, Township 11, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 07/11/16 Rev.: Scale : 1" = 30'

Project No. : 05J2-06708

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

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Successors to the records of Graf Land Surveyors

Successors to the records of James L. Shafer, Land Surveyor

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Legal Description of Property to be Rezoned

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ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie, State of New York being part of Lot 83, Township 11, Range 7 of the Holland Land Company's Survey, more particularly described as follows:
BEGINNING at a point in the easterly line of Harding Road at the southerly line of lands conveyed to Sider by deed recorded in the Erie County Clerk's Office in Liber 2268 of Deeds at page 123;
THENCE S 89°19'31" E along the said southerly line of Sider a distance of 276.59 feet to the westerly line of McKinley Avenue as appropriated by the State of New York and shown as Parcel 230 on Map 202;
THENCE S 00°12'01" W, along the said westerly line of Parcel 230 a distance of 204.31 feet;
THENCE S39°51'32" W, continuing along the westerly line of Parcel 230, a distance of 30.17 feet to the northerly line of said Parcel 230:
THENCE S 89°45'27' W, along the said northerly line of Parcel 230, a distance of 224.14 feet;
THENCE N 46°08'55" W, continuing along the said northerly line of Parcel 230, a distance of 44.89 feet to the easterly line of Harding Road;
THENCE N 00°00'06" W, along the easterly line of Harding Road, a distance of 200.86 feet to the POINT OF BEGINNING, being 1.44 acres of land, more or less.

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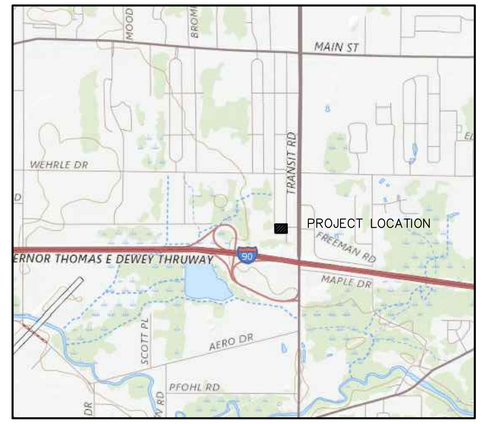
Preliminary Concept Plan

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)





LOCATION MAP N.T.S.

Site Data

Lots:

Number shown: 10
Minimum lot width at setback: 40'
Minimum lot area shown: 5,530± sq.ft.
Site Area: 1.44± acres

Harding Rd Subdivision

SKETCH PLAN

GPI
GREENMAN-PEDERSEN, INC.
CONSULTING ENGINEERS
ENGINEERING · SURVEYING · PLANNING
4950 GENESEE STREET SUITE 100 BUFFALO, NY 14225
(716) 633-4844 FAX (716) 633-4940

DRAWN: KCZ	JOB NO.: --	SHEET NO.:
CHECKED:	DATE: FEBRUARY 2021	
APPROVED:	SCALE: 1"= 20'	

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

Draft Local Law

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

LOCAL LAW NO. _____-202_

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE, TO REZONE 468 Harding Road FROM _R-3_ TO _CR-3A_ AND TO AMEND THE ZONING MAP ACCORDINGLY

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending the Zoning of 468 Harding Road."

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 468 Harding Road from R-3 Residential 3 to CR-3A Cluster Residential 3-A zoning has been filed and is in proper order. The Town Board further finds that the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from R-3 Residential 3 to CR-3A Cluster Residential 3-A the zoning of 468 Harding Road, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

> ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie, State of New York being part of Lot 83, Township 11, Range 7 of the Holland Land Company's Survey, more particularly described as follows:
> BEGINNING at a point in the easterly line of Harding Road at the southerly line of lands conveyed to Sider by deed recorded in the Erie County Clerk's Office in Liber 2268 of Deeds at page 123;
> THENCE S 89°19'31" E along the said southerly line of Sider a distance of 276.59 feet to the westerly line of McKinley Avenue as appropriated by the State of New York and shown as Parcel 230 on Map 202;

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

THENCE S 00°12'01" W, along the said westerly line of Parcel 230 a distance of 204.31 feet;
THENCE S39°51'32" W, continuing along the westerly line of Parcel 230, a distance of 30.17 feet to the northerly line of said Parcel 230:
THENCE S 89°45'27' W, along the said northerly line of Parcel 230, a distance of 224.14 feet;
THENCE N 46°08'55" W, continuing along the said northerly line of Parcel 230, a distance of 44.89 feet to the easterly line of Harding Road;
THENCE N 00°00'06" W, along the easterly line of Harding Road, a distance of 200.86 feet to the POINT OF BEGINNING, being 1.44 acres of land, more or less.

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Deborah Bruch Bucki
Town Clerk
Town of Amherst
County of Erie, State of New York

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

Owner Authorization

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

AUTHORIZATION

Lori M. Grabenstatter, record property owner of 468 Harding Road, 82.09-6-20, in the Town of Amherst hereby authorize Forbes Capretto Homes by the law firm of Barclay Damon LLP, to file an application, along with any necessary supporting documentation, with the Town of Amherst in connection with approvals sought for the above referenced property.

By: Lori M. Grabenstatter

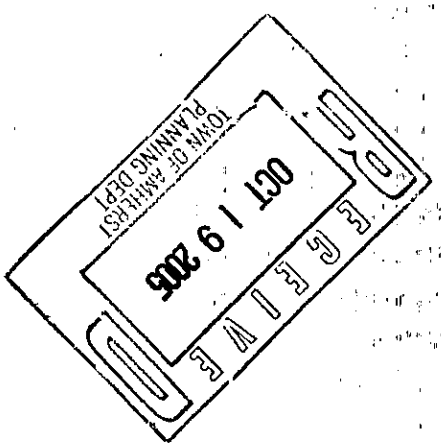
Dated: ~~December __, 2020~~ January 4, 2021

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

RAY M. TEETER, P.E.
CONSULTING GEOTECHNICAL ENGINEER

October 17, 2005

Bill Arlow
Grabber & Sons
3242 Harlem Road
Cheektowaga, New York 14225



Subject: Proposed Single-Family Residential Structure
Lot 3, Bore Hole 1-05
468 Harding Road
Town of Amherst, Erie County, New York
Earth Dimensions Project Number 17I05
RMT-11369

Mr. Arlow:

This letter presents geotechnical engineering recommendations and comments regarding the project identified above. All information regarding the site and proposed construction was provided to me by others.

SUBSURFACE EXPLORATION AND CONDITIONS

One subsurface exploration, identified as Bore Hole 1-05, was performed by Earth Dimensions, Inc. on October 6, 2005. The log of that boring will be sent to you directly by Earth Dimensions, Inc.

Rock was encountered less than 3 feet below the ground surface.

It should be noted that short-term observations may not be representative of actual groundwater levels (particularly in fine-grained, low-permeability soils), and that groundwater levels will vary with factors including location, time, precipitation, season, and site activities.

DESIGN AND CONSTRUCTION

General

The site is generally suitable for conventional design and construction. As noted above, however, rock was encountered less than 3 feet below the ground surface.

P.O. BOX 316
CANANDAIGUA, NY 14424

PHONE 585-393-4762
FAX 585-393-4984

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

All design and construction should satisfy the requirements of all applicable codes. The Town of Amherst has specific requirements, including those for reinforcing bars in footings and walls.

The contractor should comply with all applicable requirements, including OSHA; excavate, dewater, backfill, and grade as necessary; protect existing structures and utilities; provide temporary support as necessary; and provide qualified personnel to perform and supervise the work.

Seismic Considerations

With regard to the Building Code of New York State, a Site Class of "B" should be applied to this project. This corresponds to a "Rock" profile.

Spread Footing Foundations

The columns and walls of the proposed structure can be supported by conventional shallow spread footing foundations. All of the following requirements should be satisfied:

- No loose, soft, wet, frozen, organic, unnatural, or otherwise unsuitable material should be left in place below a footing.
- Footings should bear on rock.
- Footings should be designed for a bearing pressure not exceeding 10,000 pounds per square foot, or a footing width of at least 12 inches, whichever results in the wider footing.
- Footings should be seated at least 42 inches below the lowest adjacent surface exposed to freezing temperatures.
- Foundation walls should consist of reinforced concrete.

Floor Slabs

Conventional slab-on-grade floor construction is feasible. No loose, soft, wet, frozen, organic, or otherwise unsuitable materials should be left in place below a floor slab.

Drained, unsaturated conditions should be maintained within the granular material below floor slabs. A vapor barrier could be provided if desired.

Basement Walls

Basement walls should be designed in accordance with applicable code requirements, in consideration of the materials that will be used for backfill. As noted above, the walls should consist of reinforced concrete. The Town of Amherst has specific requirements, including those for reinforcing bars in walls. Drained, unsaturated conditions should be maintained within the backfill.

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

Additional Comments on Subsurface Drainage and Waterproofing

In preceding sections of this letter, recommendations were provided regarding the maintenance of drained, unsaturated conditions beneath floor slabs and within the backfill along basement walls. If these drained, unsaturated conditions are maintained, a waterproofing membrane will not be necessary.

Site Grading

The final grading should be such that surface waters are conducted away from structures and paved areas.

CLOSING COMMENTS AND RECOMMENDATIONS

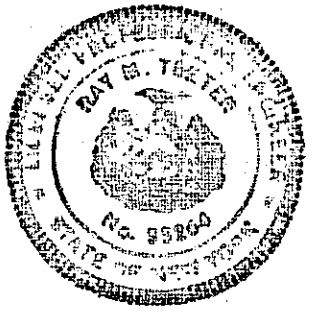
Professional services were performed in accordance with generally accepted geotechnical engineering practices, exclusively for the subject project. No other warranty, expressed or implied, is made.

Conditions between, beyond, and below explorations are likely to vary. It should also be noted that subsurface conditions are often described on the basis of visual examinations of recovered samples, and that these visual descriptions may not always agree well with descriptions made on the basis of laboratory tests. If subsurface conditions are subsequently revealed that appear to be significantly different or less favorable than those described, I should be given the opportunity to revise the statements in this letter.

It has been a pleasure assisting you. If you have questions or comments regarding this letter, please contact me.

Yours truly,

RAY M. TEETER, P.E.



Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

RAY M. TEETER, P.E.
CONSULTING GEOTECHNICAL ENGINEER

October 17, 2005

Bill Arlow
Grabber & Sons
3242 Harlem Road
Cheektowaga, New York 14225

Subject: Proposed Four-Lot Subdivision
468 Harding Road
Town of Amherst, Erie County, New York
Earth Dimensions Project Number 17I05
RMT-11369

Mr. Arlow:

This letter presents preliminary geotechnical engineering comments regarding the project identified above. All information regarding the site and proposed construction was provided to me by others.

This letter addresses the general geotechnical feasibility of the four-lot project. A separate letter (also dated October 17, 2005) provides comments and recommendations specifically for Lot 3.

SUBSURFACE EXPLORATION AND CONDITIONS

One subsurface exploration, identified as Bore Hole 1-05, was performed by Earth Dimensions, Inc. on October 6, 2005. The log of that boring will be sent to you directly by Earth Dimensions, Inc.

Rock was encountered less than 3 feet below the ground surface.

It should be noted that short-term observations may not be representative of actual groundwater levels (particularly in fine-grained, low-permeability soils), and that groundwater levels will vary with factors including location, time, precipitation, season, and site activities.

Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)

P.O. BOX 316
CANANDAIGUA, NY 14424

PHONE 585-393-4762
FAX 585-393-4984

GEOTECHNICAL FEASIBILITY

Based on the information available, it is my opinion that the four-lot subdivision is geotechnically feasible.

The Town of Amherst will require individual test borings for each structure proposed. It appears likely, however, that the recommendations will be similar to those made for Lot 3.

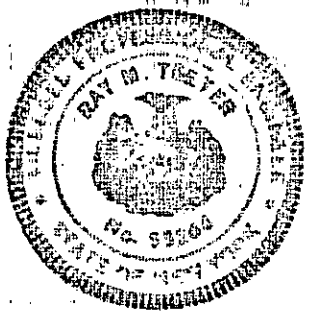
* * *

Professional services were performed in accordance with generally accepted geotechnical engineering practices, exclusively for the subject project. No other warranty, expressed or implied, is made.

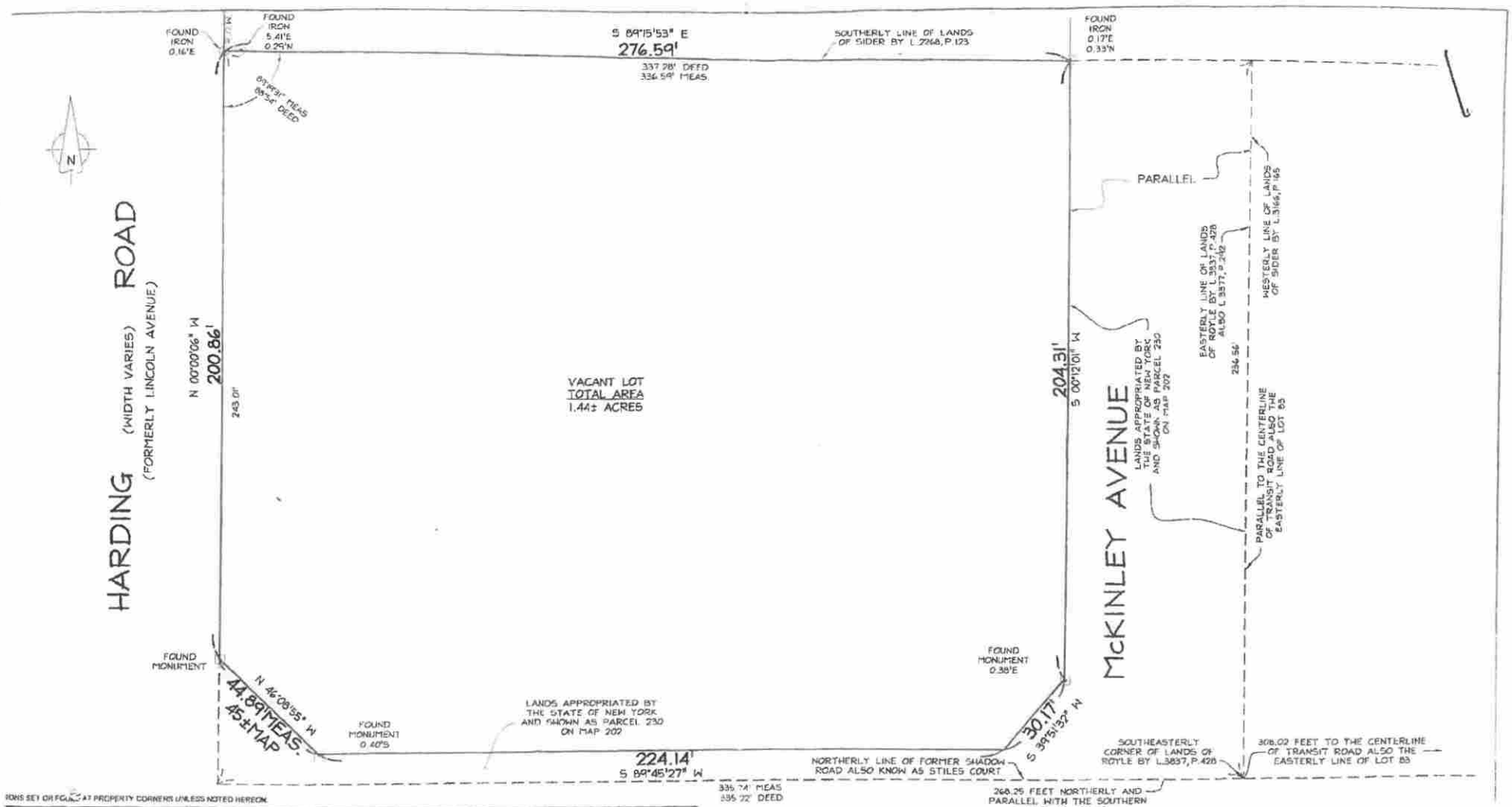
It has been a pleasure assisting you. If you have questions or comments regarding this letter, please contact me.

Yours truly,

RAY M. TEETER, P.E.



Attachment: Z-2020-13_application_031821 (22749 : Z-2020-13)



IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

Nussbaumer & Clarke, Inc.
Engineers and Surveyors
8 Lake Shore Road, Suite 500 | Buffalo, NY 14219
(716) 827-8000 | (716) 270 6091 fax
www.nussclarke.com
Erie | Niagara | Chautauqua | Cattaraugus

BOUNDARY SURVEY
468 HARDING ROAD
Part of Lot 83, Township 11, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 07/11/16 Rev.: Scale : 1" = 30'

Project No. : 05J2-06708

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

COPYRIGHT © 2016, NUSSBAUMER & CLARKE, INC.

Successors to the records of Graf Land Surveyors

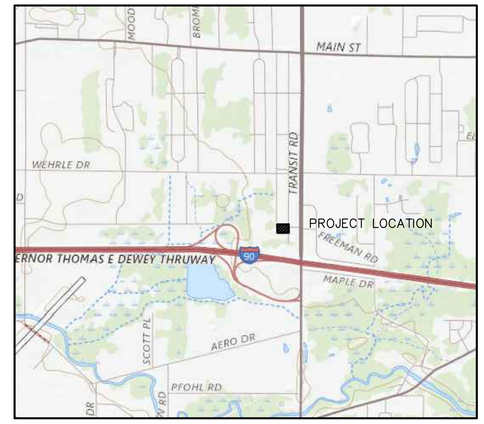
Successors to the records of James L. Shafer, Land Surveyor

Attachment: Z-2020-13_drawings_031821 (22749 : Z-2020-13)

HARDING ROAD

MCKINLEY AVENUE





LOCATION MAP N.T.S.

138'	138'			
40'	10	1	40'	
	138'	138'		
40'	9	2	40'	
	138'	138'		
40'	8	3	40'	
	138'	138'		
40'	7	4	40'	
	138'	138'		
40'	6	5	44'	
		69'		

25' FRONT SETBACK

45' 106' 119' 30'

STILES COURT

Site Data

Lots:

Number shown: 10
Minimum lot width at setback: 40'
Minimum lot area shown: 5,530± sq.ft.
Site Area: 1.44± acres

Harding Rd Subdivision

SKETCH PLAN

GPI
GREENMAN-PEDERSEN, INC.
CONSULTING ENGINEERS
ENGINEERING · SURVEYING · PLANNING
4950 GENESEE STREET SUITE 100 BUFFALO, NY 14225
(716) 633-4844 FAX (716) 633-4940

DRAWN: KCZ	JOB NO.: --	SHEET NO.:
CHECKED:	DATE: FEBRUARY 2021	
APPROVED:	SCALE: 1"= 20'	

Attachment: Z-2020-13_drawings_031821 (22749 : Z-2020-13)

DRAFT (03/18/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2020-13

PETITIONER

Forbes Capretto Homes
c/o Jeff Palumbo, Esq.
Barclay Damon LLP
9276 Main Street, Suite 3
Clarence, NY 14031

PROPERTY LOCATION

469 Harding Road

WHEREAS the Town of Amherst Planning Board on Thursday, March 18, 2021 held a remote public hearing on the proposed rezoning of land from Residential District Three (R-3) to Cluster Residential District Three-A (CR-3A), and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is inconsistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is not compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current versus the proposed district.

E. The proposed change does not tend to improve the balance of uses, or meet a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived since hydric/potentially hydric soils have not been identified on the parcel.

Pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

Attachment: Z-2020-13_Draft Resolution_031821 (22749 : Z-2020-13)

DRAFT (03/18/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2020-13

PETITIONER	PROPERTY LOCATION
Forbes Capretto Homes	469 Harding Road

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be **denied**.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

SM/ac
X:\Current_Planning\Files\Rezonings\2020\Z-2020-13_(468_Harding_Rd)\Z-2020-13_Blurb_031821.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Jeff Palumbo, Barclay Damon LLP, 9276 Main Street, Suite 3, Clarence, New York 14031

Attachment: Z-2020-13_Draft Resolution_031821 (22749 : Z-2020-13)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor
Daniel C. Howard, AICP
Planning Director
Ellen M. Kost, AICP
Assistant Planning Director

March 24, 2021

Forbes Capretto Homes
c/o Jeff Palumbo
Barclay Damon LLP
9276 Main Street, Suite 3
Clarence, New York 14031

SUBJECT: REQUEST TO REZONE 1.44± ACRES OF LAND FROM R-3 TO MFR-4A_ **Z-2020-13**; PROPERTY LOCATED AT **468 HARDING ROAD**. BARCLAY DAMON LLC, PETITIONER.

Dear Mr. Palumbo,

At its meeting of March 18, 2021 the Planning Board considered your request to rezone the subject property and voted to adjourn per your request.

This request will be placed on the Planning Board agenda for the April 15, 2021 meeting.

Should you have any questions regarding the Planning Board's decision, please do not hesitate to call us.

Very truly yours,

Daniel C. Howard, AICP
Planning Director

DH/ac/br
X:\Current_Planning\Files\Rezonings\2020\Z-2020-13_(468_Harding_Rd)_2020\Z-2020-13_Adjourned Letter_031821.docS:\Current Planning Files\Rezonings

Attachment: Z-2020-13_adjournment_031821 (22749 : Z-2020-13)

AMENDED APPLICATION TO CR-3A
FEBRUARY 1, 2021

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning Review and, if required Comprehensive Plan Amendment

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____
VERIFIED BY DATE

Materials Accepted by Town Clerk & Fee Paid _____
ACCEPTED BY DATE

Materials Checked by Building Dept. _____
RECEIVED BY DATE

Materials Received by Planning Dept. _____
RECEIVED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250**	X
2 – 20 ACRES **$1,250 + $250/acres or fraction thereof over 2 acres**		_____
20 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 20 acres**		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres**		_____
Request for Relief of/Change to Conditions of Zoning Approval	**$ 1,200**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$ 15.00**	X
	TOTAL FEE:	$ 1,265

Town of Amherst Planning Department 5583 Main Street Williamsville New York 14221
(716) 631-7051 Fax (716) 631-7153 Web www.amherst.ny.us

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:** Name: Forbes Capretto Homes

Address: c/o Barclay Damon LLP
9276 Main Street, Suite 3

Clarence (City) NY (State) 14031 (Zip Code)

Phone: (716) 858-3728 Fax: (716) 768-2728

E Mail jpalumbo@barclaydamon.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property**

From: R-3 District

To: CR-3A District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

468 Harding Road

Amherst, NY

SBL #: 82.09-6-20

4. **Area of land to be rezoned** (in acres): 1.44

5. **Owner of Land**:

Name: Lori Grabenstatter

Address: 469 Harding Road

Telephone:

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Name: Jeffery D. Palumbo, Esq.

Address: 9276 Main Street, Suite 3

Clarence (City) NY (State) 14031 (Zip Code)

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

7. Petitioner's interest in property

X Option to purchase

_____ Owner

_____ Other (explain) _____

8. The following are all others having an interest in this application and join herein with the petitioner named above: (describe extent of interest; attach sheets as needed)

9. Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor.

10. Said property has the following deed restrictions or Covenants: (attach copy)

Liber _____ Page _____

11. Information on proposed project:

A. Description of the character of the proposed development:

Rezone to CR-3A in furtherance of development of vacant land into residential use.

B. Rationale for rezoning request:

1. Why was this site chosen?

Availability, size, marketability, proximity to central corridor in Town and connectivity to neighboring municipalities.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

2. Why cannot land be used with the existing zoning?
Not economically viable.

3. How will this rezoning impact surrounding properties?
residential use maintained.

4. How will this rezoning impact the school system?
Clarence Central School district; no likely impact.

12. Quantitative Data:

A. Total # of dwelling units 10

B. Distribution of dwelling units by type 10 single family patio homes

C. Gross Residential Density per acre

D. Total amount of Open Space N/A

E. Proposed Non-Residential Floor Area n/a

13. Development Schedule:

Start

Finish 6-9 months after bulding permit

Stages (# of) 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:
Each unit will be leased.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

15. **Open Space ownership and maintenance provisions (if applicable):**

N/A

16. **Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)**

A. **The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.**

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

see attached analysis.

2. Pursuant to NYS Town Law Section 272a(11), "all Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Town Board adopted the Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

Cite all text, map, and / or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

see attached analysis.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:
see attached analysis.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer
Existing Town Sanitary Sewer District # 16
2. Storm Sewer/Drainage
conveyance systems along Harding Road, Stiles Court, and McKinley Avenue
3. Water
Erie County Water Authority Lease Managed Service Area
4. Other

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:
see attached analysis.

D. Suitability of the subject property for uses permitted by the current versus the proposed district:
see attached analysis.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

E. **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:**

see attached analysis

17. The petitioner ~~encloses herewith~~ previously paid the sum of $ 1,265 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

Signature of Petitioner

Subscribed and sworn to before me this 1 day of February, 2021

Notary Public, Erie County, New York

TRACY A. MURRAY#01MU5077295
Notary Public, State of New York
Qualified in Genesee County
My Commission Expires 05/05/23

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

P/CurrPlan/Applications2007/Rezoning & Comp Plan Amend App.
10/08

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Rezoning Application Requirements and Checklist

The following checklist outlines the information required by the Town of Amherst to accept a Rezoning application. ***It is strongly recommended that you make an appointment with Planning Staff to discuss what information will be needed to address the items shown on the checklist.***

Item No.	Item	Submitted	Official use
I Application Information			
1.0	**Town of Amherst Rezoning / Comprehensive Plan Amendment Application Form (available from Planning Department)**		
1.1	Name, address, and contact information of the petitioner		
1.2	Name and address of property owners(s) – if different than petitioner		
1.3	If petitioner is different than property owner, provide statement describing interest in property and a letter from the property owner authorizing the application		
1.4	Identify existing and proposed zoning and acreage of area proposed to be rezoned		
1.5	Parcel addresses and Section, Block, and Lot (SBL) numbers of all properties proposed to be rezoned. Indicate if a portion of any parcel is involved, if applicable		
1.6	Statement of planning objectives to be achieved by the proposed rezoning, including the following: • How the proposed zoning and development plan meets the objectives of the Comprehensive Plan • A description of the character of the proposed development • The rationale behind the assumptions that are presented		
1.7	Cite specific maps and / or figures in the Comprehensive Plan that must be amended to support the proposed zoning and provide suggested amendments		
1.8	A general statement about how any proposed open space will be maintained (if applicable)		
1.9	A development schedule indicating the approximate date when construction is expected to begin and be completed. Identify schedule of any proposed phasing of the development (attach pages as necessary)		
1.10	A statement of the petitioner's intentions regarding future sale or leasing of all or portions of the proposed development		
II Survey and Legal Description			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description, and easements plotted to scale by a NYS licensed land surveyor**		
1.1	Raised/wet seal and signature of licensed surveyor		
1.2	Clear delineation and acreage of area to be rezoned if different than property boundary		
2.0	**Legal Description of the total area proposed to be rezoned. (must be consistent with area shown to be rezoned on boundary survey)**		

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Item No.	Item	Submitted	Official use
III Concept Plan (if required by the Planning Board)			
1.0	**Conceptual development plan drawn to scale (no larger than 24" x36" format and folded into 8 ½" x 11" size)**		
1.1	North arrow		
1.2	Scale of drawing		
1.3	Property lines (existing and proposed)		
1.4	Unique natural features and tree cover		
1.5	Information on land controlled by the applicant located within 500 feet of the perimeter of the area proposed to be rezoned		
1.6	Location of all proposed structures and other improvements		
1.7	Number and type of dwelling units (if applicable)		
1.8	Gross square feet of commercial space (if applicable)		
1.9	Maximum structure heights		
1.10	Architectural sketches		
1.11	Existing and proposed contours		
1.12	Existing utility systems (sanitary sewers, water, storm drainage)		
1.13	Location of proposed storm water detention or retention facilities		
1.14	Proposed land use arrangement		
1.15	Location of all parking, loading, stacking and interior circulation drives		
1.16	Location of proposed curb cuts		
1.17	Location of cross access drives to adjacent parcels		
1.18	Pedestrian circulation system		
1.19	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status		
1.20	Location of floodway and 100-year floodplain (if applicable)		
1.21	Location and purpose of any proposed easements		
1.22	Location and proposed development of all open spaces, including parks, playgrounds, conservation areas, and dedicated open space; indicate intended ownership of such areas		
1.23	Additional data as required by the Planning Board		
V Other Required Information			
1.0	**Completed and signed Environmental Assessment Form**		
11	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
1.2	Traffic impact study (if applicable)		
1.3	Archaeological assessment (if applicable)		
1,4	Wetland Delineation report (if applicable)		
2.0	**8 1/2" X 11" reduction of concept plan drawing (see appendix B)**		
3.0	**A CD containing a PDF of the complete submittal package, including all drawings.**		

Rev. 07/02/08, 10/24/08, 11/4/13

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Town Zoning Code and Comprehensive Plan
Rezoning Analysis

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Town Zoning Code Rezoning Analysis
468 Harding Road

Pursuant to § 203-8-3-5 of the Town of Amherst Zoning Code, Petitioner submits the following in support of its Application to rezone 468 Harding Road (SBL 82.09-6-20) ("Property") from Residential District 3 (R-3) to Cluster Residential District 3A (CR-3A) ("Application").

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and this Ordinance.

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan.

The Town of Amherst Bicentennial Comprehensive Plan, Amended September 2019 ("Comprehensive Plan"), calls for the development of "policies [that] emphasize the application of context-sensitive design standards to enhance community appearance and sense of place [and] spur reinvestment rather than new greenfield development, the Plan proposes tax and other incentives and zoning revisions focused on infill and redevelopment in older neighborhoods and commercial corridors." See Comprehensive Plan at ii – iiii.

As to context, the Property is located in the southeast corner of the Town immediately west of Transit Road and south of Interstate 90. Access to the Property is through a lighted intersection at Freeman Road and Transit Road. The Property is located in a small neighborhood with approximately 57 homes. The neighborhood has been continuously built up over time. One dwelling was constructed in 1927, with the majority being built in the 1930s-1960s; however, construction continued into the 1980s, 1990s, and 2000s. Two dwelling were constructed in the early 2010s, and the neighborhood still has vacant land for single-family dwelling construction. Meanwhile, the Property sits vacant and is currently owned by a neighboring resident. The proposed zoning is a step towards an infill development that helps sustain the continued growth of the preexisting neighborhood by introducing a "mixed residential" element to this underutilized Property in the neighborhood. See Comprehensive Plan at 3-31 – 3-32. While the proposed zoning presents an opportunity for infill development, it will not undermine previous operational and access improvements to Transit Road. See Comprehensive Plan at 6-12. The proposed zoning and subsequent development will use the same lighted intersection the rest of the neighborhood uses for ingress and egress, and the proposed development will have minimal trip generation given only ten units. See Comprehensive Plan at 1-6 (referencing Transit Road Arterial/Access Management Study); see also Transit Road Arterial/Access Management study at 40 – 42.

The subsequent infill development envisions a scale and site layout sensitive to the size and height of existing dwellings. In other words, the subsequent development is not imposing or out of character with the existing dwellings. Simply, this proposed zoning and subsequent infill development introduces quality housing similar in scale to neighboring dwellings to create a more coherent, complete neighborhood. See Comprehensive Plan at vii, 3-54, 11-8.

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2. **Pursuant to New York State Town Law § 272a(11) . . . . cite all text, map, and/or figures that must be amended to support the proposed zoning at this location.**

   The proposed zoning will require a Local Law amending Chapter 203 of the Town of Amherst Code to rezone the Properties from R3 to CR-3A and to Amend the Zoning Map, accordingly.

3. **State why the proposed zoning is consistent with intent and objections of § 203-1-2-2 of the Zoning Code.**

   The proposed zoning achieves many of the Town's Zoning Code Objectives as set forth in § 203-1-2-2. For example, the proposed zoning protects character and values of residential uses with an orderly and beneficial infill development designed and arranged consistently and harmoniously with the surrounding neighborhood. The proposed zoning also prevents the overcrowding of land with an infill development that also balances greenspace and preservation. Also, as mentioned above, the proposed zoning is consistent with the Comprehensive Plan and furthers Comprehensive Plan goals.

B. Adequate services and utilities available or proposed to be made available in the construction of the development.

The proposed zoning will not result in any change to structures or utility consumption currently servicing the Property, which includes:

1. **Sanitary Sewer** – existing Town Sanitary Sewer District #16

2. **Storm Sewer/Drainage** – conveyance systems along Harding Road, Stiles Court, and McKinley Avenue.

3. **Water** – Erie County Water Authority Lease Managed Service Area.

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

The Property is currently zoned R-3 – Residential District Three under § 202-3-6 of the Zoning Code. R-3 permits single family detached dwellings. While the R-3 zoning matches the existing neighborhood, the Property itself is out of character with the lots in the neighborhood at 1.44 acres. The proposed zoning to CR-4A maintains the residential use while further an infill development more adequate for changing demographics and meeting a need for mixed residential. The infill development itself will be designed and scaled harmoniously with the existing neighborhood.

D. Suitability of the subject property for uses permitted by the current versus the proposed district.

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The Property is out of scale for a single family detached dwelling and more appropriate for multi-family dwellings. Overall, the Property is suitable for residential use, which the proposed zoning maintains.

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town.

The proposed change maintain the residential character of the Property but accommodates an infill development designed and scaled consistently with the surrounding neighborhood. The infill development also continues the steady build-up of the existing area and meets the need for mixed residential neighborhoods. See analysis contained in Section A.

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Full Environmental Assessment Form

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AMENDED 2/1/21

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Harding Road		
Project Location (describe, and attach a general location map): 468 Harding Road (SBL 82.09-6-20)		
Brief Description of Proposed Action (include purpose or need): Rezone entirety of 468 Harding Road from R-3 to CR-3A. The action has been defined broadly to include all site activities and including post-rezoning development of site.		
Name of Applicant/Sponsor: Forbes Capretto Homes	Telephone: (716) 688-5597 E-Mail: dcapretto@fobeshomes.com	
Address: 470 Cayuga Road		
City/PO: Cheektowaga	State: NY	Zip Code: 14225
Project Contact (if not same as sponsor; give name and title/role): Barclay Damon LLP, Jeffery D. Palumbo as agent/attorney	Telephone: (716) 858-3728 E-Mail: jpalumbo@barclaydamon.com	
Address: 9276 Main Street, Suite 3		
City/PO: Clarence	State: NY	Zip Code: 14031
Property Owner (if not same as sponsor): Lori Grabenstatter	Telephone: E-Mail:	
Address: 469 Harding Road		
City/PO: Amherst	State: NY	Zip Code:14221

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. CityCounsel, TownBoard , or Village Board of Trustees ☑Yes ☐No	Amherst Town Board	December 28, 2020
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Amherst Planning Board, recommendation to Town Board	December 28, 2020
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Erie County Planning, 239-m referral	December 28, 2020
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☑Yes ☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐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?) ☑Yes ☐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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
Residential-3

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? Cluster Residential 3A (CTR-3A)

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?
Town of Amherst Police Department

c. Which fire protection and emergency medical services serve the project site?
Main-Transit Fire Protection District

d. What parks serve the project site?
Wehrle FAA Recreation Complex - Amherst

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)? residential

b. a. Total acreage of the site of the proposed action? +/-1.44 acres
b. Total acreage to be physically disturbed? +/-1.44 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 1.44 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: 6-9 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	10			
At completion of all phases	10			

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

If Yes,

i. Total number of structures _____

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

iii. Approximate extent of building space to be heated or cooled: _____ 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: drainage

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

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: _____ 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):

earth fill

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): _____

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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: 3,750 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: Town of Amherst/Erie County Water Authority Lease Managed Service Area
- 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: extension based on available waterline situation in area
- Source(s) of supply for the district: Lake Erie

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: 2,500 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: Town of Amherst Plant No. 16
- Name of district: Town of Amherst Sewer District No. 16
- 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

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- Do existing sewer lines serve the project? ☑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):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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 0.4 acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. Pipes, stormwater planters, and stormwater detention basins

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)?

directed to existing stormwater runoff conveyances systems along Harding Road, Stiles Court, and McKinley Avenue

- 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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 N/A

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

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

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: Pursuant to Town Code
- Saturday: Pursuant to Town Code
- Sunday: Pursuant to Town Code
- Holidays: Pursuant to Town Code

ii. During Operations:

- Monday - Friday: Continuous
- Saturday: Continuous
- Sunday: Continuous
- Holidays: Continuous

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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:

During Construction only, which will occur as permitted by Town Code, and includes noise levels typically associated with construction.

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:

Dark sky compatible.

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

N/A

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

N/A

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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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:
Not applicable.

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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	0.40	+ 0.40
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: greenspace/Vacant lot	+/-1.44	1.04	- 0.40

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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:

iii. Describe any development constraints due to the prior solid waste activities: _____

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): 915043

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
The site of the proposed action has not been the subject of remediation; however, if the project site lands within 2,000 feet of an adjoining property subject to remediation, the EAF Mapper will check "yes" on the PDF of the FEAF. Attached is a description of the Pfohl Brothers Landfill remediation site at Aero Drive and Transit Road located south of the project site. Remedial construction of the site was completed in 2002 with a landfill cap and vented leachate collection system.

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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:

Claverack Loamy fine sand, 0–3%	73 %
Wassaic Silt Loam, 3-8% slopes	27 %
	%

d. What is the average depth to the water table on the project site? Average: 2 feet

e. Drainage status of project site soils:

☑ Well Drained:	27 % of site
☑ Moderately Well Drained:	73 % of site
☐ Poorly Drained	% 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: _____

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m. Identify the predominant wildlife species that occupy or use the project site: _____

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): _____

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: _____

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: _____

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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 bythe 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 fives 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 Forbes Capretto Homes by agent/attorney Date December 28, 2020

Signature s/ Jeffery D. Palumbo Title agent/attorney

PRINT FORM

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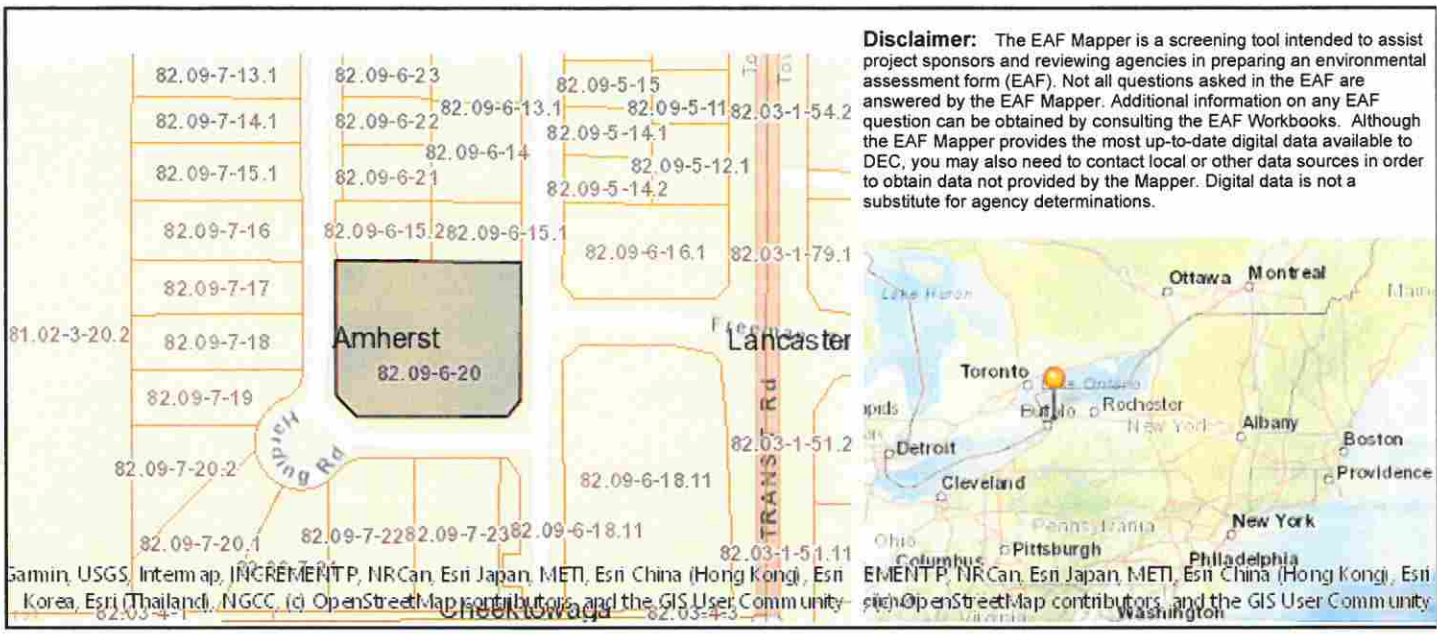
EAF Mapper Summary Report

Wednesday, December 23, 2020 4:24 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	915043
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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

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E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
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

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Pfohl Brothers Landfill
Site Code: 915043
Program: State Superfund Program
Classification: 04
EPA ID Number:

Location

DEC Region:9
Address: Aero Drive and Transit Road
City: Cheektowaga Zip: 14225
County: Erie
Latitude:42.94506036
Longitude:-78.70135094
Site Type: LANDFILL
Estimated Size: 94 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Ground Water Use Restriction
Vapor Mitigation
Soil Management Plan
Cover System
Leachate Collection
Fencing/Access Control
Landuse Restriction
Building Use Restriction
Surface Water Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: ELIZABETH I. MCBRIDE

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Current Owner(s) Address: 9450-201 MEADOWOOD DRIVE
FORT PIERCE,FL, 34951
Current Owner Name:P AUL PFOHL
Current Owner(s) Address: PO BOX 3210
KIRBY,OR, 97531
Current Owner Name: PFOHL BROTHERS
Current Owner(s) Address: 5833 MAIN ST.
BUFFALO,NY, 14221
Current Owner Name: Pfohl Enterprises
Current Owner(s) Address: 5833 Main Street
Buffalo,NY, 14221
Current Owner Name:STUAR T JENKINS
Current Owner(s) Address: 42 WILLOWBROOK
BUFFALO,NY, 14221
Current Owner Name: AERO LAND, INC.
Current Owner(s) Address: 215 CALIFORNIA DRIVE
WILLIAMSVILLE,NY, 14221
Owner(s) during disposal: PFOHL BROTHERS
Current On-Site Operator: town of cheektowaga
Stated Operator(s) Address:
Cheektowaga,NY 14225

Hazardous Waste Disposal Period

From: 1940s **To:** 1969

Site Description

Location: This site is located in the Town of Cheektowaga, Erie County, on the north and south sides of Aero Drive. The closest main corridor is Transit Road that rests to the east. Site Features: The site consists of two capped fill areas for a total of approximately 94 acres. One fill area (approximately 70 acres) is located on Area B (north side of Aero Drive) and the other (approximately 24 acres) is located on Area C (south side of Aero Drive.) The two capped areas are individually fenced and there are four entrance gates along Aero Drive: two on the north side for Area B and two on the south side for Area C. The capped areas have evenly-distributed gas vents for the landfill gas control system. Several engineered drainage swales, ditches, and culverts divert surface water off the caps. The majority of this site remains vacant and grassy, however there are some commercial establishments present to the south east corner. Current Zoning and Land Use: This site comprised of multiple parcels zoned for commercial use. Past Use of the Site: The landfill was operated between 1940 and 1969 receiving household and industrial wastes. The industrial waste materials included paints, waste solvents, thinners, pine tar pitch, cellulose, rubber, scrap metal and phenolic tars. A Remedial Investigation and Feasibility Study was completed in 1991. The data showed that on-site soils, groundwater, seeps, and sediments were contaminated with Volatile and Semi-Volatile Organic Compounds, and metals at various concentrations. The data did not show any significant off-site impact. A Record of Decision (ROD) was issued in 1992 requiring the landfill to be consolidated and closed. A component of the ROD was an Interim Remedial Measure (drum removal) in advance of the landfill closure. The IRM program was initiated by the State in 1992, and subsequently completed by

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the Potentially Responsible Parties (PRPs). This effort resulted in the removal of approximately 4800 drums and 660 cu./yds. of contaminated soil. A second ROD was issued in 1994 which removed Area A from the site description. Area A is the northern portion of the site which is located immediately south of the NYS Thruway. The ROD also stated that there will be no action in regard to off-site groundwater. The final remedial design for the site was completed in 2000. The remedial construction consisted of waste consolidation; capping of landfills on north side (Area B) and south side (Area C) o Aero Drive; providing leachate collection around areas B and C; restoring wetlands; and fencing the landfill. Work commenced in 2001 and was completed in 2002. The consolidated landfill was reduced to 94 acres. Site Geology and Hydrogeology: The landfill is located in the Lake Erie Plain. The region is underlain by gently dipping bedrock of sedimentary nature (e.g., sandstones, siltstones,and shales) Surface drainage in the area is generally to Aero Creek, Aero Lake, adjacent wetlands and unnamed tributaries, which eventually drain into Ellicott Creek, a regional creek that empties into the Niagara River at the City of Tonawanda, New York. Several ponds, marshes, and wetlands are within a mile of the site. Existing flood insurance maps (Federal Emergency Management Agency, 1983) indicate that the site is not in the Ellicott Creek Floodway. Changes to the flood elevation in Ellicott Creek did not occur as a result of site construction. The areas just outside the boundary of Area B (i.e., Aero Lake,Aero Creek, and adjacent wetlands) are within the 100-year flood zone elevation of 696.8 feet, as are several areas within Area C located adjacent to Aero Drive, Transit Road and Pfohl Road. Deed restrictions have been filed by the PRPs. The Operation, Maintenance and Monitoring Plan was approved in March 2006 and is being implemented by the Town of Cheektowaga.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

WASTE OIL, PAINTS, THINNERS, PINE TAR PITCH
phenol

Site Environmental Assessment

Nature and Extent of Contamination: To facilitate future development along Pfohl Road and Aero Drive, approximately 36 acres of the landfilled areas, consisting of about 540,000 cubic yards of wast located along these roads (the edges of Areas B and C) were excavated and consolidated on the interior portions of Areas B and C. In addition, 9,200 cubic yards of contaminated soil and waste were excavated to protect the wetlands and consolidated on the interior portions of Areas B and C. Post-excavation soil samples showed that the remaining soils met New York State Technical and Administrative Guidance Memorandum No. 94-HWR-4046 January 24, 1994 (Revised) cleanup objectives. The excavated areas were backfilled with clean fill and top soil and were reseeded. A 94-acre cap was constructed over the consolidated wastes in conformance with New York State 6 NYCRR Part 360 closure requirements. The cap consists of a six-inch gas venting layer overlain by a layer of filter fabric, a 40-mil thick very flexible polyethylene (VFPE) liner, a 24-inch barrier protection layer of clean soil, and topped with six inched of topsoil capable of supporting vegetation. Forty-nine

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gas vents were installed to convey the gas from beneath the low permeability layer of the cap via the gas venting layer to the atmosphere. The leachate collection system consists of an 8-inch diameter perforated collection pipe set in a granular material-filled trench, which runs along the 10,000-foot perimeter of the landfilled areas at a depth of approximately five to 22 feet bgs. An additional 1,000 feet of collection drain was installed eight to 14 feet bgs in the southwest interior of Area B to promote an upward gradient from the bedrock to the overburden within the confines of the perimeter barrier containment system. All of the collected leachate is discharged directly to the Cheektowaga Publically-Owned Treatment Works via six collection wet wells and a force main that was constructed to a sewer interceptor. Twenty-eight manholes were installed to facilitate monitoring and maintenance. A polyethylene (VFPE) wall keyed into 24 inches of undisturbed clay at the bottom of the perimeter trench was installed as a vertical barrier to prevent the collection drain system from collecting clean off-site groundwater and dewatering the adjacent wetlands. The polyethylene wall was connected to the VFPE liner in the landfill caps. All disturbed areas of the site were subsequently restored. A vegetative layer consisting of hardy, shallow rooted grasses was established on the surface of the landfill caps. The grass serves to stabilize the soil against erosion, minimize percolation of precipitation, promote evapotranspiration of soil moisture, and is aesthetically pleasing. Special Resources Impacted/Threatened: Vegetation patterns at the site are a mixture of herbaceous field, weed, and grass species. Both open-field, wetland and forested habitats characterize the surrounding area. These habitats support a variety of avian and mammalian species. No New York State Department of Environmental Conservation (NYSDEC) Significant Habitat Areas are found on-site, and no endangered or threatened species were identified in this area. Due to meandering wetland boundaries, the construction of the landfill caps led to the permanent removal of 0.16 acre of wetlands along a portion of the western boundary of Area B. As mitigation, 0.50 acres of wetland were reestablished along the northern boundary of Area B, resulting in a net gain of 0.34 acre of wetland.

Site Health Assessment

Remedial construction was completed in 2002 and consisted of waste consolidation, installation of a leachate collection system, and capping and fencing of the site. Previously, residential surface soil and sump water sample results indicated no threat to human health. NYSDOH sampled several private wells in the area, and none exceeded drinking water standards. NYSDOH conducted a lead screening and health survey, with no unusual patterns of reported illnesses or health conditions related to the site. The NYSDOH cancer incidence study concluded that overall from 1978 through 1989 a significant excess of newly diagnosed cancer cases were observed among females, but not among males. When the cases were geographically tracked no clustering or unusual patterns were seen near the landfill. During construction of the landfill cap, site-related odors were noticed by NYS Thruway employees in the adjacent toll booths. Air monitoring on-site and at the toll booths did not detect site-related contaminants at levels that represent a health concern.

For more Information: E-mail Us

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Return To Results

Refine This Search

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Town Supplemental Environmental Assessment Form

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Claverack Loamy fine sand, 0-3% slopes	very limited	somewhat limited	very limited	somewhat limited	somewhat limited
Wassaic silt loam, 3-8% slopes	very limited	somewhat limited	very limited	somewhat limited	somewhat limited

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

_____ Geotechnical report attached _____ Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☑ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ☑ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ☑ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
none.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☑ No

Describe_____

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project 7
Source: New York State Department of Environmental Conservation trip projection ratios

8. Will blasting occur during construction? ☐ Yes ☑ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☑ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

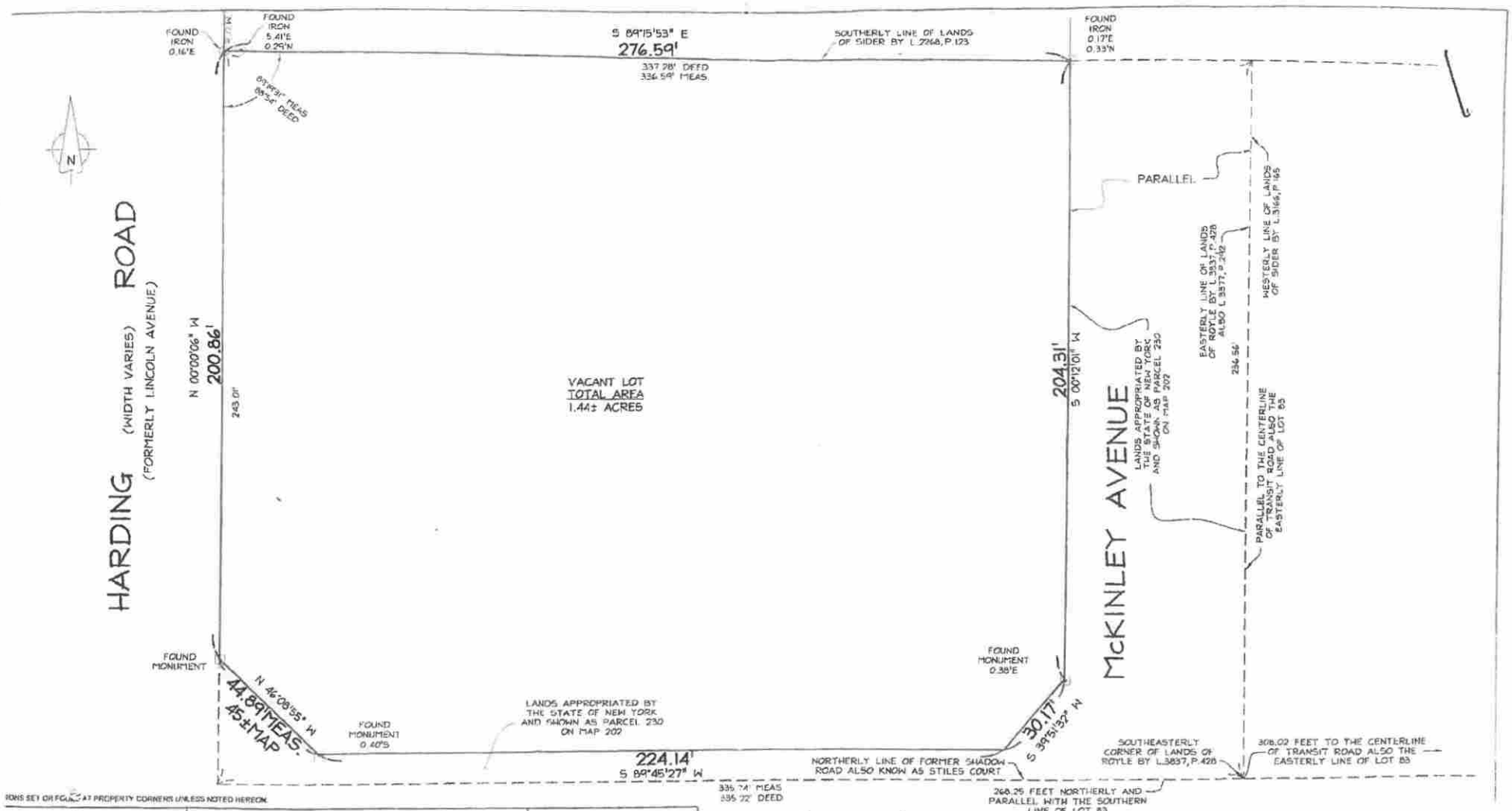
466 average flow 1,862 peak flow.

(Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Existing Boundary Survey

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)



IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

Nussbaumer & Clarke, Inc.
Engineers and Surveyors
8 Lake Shore Road, Suite 500 | Buffalo, NY 14219
(716) 827-8000 | (716) 270 6091 fax
www.nussclarke.com
Erie | Niagara | Chautauqua | Cattaraugus

BOUNDARY SURVEY
468 HARDING ROAD
Part of Lot 83, Township 11, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 07/11/16 Rev.: Scale : 1" = 30'

Project No. : 05J2-06708

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

COPYRIGHT © 2016, NUSSBAUMER & CLARKE, INC.

Successors to the records of Graf Land Surveyors

Successors to the records of James L. Shafer, Land Surveyor

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Legal Description of Property to be Rezoned

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

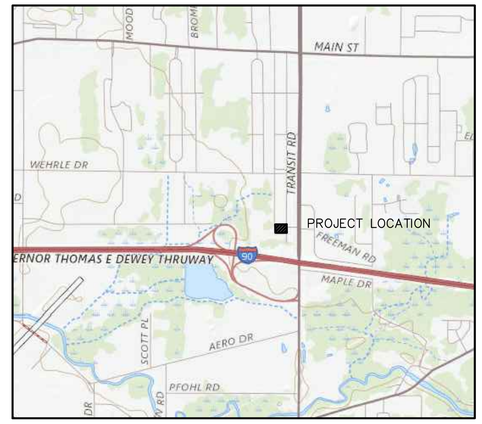
ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie, State of New York being part of Lot 83, Township 11, Range 7 of the Holland Land Company's Survey, more particularly described as follows:
BEGINNING at a point in the easterly line of Harding Road at the southerly line of lands conveyed to Sider by deed recorded in the Erie County Clerk's Office in Liber 2268 of Deeds at page 123;
THENCE S 89°19'31" E along the said southerly line of Sider a distance of 276.59 feet to the westerly line of McKinley Avenue as appropriated by the State of New York and shown as Parcel 230 on Map 202;
THENCE S 00°12'01" W, along the said westerly line of Parcel 230 a distance of 204.31 feet;
THENCE S39°51'32" W, continuing along the westerly line of Parcel 230, a distance of 30.17 feet to the northerly line of said Parcel 230:
THENCE S 89°45'27' W, along the said northerly line of Parcel 230, a distance of 224.14 feet;
THENCE N 46°08'55" W, continuing along the said northerly line of Parcel 230, a distance of 44.89 feet to the easterly line of Harding Road;
THENCE N 00°00'06" W, along the easterly line of Harding Road, a distance of 200.86 feet to the POINT OF BEGINNING, being 1.44 acres of land, more or less.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Preliminary Concept Plan

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)





LOCATION MAP N.T.S.

Site Data

Lots:

Number shown: 10
Minimum lot width at setback: 40'
Minimum lot area shown: 5,530± sq.ft.
Site Area: 1.44± acres

Harding Rd Subdivision

SKETCH PLAN

GPI
GREENMAN-PEDERSEN, INC.
CONSULTING ENGINEERS
ENGINEERING · SURVEYING · PLANNING
4950 GENESEE STREET SUITE 100 BUFFALO, NY 14225
(716) 633-4844 FAX (716) 633-4940

DRAWN: KCZ	JOB NO.: --	SHEET NO.:
CHECKED:	DATE: FEBRUARY 2021	
APPROVED:	SCALE: 1"= 20'	

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Draft Local Law

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

LOCAL LAW NO. _____-202_

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE, TO REZONE 468 Harding Road FROM _R-3_ TO _CR-3A_ AND TO AMEND THE ZONING MAP ACCORDINGLY

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending the Zoning of 468 Harding Road."

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 468 Harding Road from R-3 Residential 3 to CR-3A Cluster Residential 3-A zoning has been filed and is in proper order. The Town Board further finds that the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from R-3 Residential 3 to CR-3A Cluster Residential 3-A the zoning of 468 Harding Road, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

> ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie, State of New York being part of Lot 83, Township 11, Range 7 of the Holland Land Company's Survey, more particularly described as follows:
> BEGINNING at a point in the easterly line of Harding Road at the southerly line of lands conveyed to Sider by deed recorded in the Erie County Clerk's Office in Liber 2268 of Deeds at page 123;
> THENCE S 89°19'31" E along the said southerly line of Sider a distance of 276.59 feet to the westerly line of McKinley Avenue as appropriated by the State of New York and shown as Parcel 230 on Map 202;

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

THENCE S 00°12'01" W, along the said westerly line of Parcel 230 a distance of 204.31 feet;
THENCE S39°51'32" W, continuing along the westerly line of Parcel 230, a distance of 30.17 feet to the northerly line of said Parcel 230:
THENCE S 89°45'27' W, along the said northerly line of Parcel 230, a distance of 224.14 feet;
THENCE N 46°08'55" W, continuing along the said northerly line of Parcel 230, a distance of 44.89 feet to the easterly line of Harding Road;
THENCE N 00°00'06" W, along the easterly line of Harding Road, a distance of 200.86 feet to the POINT OF BEGINNING, being 1.44 acres of land, more or less.

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Deborah Bruch Bucki
Town Clerk
Town of Amherst
County of Erie, State of New York

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Owner Authorization

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

AUTHORIZATION

Lori M. Grabenstatter, record property owner of 468 Harding Road, 82.09-6-20, in the Town of Amherst hereby authorize Forbes Capretto Homes by the law firm of Barclay Damon LLP, to file an application, along with any necessary supporting documentation, with the Town of Amherst in connection with approvals sought for the above referenced property.

By: Lori M. Grabenstatter

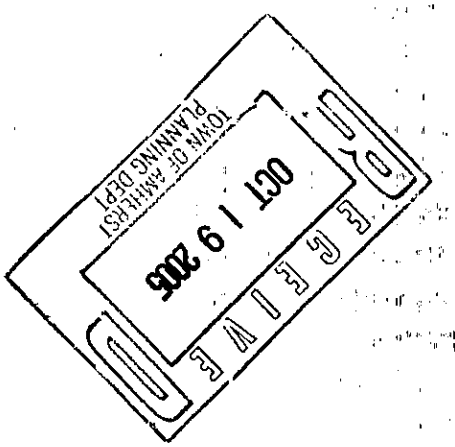
Dated: ~~December __, 2020~~ January 4, 2021

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

RAY M. TEETER, P.E.
CONSULTING GEOTECHNICAL ENGINEER

October 17, 2005

Bill Arlow
Grabber & Sons
3242 Harlem Road
Cheektowaga, New York 14225



Subject: Proposed Single-Family Residential Structure
Lot 3, Bore Hole 1-05
468 Harding Road
Town of Amherst, Erie County, New York
Earth Dimensions Project Number 17I05
RMT-11369

Mr. Arlow:

This letter presents geotechnical engineering recommendations and comments regarding the project identified above. All information regarding the site and proposed construction was provided to me by others.

SUBSURFACE EXPLORATION AND CONDITIONS

One subsurface exploration, identified as Bore Hole 1-05, was performed by Earth Dimensions, Inc. on October 6, 2005. The log of that boring will be sent to you directly by Earth Dimensions, Inc.

Rock was encountered less than 3 feet below the ground surface.

It should be noted that short-term observations may not be representative of actual groundwater levels (particularly in fine-grained, low-permeability soils), and that groundwater levels will vary with factors including location, time, precipitation, season, and site activities.

DESIGN AND CONSTRUCTION

General

The site is generally suitable for conventional design and construction. As noted above, however, rock was encountered less than 3 feet below the ground surface.

P.O. BOX 316
CANANDAIGUA, NY 14424

PHONE 585-393-4762
FAX 585-393-4984

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

All design and construction should satisfy the requirements of all applicable codes. The Town of Amherst has specific requirements, including those for reinforcing bars in footings and walls.

The contractor should comply with all applicable requirements, including OSHA; excavate, dewater, backfill, and grade as necessary; protect existing structures and utilities; provide temporary support as necessary; and provide qualified personnel to perform and supervise the work.

Seismic Considerations

With regard to the Building Code of New York State, a Site Class of "B" should be applied to this project. This corresponds to a "Rock" profile.

Spread Footing Foundations

The columns and walls of the proposed structure can be supported by conventional shallow spread footing foundations. All of the following requirements should be satisfied:

- No loose, soft, wet, frozen, organic, unnatural, or otherwise unsuitable material should be left in place below a footing.
- Footings should bear on rock.
- Footings should be designed for a bearing pressure not exceeding 10,000 pounds per square foot, or a footing width of at least 12 inches, whichever results in the wider footing.
- Footings should be seated at least 42 inches below the lowest adjacent surface exposed to freezing temperatures.
- Foundation walls should consist of reinforced concrete.

Floor Slabs

Conventional slab-on-grade floor construction is feasible. No loose, soft, wet, frozen, organic, or otherwise unsuitable materials should be left in place below a floor slab.

Drained, unsaturated conditions should be maintained within the granular material below floor slabs. A vapor barrier could be provided if desired.

Basement Walls

Basement walls should be designed in accordance with applicable code requirements, in consideration of the materials that will be used for backfill. As noted above, the walls should consist of reinforced concrete. The Town of Amherst has specific requirements, including those for reinforcing bars in walls. Drained, unsaturated conditions should be maintained within the backfill.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Additional Comments on Subsurface Drainage and Waterproofing

In preceding sections of this letter, recommendations were provided regarding the maintenance of drained, unsaturated conditions beneath floor slabs and within the backfill along basement walls. If these drained, unsaturated conditions are maintained, a waterproofing membrane will not be necessary.

Site Grading

The final grading should be such that surface waters are conducted away from structures and paved areas.

CLOSING COMMENTS AND RECOMMENDATIONS

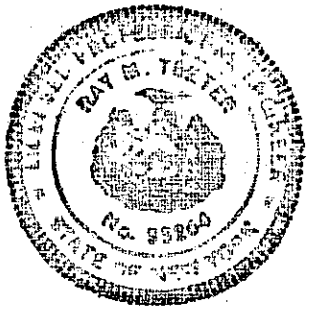
Professional services were performed in accordance with generally accepted geotechnical engineering practices, exclusively for the subject project. No other warranty, expressed or implied, is made.

Conditions between, beyond, and below explorations are likely to vary. It should also be noted that subsurface conditions are often described on the basis of visual examinations of recovered samples, and that these visual descriptions may not always agree well with descriptions made on the basis of laboratory tests. If subsurface conditions are subsequently revealed that appear to be significantly different or less favorable than those described, I should be given the opportunity to revise the statements in this letter.

It has been a pleasure assisting you. If you have questions or comments regarding this letter, please contact me.

Yours truly,

RAY M. TEETER, P.E.



Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

RAY M. TEETER, P.E.
CONSULTING GEOTECHNICAL ENGINEER

October 17, 2005

Bill Arlow
Grabber & Sons
3242 Harlem Road
Cheektowaga, New York 14225

Subject: Proposed Four-Lot Subdivision
468 Harding Road
Town of Amherst, Erie County, New York
Earth Dimensions Project Number 17I05
RMT-11369

Mr. Arlow:

This letter presents preliminary geotechnical engineering comments regarding the project identified above. All information regarding the site and proposed construction was provided to me by others.

This letter addresses the general geotechnical feasibility of the four-lot project. A separate letter (also dated October 17, 2005) provides comments and recommendations specifically for Lot 3.

SUBSURFACE EXPLORATION AND CONDITIONS

One subsurface exploration, identified as Bore Hole 1-05, was performed by Earth Dimensions, Inc. on October 6, 2005. The log of that boring will be sent to you directly by Earth Dimensions, Inc.

Rock was encountered less than 3 feet below the ground surface.

It should be noted that short-term observations may not be representative of actual groundwater levels (particularly in fine-grained, low-permeability soils), and that groundwater levels will vary with factors including location, time, precipitation, season, and site activities.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

P.O. BOX 316
CANANDAIGUA, NY 14424

PHONE 585-393-4762
FAX 585-393-4984

GEOTECHNICAL FEASIBILITY

Based on the information available, it is my opinion that the four-lot subdivision is geotechnically feasible.

The Town of Amherst will require individual test borings for each structure proposed. It appears likely, however, that the recommendations will be similar to those made for Lot 3.

* * *

Professional services were performed in accordance with generally accepted geotechnical engineering practices, exclusively for the subject project. No other warranty, expressed or implied, is made.

It has been a pleasure assisting you. If you have questions or comments regarding this letter, please contact me.

Yours truly,

RAY M. TEETER, P.E.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

SHORT FORM

STAGE 1A/B CULTURAL RESOURCE INVESTIGATION: PROPOSED RESIDENTIAL DEVELOPMENT, 469 HARDING ROAD TOWN OF AMHERST, ERIE COUNTY, NEW YORK

OCTOBER, 2005

PREPARED FOR:

GRABBER & SONS INC.
3242 HARLEM ROAD
CHEEKTOWAGA, NEW YORK 14225

PREPARED BY:

ROBERT L. DEAN

HERITAGE PRESERVATION & INTERPRETATION INC.
P.O. BOX 277 10255 OLD ROUTE 17 STEAMBURG, NEW YORK 14783

RECEIVED
OCT 20 2005
TOWN OF AMHERST
PLANNING DEPT.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

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Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Management Summary

Project Name: Proposed Residential Development, 469 Harding Road,
Town of Amherst, Erie County, New York

Involved State and Federal Agencies: This survey was apparently conducted at the request of the Amherst Town Board.

Phase of Survey: Phase 1A/B Cultural Resource Investigation

Survey Area: The survey area was a rectangular zone at the south end of Harding Road. It covered approximately 0.57 hectare (1.43 acres). The location was a sparsely wooded tract covered by mixed hardwoods (maples and hickory noted). Ground cover included grasses, poison ivy, and some blackberry-like plants.

The terrain was relatively level but had seen several episodes of past filling and grading. Much of the locale appeared to have been filled and the few spots that appeared to have any original soil were in the northeast corner of the project. Mixed with fill soils were varying quantities of cement blocks and some other construction/ demolition material. Modern debris was scattered across the project area in varying quantities.

USGS 7.5 Quadrangle: Lancaster, NY 1982

Archaeological Survey Overview: The archaeological inspection was completed through walkover transects in conjunction with opportunistic shovel testing. Transects were spaced 15m (49 feet) apart and were oriented east-west. All transects were followed from east to west.

Stops were routinely made at 15 meter (49 feet) intervals along each transect and a determination was made as to whether or not a shove test could be excavated. When shovel tests were excavated they measured approximately 40cm x 40cm. Soil removed from each test was sifted through ¼-inch mesh hardware cloth screens in an attempt to recover any cultural material that might be present. Only seven tests, of a possible twenty-four, were excavated. This was due to the amount of prior filling and disturbance that were present in the area.

Surface inspection and shovel testing noted only artifacts of modern manufacture. None of these items were collected. There were blocky pieces of chert evident in portions of the project area but these were all determined to be natural pebbles and none exhibited any indications of prehistoric cultural modification.

Results of Archaeological Survey: There were no cultural resources identified as a result of this investigation. Although there are fourteen recorded sites, both prehistoric and historic, within one mile of this area the closest is 732 meters (2400 feet) distant.

Results of Architectural Survey: The project area was surrounded by relatively new residential structures. Most of these have probably been constructed within the last thirty years. OPRHP records indicated two properties on Harding Road but both were listed as not eligible for listing on the National Register of Historic Places. The addresses for these properties appeared to exceed the current numbering system on this roadway.

Recommendations: Based on the results of the background research and field survey it is recommended that this project be allowed to proceed as currently planned. There will be no impacts to cultural resources as a result of the development and the project should be considered as one of "no effect".

Report Prepared by: Robert L. Dean
Heritage Preservation & Interpretation Inc., Steamburg New York

Date: October 19, 2005

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

CULTURAL RESOURCE INVESTIGATION
EXECUTIVE SUMMARY

Applicant Name: Grabber & Sons Inc.
3242 Harlem Road
Cheektowaga, New York 14225

Project/Facility Name: Proposed Residential Development, 469 Harding Road

Project Review No.: _____

Project/Facility Location: 469 Harding Road, Town of Amherst, Erie County, New York

Recommendations of the Stage 1A Report

___ No additional work recommended
_✓_ Additional work recommended

Results of Stage 1B Report

_✓_ No sites found in project area
___ Site(s) found in project area

Recommendations of the Stage 1B Report

_✓_ No additional work recommended
___ Additional work recommended
___ Stage 2 Report Attached ___Yes _✓_ No [Not applicable]
___ Project should be modified to avoid site(s)
___ Applicant should seek direction from DEC/OPRHP as to the need for additional work

Recommendations of the Stage 2 Report (If appropriate)

NA Site(s) do not appear to meet the criteria of the NY State Register of Historic Places
NA Site(s) appear to meet the criteria of the NY State Register of Historic Places
NA Project should be modified to avoid site(s)
NA An opinion should be obtained from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) on the significance of the site(s)

Summary Prepared by: Robert L. Dean, Heritage Preservation & Interpretation Inc.
Date: October 19, 2005

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

CULTURAL RESOURCE INVESTIGATION

STAGE 1A REPORT

PROJECT INFORMATION

Applicant Name: Grabber & Sons Inc.
3242 Harlem Road
Cheektowaga, New York 14225

Project/Facility Name: Proposed Residential Development, 469 Harding Road

Project Review No.: _____

Project/Facility Location: 469 Harding Road, Town of Amherst, Erie County, New York
See Exhibits 1 and 2

Description of Project: Proposed residential development [See Exhibit 3]

Description of Impacts: Excavation and grading/filling for construction of residences, road, and utilities. Impacts will be severe.

Total Area of Project Site: ca. 0.57 hectare (ca. 1.43 acres)

Total Area to be Impacted: ca. 0.57 hectare (ca. 1.43 acres)

ENVIRONMENTAL INFORMATION

Topography: The entire project was located within a level to somewhat low-lying area. The elevation of this locale is ca. 214 to 215 meters (702 to 705 feet). The project area was situated in the Erie-Ontario Lake Plain physiographic province.

Geology: Bedrock across this region consists of sedimentary strata deposited during the Lower Paleozoic period and generally includes a mix of sandstone, shale, limestone, and sandstone conglomerate. This portion of the state was glaciated.

Soils: The project area was mapped within the Wassaic silt loam and the Claverack loamy fine sand soil types. The distribution and basic descriptions for these soils have been provided as Exhibits 4 and 5.

Drainage: This locale is within the greater St. Lawrence River drainage system. Local drainage is provided by Ellicott Creek, which is ca. 1.6 km (1 mile) south of the project. Ellicott creek flows to the northwest and merges with Tonawanda Creek. The streams empty into the Niagara River just west of their confluence. Smaller drainages in the general area are a mix of unnamed streams and man-made channels that drained the wide area of marshy lands that existed in this part of the township.

Vegetation: The project area was located within a broader urban setting. Vegetation cover was a mix of sparse woodland, regeneration in areas of recent logging, and very little ground cover (grasses, volunteer cultivars–some form of cucurbit), and scattered noxious weeds (poison ivy, blackberry or similar plants).

Forest Zone: This area falls within the Northeast Hardwoods zone (Hunt 1974) or Eastern Deciduous Forest Zone (Elias 1980). Specific species associations vary with elevation, facing/aspect, and soils.

Man–made Features and Alterations: Alterations in this area included recent construction in nearby lots. Within the project area there were also indications of recent and past episodes of filling. There were several pin flags showing the location of a natural gas pipeline. There was some modern debris scattered across the area, sometimes in piles.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

DOCUMENTARY RESEARCH

1. **Site Files (within 1 mile)** Site location data from SUNY Buffalo and OPRHP Sphinx System

a. NYS Office of Parks, Recreation and Historic Preservation (OPRHP)

- ✓ **Statewide Inventory of Historic Properties**
- ✓ **State Register of Historic Places**
- ✓ **National Register of Historic Places**
- ✓ **State/National Register Eligible**

b. NYS Museum __

This material summarized in Exhibit 6.

Sensitivity Assessment/Site Prediction

This project area was within an overall zone of high archaeological sensitivity primarily due to its proximity to a number of previously recorded archaeological sites.

Historic properties

Recommendations

A Stage 1a/b investigation was required by the local Town Board.

Attachments/Exhibits

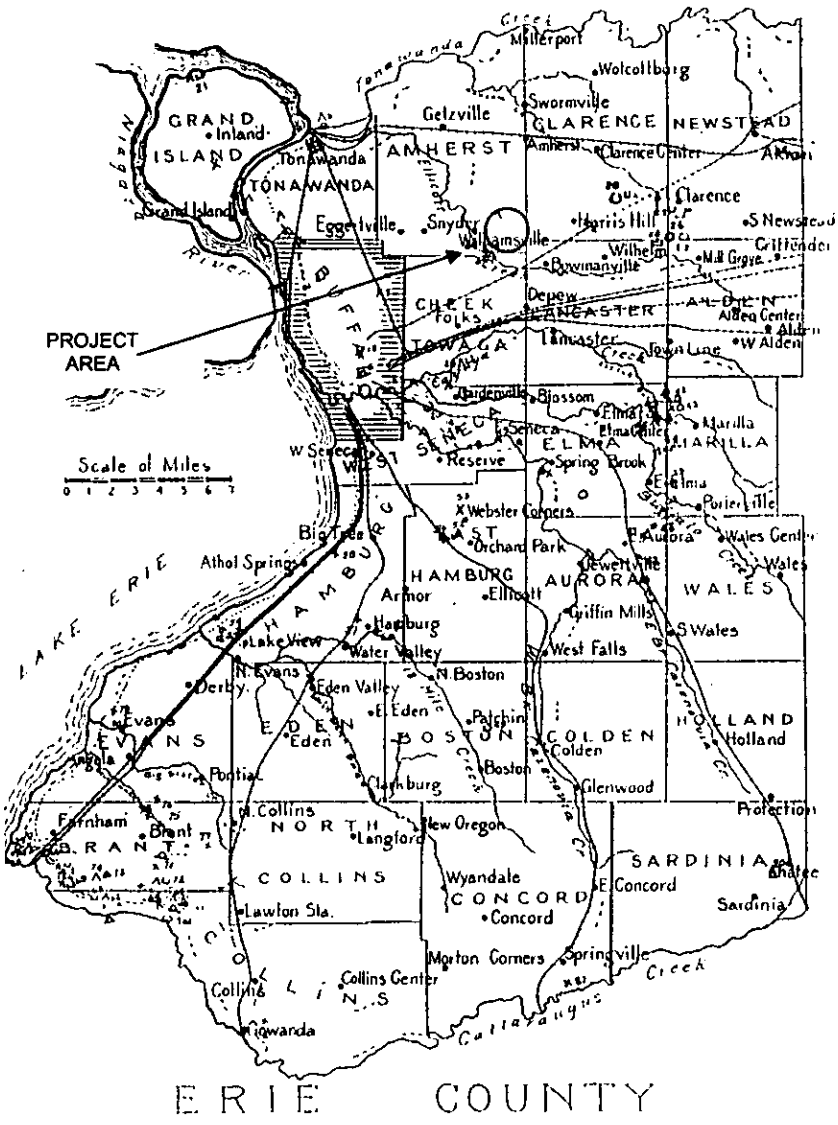
- ✓ **General Location Map** [Exhibit 1]
- ✓ **Topographic Map** [Exhibit 2]
- ✓ **Project Map/Site Plan** [Exhibit 3]
- ✓ **Site File Information** [Exhibit 6]
- ___ **Previous Survey Information**
- ✓ **Other (specify)**

Historic 15 maps, Exhibit 7

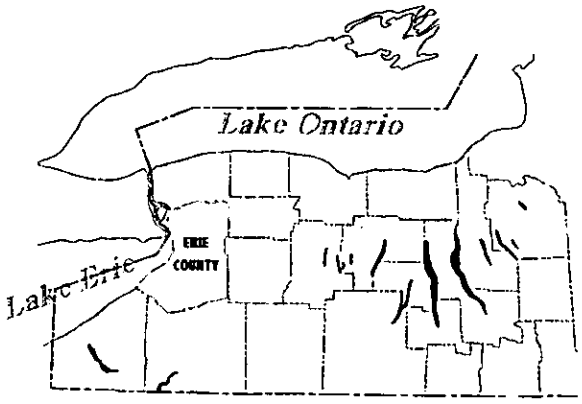
Stage 1A Report Prepared By: Robert L. Dean, Heritage Preservation & Interpretation Inc.
Date: October 19, 2005

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Exhibit 1: General Project Location Map, Proposed Residential Development, 469 Harding Road
Town of Amherst, Erie County, New York

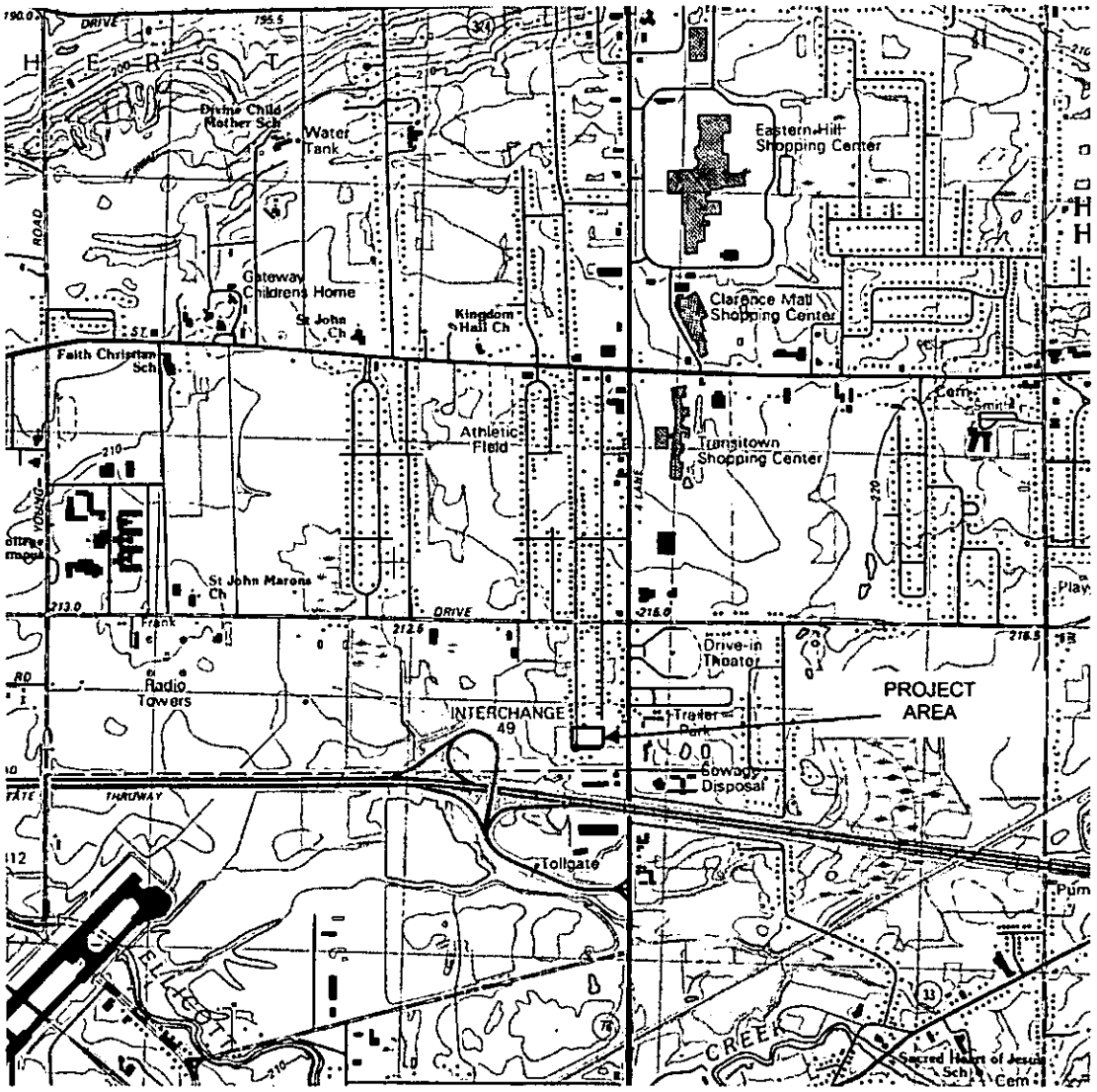


County map taken from Parker 1922.
North is to the top of the page.



Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

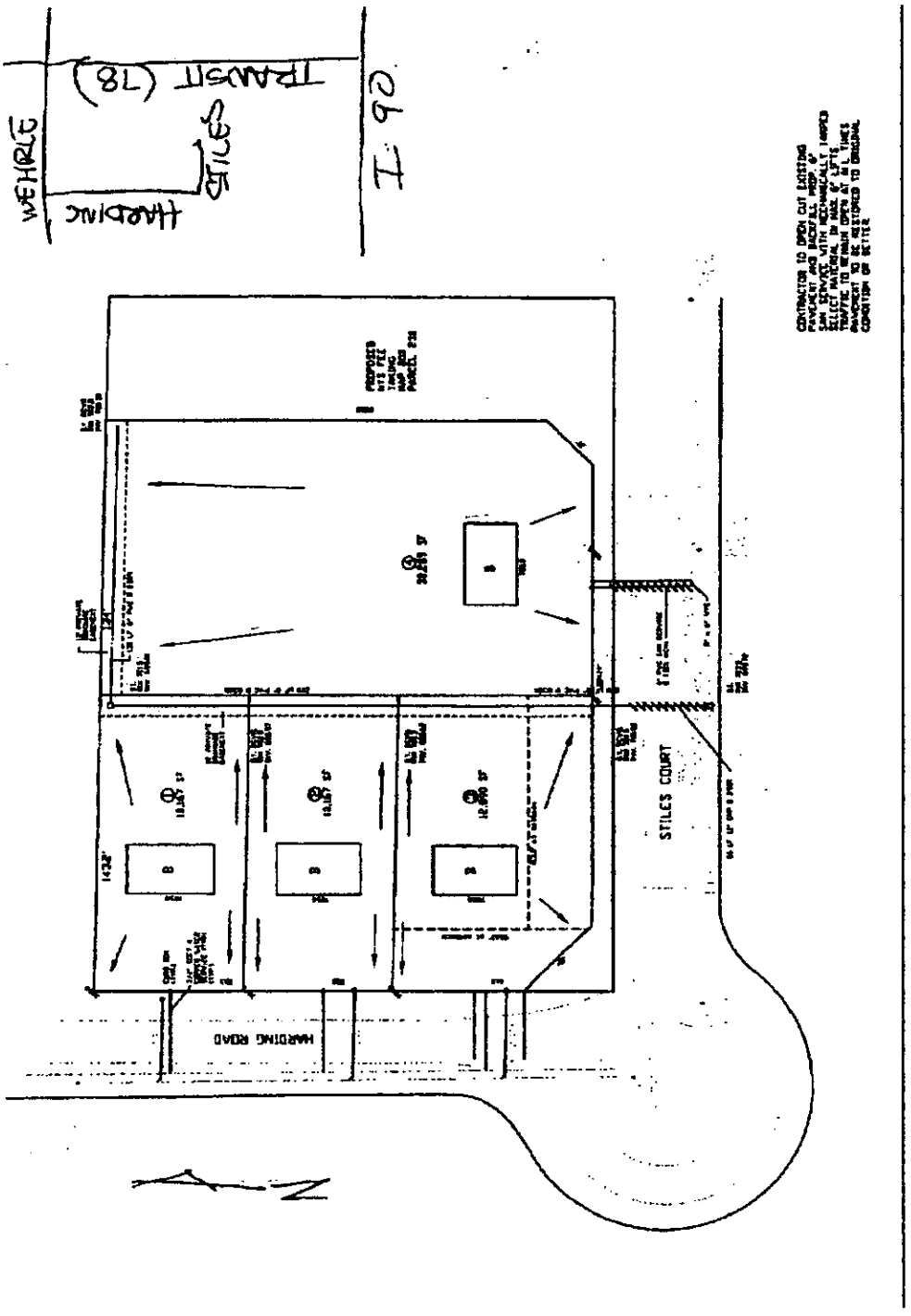
Exhibit 2: Project Location and Topography
Base = USGS 7.5 Lancaster Quadrangle, 1982



ca. 2000 feet
610 meters

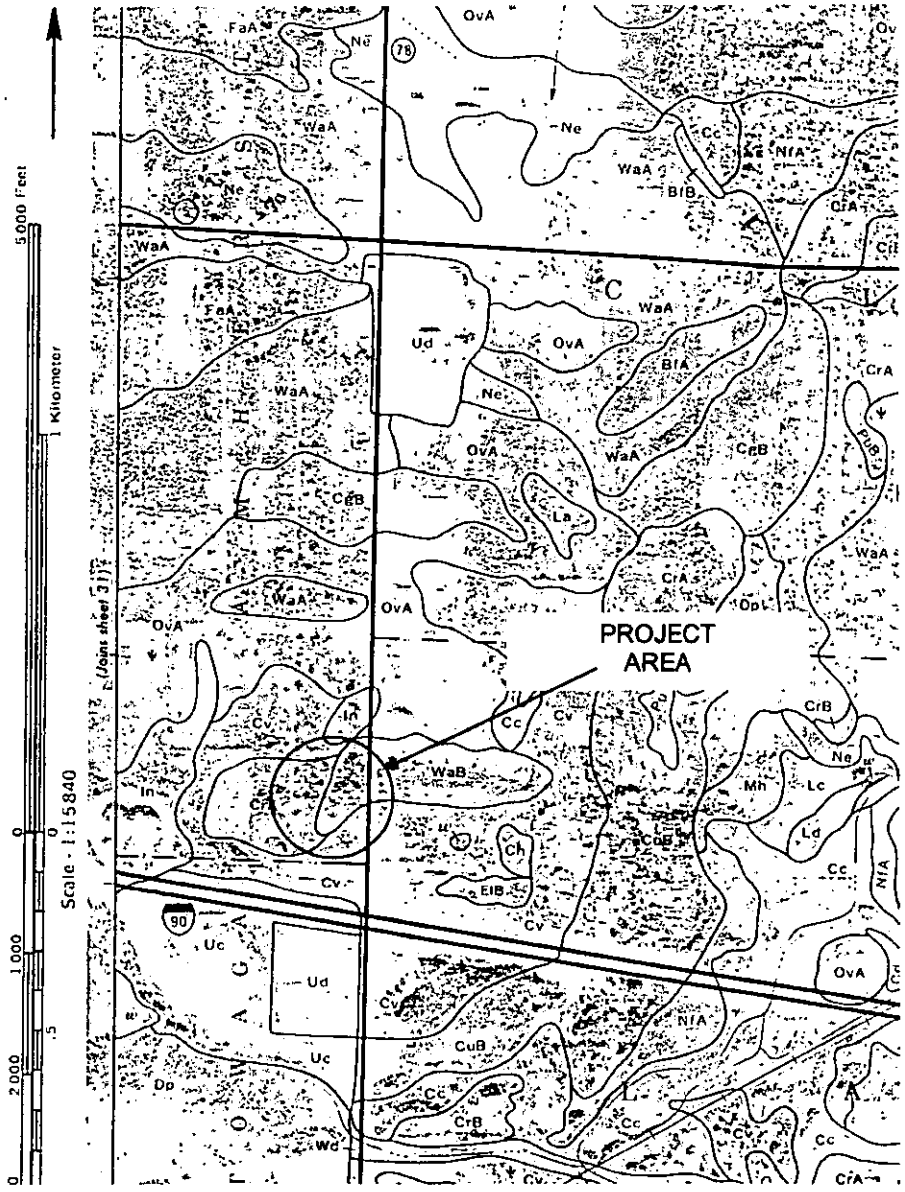
Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Exhibit 3: Project Plan, 469 Harding Road
Town of Amherst, Erie County, New York
Map provided by Grabber & Sons Inc., Cheektowaga, New York



Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Exhibit 4: Soils Map, Proposed Residential Development, 469 Harding Road
Town of Amherst, Erie County, New York
From: Owens 1984, Soil Survey of Erie County, New York



Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Information from: Owens, 1984; Soil Survey of Erie County, New York

"CrA--Claverack loamy fine sand, 0 to 3 percent slopes. This nearly level soil is deep and moderately well drained. It formed in a mantle of sandy lake sediments and the underlying clayey lake-laid deposits. The sandy mantle is 20 to 40 inches thick. This soil is on the slightly elevated position of the lowland lake plain. Areas of this soil are oblong or irregular in shape and range from 3 to 100 acres, but areas of 5 to 50 acres are most common.

Typically, this soil has a surface layer of dark brown loamy fine sand about 10 inches thick. The subsoil is 35 inches thick. The upper part is strong brown and brown loamy fine sand, the middle part is mottled, dark brown fine sandy loam, and the lower part is mottled, dark brown clay. The substratum is mottled, reddish brown clay to a depth of 60 inches or more.

. . .

From November through May this Claverack soil has a perched seasonal high water table in the lower part of the subsoil. Permeability is rapid in the upper sandy mantle and slow or very slow in the fine textured substratum. The available water capacity is low to moderate. There are generally no rock fragments in the soil. Depth to bedrock is 5 feet or more. The surface layer and subsoil are strongly acid to neutral, unless limed." (page 48)

"WaB--Wassaic silt loam, 3 to 8 pecent slopes. This gently sloping soil s moderately deep and well drained to moderately well drained. It formed in a thin mantle of glacial till deposits on undulating glacial till plains underlain by bedrock at a depth of 20 to 40 inches. Areas of this soil are oblong or irregular in shape and range from 3 to 100 acres, but areas of 5 to 50 acres are most common.

Typically, this soil has a surface layer of very dark grayish brown silt loam 9 inches thick. The subsurface layer is about 1 inch of grayish brown loam. The subsoil extends to a depth of 23 inches. It is brown silt loam in the upper part and gravelly silt loam in the lower part. The substratum is brown gravelly loam. Hard limestone bedrock is at a depth of 28 inches.

. . .

In March and April this Wassaic soil has a perched seasonal high water table above the bedrock in some areas./ Permeability is moderate or moderately slow in the subsoil. The available water capacity is low to moderate, and runoff is medium. Gravel makes up 0 to 15 percent of the surface layer. In unlimed areas, the surface layer and subsoil range from medium acid to neutral.

. . .

The moderate depth to limestone bedrock and the temporary seasonal high water table are serious limitations for some modern urban uses of this soil." (page 151)

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Exhibit 6: Archaeological Resources Within One Mile of the Project Area
469 Harding Road Development, Town of Amherst, Erie County, New York

NYS OPRHP #	Other #	Distance from APE	Time Period	Site Type
	UB 3711 Curtwright	732 meters (2400 feet)	Unidentified Prehistoric	Lithic Scatter
A02907.000052	UB 2685 Country Meadows	1097 meters (3600 feet)	Late Woodland/Iroquois	Camp?
A02902.000157	UB 3013 Garfield Woods	1311 meters (4300 feet)	Unidentified Prehistoric	Workshop/Camp?
	UB 2090 Dead Dog	1372 meters (4500 feet)	Historic, constructed Ca. 1866 - 1905	Residence
A02902.000092	UB 2517 Windsong Locus 2	1433 meters (4700 feet)	Unidentified Prehistoric	Stray Find
A02917.000045	UB 231 Bowmansville Nursery	1463 meters (4800 feet)	Late Woodland	Village and camp
	UB 2192 Susan Drive #2	1463 meters (4800 feet)	Unidentified Prehistoric	Lithic Scatter
A02902.000092	UB 2516 Windsong Locus 1	1524 meters (5000 feet)	Unidentified Prehistoric	Stray Find
A02902.000831	UB 2857 Metz Homestead	1524 meters (5000 feet)	Historic, Euro-American	Residence
	UB 2595 Phillips	1554 meters (5100 feet)	Multi-component Historic, Euro-American Iroquois	Site type uncertain
A02917.000001 A02917.000097	UB 2569 Gipple Log Cabin	1585 meters (5200 feet)	Historic Euro-American, ca. 1803	Log Cabin, Residence
	UB 2494 New Creation	1615 meters (5300 feet)	Unidentified Prehistoric	Site type uncertain
	UB 2447 Will Young Residence	1707 meters (5600 feet)	Historic, Euro-American 1880 - 1909	Residence
	UB 3060 George Karl	1829 meters (6000 feet)	Historic, ca. 1895 - 1950	Scatter, possible former structure location

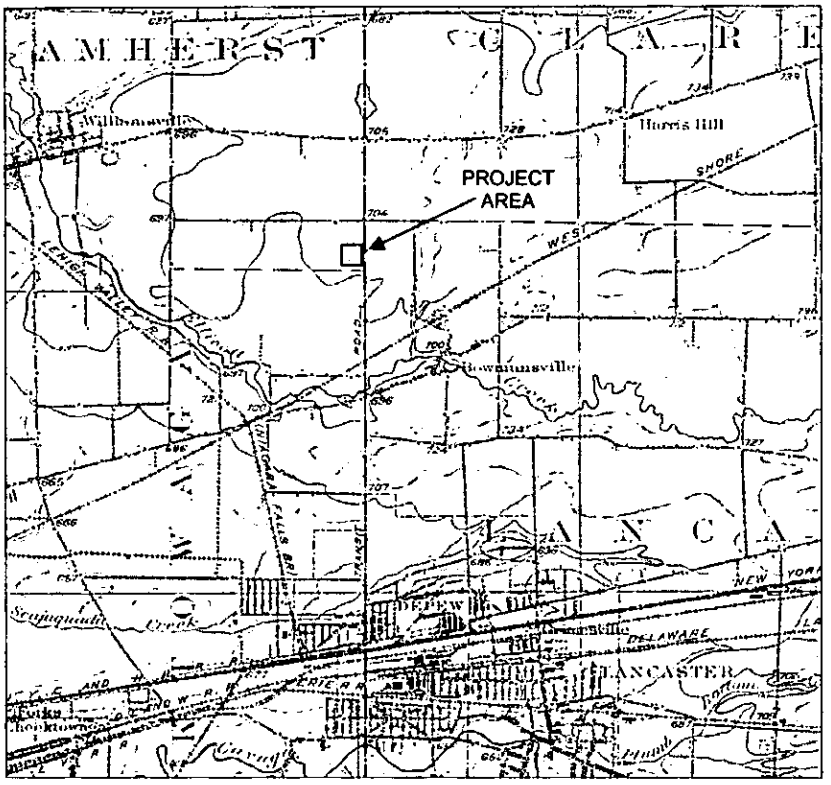
There are two listings in OPRHP files for properties on Harding Road (Nos. 299 and 347; A02902.00821 and A02902.000444). Both were listed as "Not Eligible" but the numbering for this street seems rather strange.

Note on Site Nos: OPRHP numbers are those with an "A0 prefix; NYSM = New York State Museum; UB = SUNY Buffalo Archaeological Site Files; RMSC = Rochester Museum & Science Center; SUBi = SUNY Binghamton

Area examined for recorded sites was measured as ca. 1 mile form the edges of the project area. Site distances were measured from the approximate center of the project area.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Exhibit 7: Portions of the USGS 15 Depew, N.Y. Quadrangle
Editions of 1902 and 1948 showing changes in population and development in the 20th century.

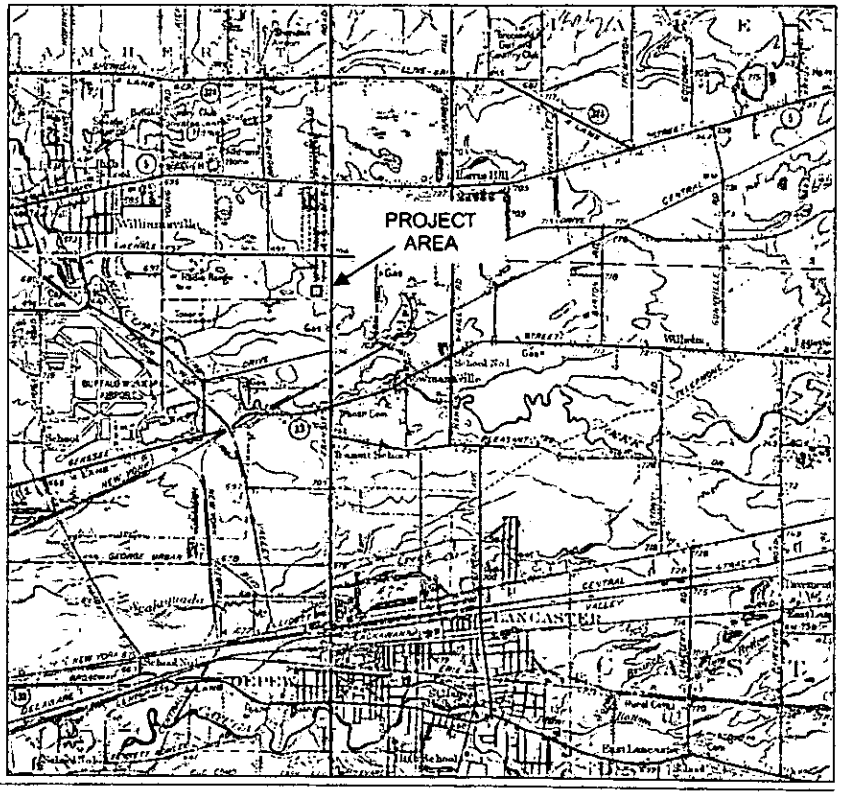


USGS 15 Depew, NY
Quadrangle

Edition of 1902

USGS 15 Depew, NY
Quadrangle

Edition of 1948



Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

CULTURAL RESOURCE INVESTIGATION

STAGE 1B REPORT

Applicant Name: Grabber & Sons Inc.
3242 Harlem Road
Cheektowaga, New York 14225

Project/Facility Name: Proposed Residential Development, 469 Harding Road

Project Review No.: _____

Project/Facility Location: 469 Harding Road, Town of Amherst, Erie County, New York

Documentary research Addendum (if needed)

✓ **Local site inventory checked (specify)**

___ **Informants interviewed**

___ **Other sources checked (specify):**

Results of Documentary Research

There are fourteen recorded cultural resources within approximately one mile of the project area. Eight represent prehistoric occupations–six without a cultural affiliation and two assigned to the Late Woodland/ Iroquois. Five listings are for historic properties and include residences and a general scatter. The historic resources date from ca. 1803 into the mid-20th century. One resource was listed as a multi-component site with an historic component (19th/20th centuries) and a prehistoric component attributed to a Late Woodland/Iroquois occupation.

The closest recorded site was 732 meters (2400 feet) from the project area. The recorded sites are summarized in Exhibit 6.

Field Investigation

Description of structure for survey team (number, organization)

The formal field investigation was conducted by Mark W. Carpenter assisted by Cameron R. Dean.

Date of survey and description of general surface and subsurface conditions (including season, ground visibility and relative wetness of soil).

Field survey was conducted on October 18, 2005. The project area lay within an area that has seen previous (and recent) disturbance. Evidence of dumping and filling were scattered across the area. Areas where the soil was exposed generally were locations of recent disturbance.

Description of general soil characteristics, including texture and depth to sterile soil.

Almost the entire area was covered by fill and modern debris. It appeared to have been filled and leveled in the past and more recently. Only a few small areas in the northeast appeared to possibly represent the original soil levels present in this tract.

Outline of field-testing strategy, specifying (when used): sampling techniques (i.e. type, interval, unit size), surface inspection techniques (i.e. transect interval, method of ground examination), subsurface techniques (i.e. type, interval and average depth of excavation unit; for screening note size of mesh), remote sensing techniques.

The field survey was conducted through walkover inspection in conjunction with opportunistic subsurface testing. Test transects were walked from east to west and were spaced 15 meters (49 feet) apart. Stops were routinely made at 15 meter intervals along each transect and a determination made as to whether or not a shovel test could be excavated.

When tests could be excavated they were approximately 40cm square and were excavated into the subsoil. Soil removed from each test was sifted through ¼-inch mesh hardware cloth screens in an effort to recover any artifacts that might be present. Notes were kept for each test that identified the number of soil levels present and each level's depth below surface, texture, color, stone/gravel content, and the presence or absence of cultural material.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Unfortunately, most locations could not be tested due to the previously mentioned fill, debris, and disturbances. The shovel tests that were excavated in this area produced only modern cultural material. Test locations are shown on Exhibit 8 and Shovel test stratigraphy is summarized in Exhibit 9.

Description of intensity of coverage and rationale for excluding areas from survey. Attach a map with location and type if each excavation unit; areas surface inspected. Any area not surveyed should be clearly delineated.

Coverage is considered to have been intensive. Shovel test stratigraphy and notes on coverage have been included as Exhibit 9.

Description of problems encountered during survey, which may have influenced results.

None

Results of Field Investigation

✓ **no sites identified**

___ **site(s) identified**

Describe general nature and distribution of sites

No sites recorded

For each site, complete a site inventory form (OPRHP), providing general boundaries and information on nature of the site (e.g. lithic scatter, historic midden, rockshelter). Each form should be marked "Confidential"

Recommendations

✓ **No additional work recommended**

___ **Project should be modified to avoid site(s)**

___ **Additional work recommended**

___ **Stage 2 Report Attached __ Yes ___ No**

___ **Applicant should seek direction from OPRHP as to the need for additional work**

Rationale

Evaluate the effect of the proposed undertaking on identified cultural resources.

No effect

If cultural resources are present but will not be impacted, explain why.

Not applicable

If cultural resources will be impacted, explain how each will be affected.

Not applicable

Describe possible precautions, protective measures or project modifications which would avoid or alleviate these impacts.

Not applicable

Identify sites and/or areas which require additional study.

Not applicable

Outline nature and extent of additional investigation(s) recommended.

None

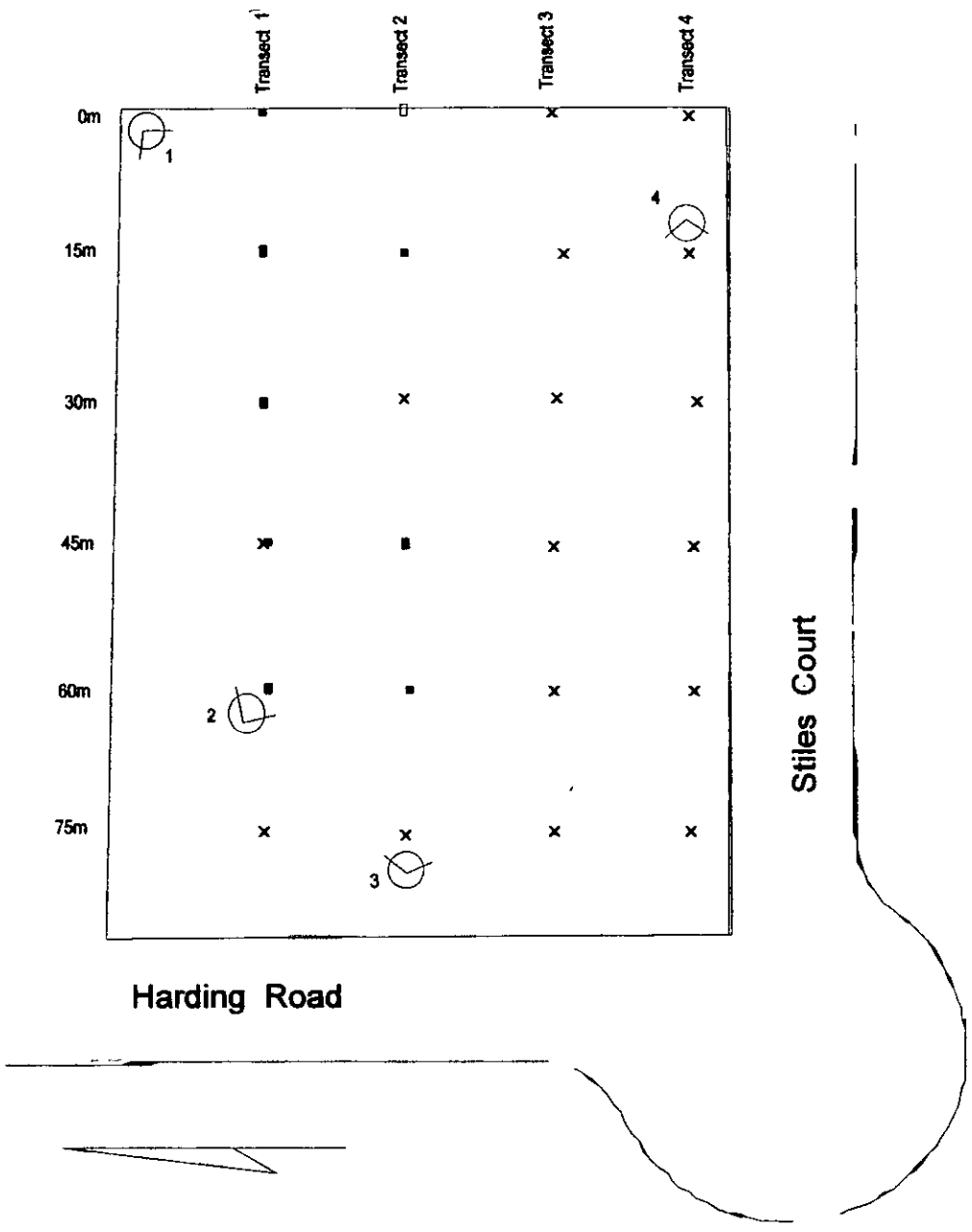
End Stage 1B Report

If Stage 2 Site Evaluation Report is not completed at this time, proceed to Supportive Data section.

Stage 1B Report Prepared By: Robert L. Dean, Heritage Preservation & Interpretation Inc.
Date: October 19, 2005

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Exhibit 8: Sketch map of Archaeological Coverage
Proposed Residential Development, 469 Harding Road
Town of Amherst, Erie County, New York



■ Indicates location where a shovel test was excavated

× Indicates stopping point on transect, test not excavated

Indicates approximate position where photo taken.
Numbers keyed to Photographs in this report.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Exhibit 9: Summary of Test Transects and Shovel Test Stratigraphy
Proposed Residential Development, 469 Harding Road

Transect 1	Origin approximately 15m south of the northern property line in the northeast corner of the project area. Transect headed to the west (ca. 280° magnetic).			
1:0m	1	0 - 17	sandy silt w/roots and gravel; 10YR 4/4	---
	2	17 - 34	silt loam w/pea gravel; 10YR 6/6	---
1:15m	1	0 - 8	silt loam; 10YR 3/2	---
	2	8 - 32	mix of 10YR 6/6 & 5/6 silt loam with roots and rocks, rock may actually be large fragment of industrial slag	---
	3	32 - 37	silt loam; 10YR 3/4 (topsoil?)	---
1:30m	test area is zone of mounded fill, actual test place din a small, bowl-shaped depression			
	1	0 - 19	silt loam w/roots & large rocks; 10YR 3/2	rusted metal (surface) clear glass (modern) bottle glass (modern)
	2	19+	stopped by large rock	---
1:45m	not excavated. Low spot, limestone and cherty fill			
1:60m	1	0 - 17	silty clay loam; 10YR 3/3	wire wire nail fragments bottle glass (modern)
	2	17 - 33	silty clay; 10Y 5/8 bedrock? at 33cm	---
1:75m	Not excavated. Adjacent (1.2m distant) to an existing gas line and area is all filled. Also a zone where cement truck has poured excess material or wash.			
2:0m	Not excavated, 2m east of gas line. Surface shows indications of filling. Littered with modern debris (bricks, concrete paving, slabs and cinder blocks).			
2:15m	Bedrock very shallow here and there is poison ivy present.			
	1	0 - 18	clay loam w/roots; 10YR 3/3	plastic cup
	2	18 - 27	silty clay loam w/bedrock at base	---
2:30m	Not excavated, 30+cm of fill on surface.			
2:45m	1	0 - 20	clay loam w/roots, large cherty boulders; 10YR 3/2 - 3/3	---
	2	20+	stopped by rock	
2:60m	Older fill mound area.			
	1	0 - 9	silty clay loam w/rocks & roots; 10YR 4/2	---
	2	9 - 30	silty clay loam, loose, w/roots; 10YR 5/4	---
2:75m	Not excavated, fill pile in tangled mass of cut trees.			
3:0m	Not excavated. Fill pile in middle of other fill piles plus concrete and tree sections.			
3:15m	Not excavated. Disturbed area, bulldozed silty clay & crushed stone/gravel fill. Some fragments of cement blocks mixed in.			
3:30m	Not excavated. Much the same as last stop.			
3:45m	Not excavated. Bulldozed, fill, extremely wet at surface and some areas of standing water.			
3:60m	Not excavated. Fill, has been bulldozed, contains roof shingles, brick or redware tile fragments, flat cement block fragments, etc.			

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Exhibit 9 continued

3:75m Not excavated. Road fill and about 0.5 to 1m east of gas line.

4:0m Not excavated. Road fill and about 1.5m east of gas line. Trash, cement block fragments, and asphalt on surface.

4:15m Not excavated. More fill, more cement block fragments in the fill.

4:30m Not excavated. Bulldozed area among fill piles.

4:45m Not excavated. Bulldozed fill.

4:60m Not excavated. Bulldozed fill, roadway.

4:75m Not excavated. Gravel access road.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Exhibit 10: Photographs of the Project Area
(All photographs by Mark W. Carpenter)



Photograph 1: Looking southwest from the northeast corner of the project area.



Photograph 2: Looking southeast from 1:60m.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)



Photograph 3: Looking west from location 2:75m.



Photograph 4: Looking east from location 4:15m.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

CULTURAL RESOURCE INVESTIGATIONS

SUPPORTIVE DATA

Applicant Name: Grabber & Sons Inc.
3242 Harlem Road
Cheektowaga, New York 14225

Project/Facility Name: Proposed Residential Development, 469 Harding Road

Project Review No.: _____

Project/Facility Location: 469 Harding Road, Town of Amherst, Erie County, New York

Reports should include the items listed below. Bracketed information is optional. Put a check mark next to each item appended.

PLEASE NOTE: Most attachments below often provide precise locational and compositional data on archaeological sites. This information is confidential to protect the resource from vandalism. All attachments with site-specific information should be omitted from report copies which will be available to the general public.

- ✓ **qualifications of principal investigator(s)** On file with DEC/OPRHP
- ✓ **topographic map with project area noted** [Exhibit 2]
- ✓ **map(s) of test locations, field inspection, and areas of cultural material** [Exhibit 8]
  (map(s) must have titles, legend, bar scale and directional arrow)
- ___ **site inventory forms (Mark "Confidential")**
- ___ **artifact catalogs**
- ✓ **record of soil stratigraphy in each test** [Exhibit 9]
- ✓ **[copies of relevant, supplemental historic maps]** [Exhibit 7]
- ___ **[continuation sheets for preceding questions where the space available was insufficient for a complete response]**

For reports on surveys which include Site Evaluation and Definition (Stage 2), the following items should also be included:

- ___ **project area map with site boundaries delineated (mark "Confidential: For Agency Use Only")**
- ___ **soil profiles**
- ___ **photographs, as appropriate, characterizing project area and documenting salient cultural features**
- ___ **recommendations**

Certification: I certify that I directed the cultural resource investigation reported here, that my observations and methods are fully reported, and that this report is complete and accurate to the best of my knowledge.

Robert L. Dean

Supportive Data Prepared By: Robert L. Dean, Heritage Preservation & Interpretation Inc.
Date: October 19, 2005

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)

Elias, Thomas
1980 *The Complete Trees of North America: Field Guide and Natural History.* Book Division, Times Mirror Magazines, Inc., New York.

Hunt, George
1974 *Natural Regions of the United States and Canada.* Wiley & Sons, San Francisco.

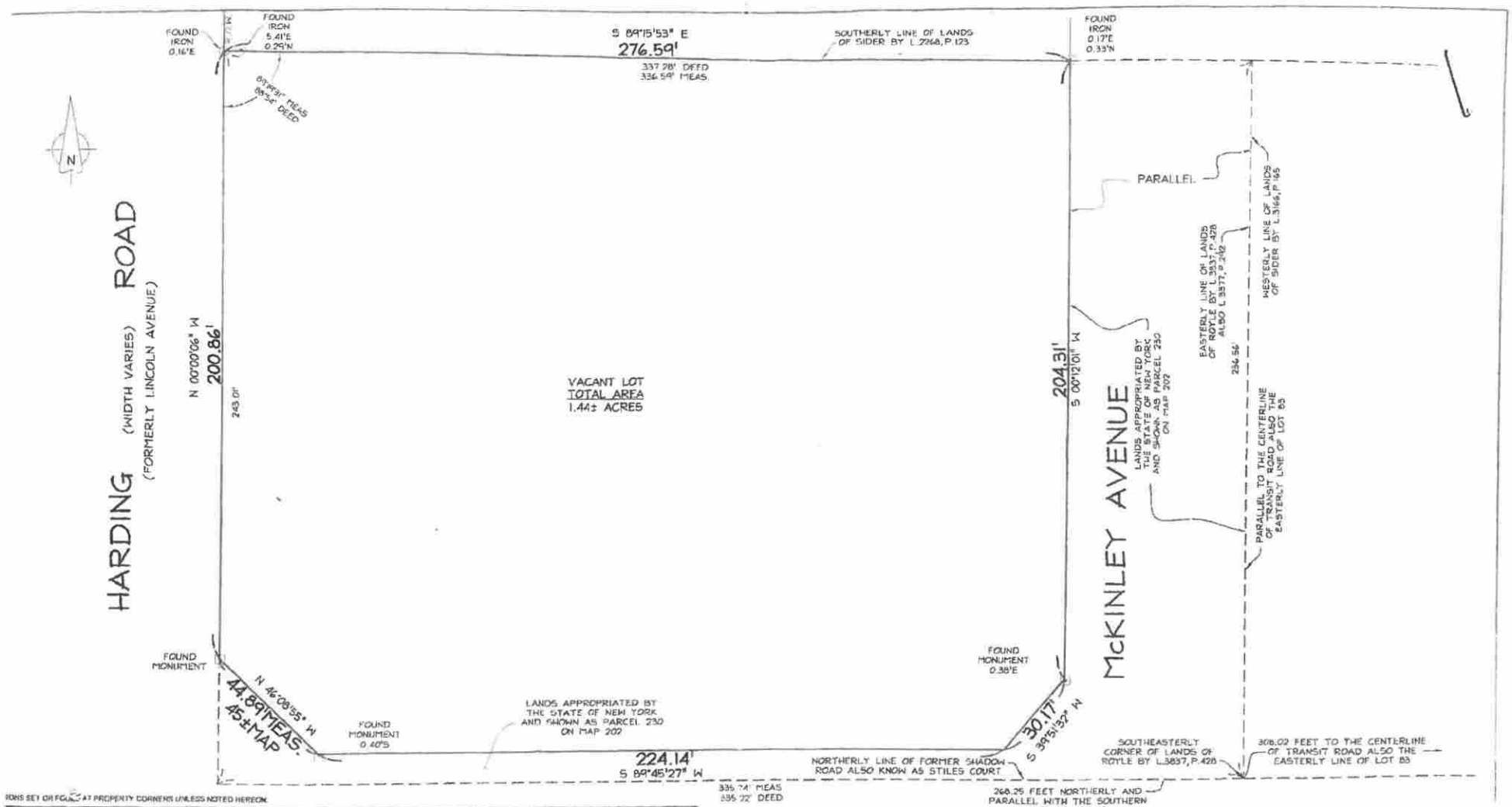
New York State Office of Parks, Recreation & Historic
n.d. Sphinx system, site inventories, National Register listings, etc.

Owens, et al
1984 Soil Survey of Erie County, New York. USDA Soil Conservation Service.

Parker, Arthur C.
1922 *The Archaeological History of New York.* New York State Museum Bulletin, Nos. 235, 236, Albany

SUNY Buffalo Archaeological Survey
n.d. Archaeological Site Files. Department of Anthropology, SUNY Buffalo.

Attachment: Z-2020-13_application_041521 (22749 : Z-2020-13)



IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

Nussbaumer & Clarke, Inc.
Engineers and Surveyors
8 Lake Shore Road, Suite 500 | Buffalo, NY 14219
(716) 827-8000 | (716) 270 6091 fax
www.nussclarke.com
Erie | Niagara | Chautauqua | Cattaraugus

BOUNDARY SURVEY
468 HARDING ROAD
Part of Lot 83, Township 11, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 07/11/16 Rev.: Scale : 1" = 30'

Project No. : 05J2-06708

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

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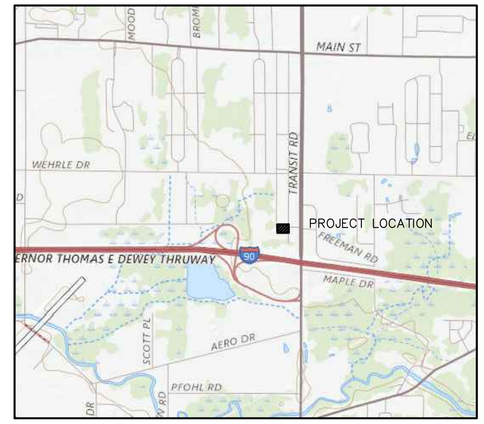
Successors to the records of Graf Land Surveyors

Successors to the records of James L. Shafer, Land Surveyor

Attachment: Z-2020-13_drawings_041521 (22749 : Z-2020-13)





LOCATION MAP N.T.S.

Site Data

Lots:

Number shown: 10
Minimum lot width at setback: 40'
Minimum lot area shown: 5,530± sq.ft.
Site Area: 1.44± acres

Harding Rd Subdivision

SKETCH PLAN

GPI
GREENMAN-PEDERSEN, INC.
CONSULTING ENGINEERS
ENGINEERING · SURVEYING · PLANNING
4950 GENESEE STREET SUITE 100 BUFFALO, NY 14225
(716) 633-4844 FAX (716) 633-4940

DRAWN: KCZ	JOB NO.: --	SHEET NO.:
CHECKED:	DATE: FEBRUARY 2021	
APPROVED:	SCALE: 1"= 20'	

Attachment: Z-2020-13_drawings_041521 (2274 : Z-2020-13)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2020-13

PETITIONER

Forbes Capretto Homes
c/o Jeff Palumbo, Esq.
Barclay Damon LLP
9276 Main Street, Suite 3
Clarence, NY 14031

PROPERTY LOCATION

469 Harding Road

WHEREAS the Town of Amherst Planning Board on Thursday, March 18 and April 15, 2021 held a remote public hearing on the proposed rezoning of land from Residential District Three (R-3) to Cluster Residential District Three-A (CR-3A), and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is inconsistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is not compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current versus the proposed district.

E. The proposed change does not tend to improve the balance of uses, or meet a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived since hydric/potentially hydric soils have not been identified on the parcel.

Pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

Attachment: Z-2020-13_Draft Resolution_041521 (22749 : Z-2020-13)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2020-13

PETITIONER	PROPERTY LOCATION
Forbes Capretto Homes	469 Harding Road

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be **denied** for the following reasons.

1. The proposed zoning and development plan is inconsistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

2. The proposal is not compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

SM/ac
X:\Current_Planning\Files\Rezonings\2020\Z-2020-13_(468_Harding_Rd)_2020\Z-2020-13_Blurb_041521.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Jeff Palumbo, Barclay Damon LLP, 9276 Main Street, Suite 3, Clarence, New York 14031

Attachment: Z-2020-13_Draft Resolution_041521 (22749 : Z-2020-13)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor
Daniel C. Howard, AICP
Planning Director
Ellen M. Kost, AICP
Assistant Planning Director

April 22, 2021

Forbes Capretto Homes
c/o Jeff Palumbo
Barclay Damon LLP
9276 Main Street, Suite 3
Clarence, New York 14031

SUBJECT: REQUEST TO REZONE 1.44± ACRES OF LAND FROM R-3 TO CR-3A; **Z-2020-13**; PROPERTY LOCATED AT **468 HARDING ROAD**.

Dear Sir / Madam:

At its meeting on April 15, 2021 the Planning Board voted to adjourn the subject hearing.

This matter will be placed on the Planning Board agenda for May 20, 2021.

Should you have any questions regarding the Planning Board's decision, please do not hesitate to call us.

Very truly yours,

Ellen M Kost

for Daniel C. Howard, AICP
Planning Director

DH/EK/bf
X:\Current_Planning\Files\Rezonings\2020\Z-2020-13_(468_Harding_Rd)_2020\Z-2020-13_Adjourned Letter_041521.docS:\Current Planning Files\Rezonings
cc: Scott Marshall, Principal Planner

Attachment: Z-2020-13_adjournment_041521 (22749 : Z-2020-13)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 04/15/21 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 22751

TABLED

PLANNING BOARD ITEM (ID # 22751)

Request to Rezone 6.7± Acres of Land from SA to MFR-4A, Z-2020-15

Property located at 1789 Dodge Road
Joe Rubino, Petitioner

February 18, 2021

No comments were heard on this proposal. The Petitioner requested this proposal be adjourned. Mr. Giuliani moved to adjourn. The motion was seconded by Mr. Chmiel and carried. Ayes 7, Noes 0.

March 18, 2021

No comments were heard on this proposal. The Petitioner requested this proposal be adjourned. Mr. Giuliani moved to adjourn. The motion was seconded by Ms. Gelber and carried. Ayes 7, Noes 0.

April 15, 2021

Purpose of rezoning request is to allow construction of a proposed 18-lot residential subdivision and related site improvements. The development will consist of 17 detached single family homes and a stormwater management area located at the eastern/rear of the property. The proposed zoning to MFR-4A will allow for a smaller lot configuration that will make room for added buffers to the northern portion of the proposed development and the existing residential neighbors. Approximately 1.5± acres in the eastern portion of the site will remain open space. A public roadway ending in a hammer-head turnaround and a single curb cut onto Dodge Road are proposed.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

William Pitz, 1815 Dodge Road, spoke on behalf of the neighborhood. He said local residents strongly oppose the project, signed a petition, and that they would like a designation of SA to R-1. He expressed concerns over the impact the project would have on traffic, noise and light pollution. Mr. Pitz also questioned whether wildlife, traffic and wetland studies had been completed and challenged statements on the plans. He stated that a 20-foot barrier is unacceptable and that he would like a berm with vegetation and a fence. Lisa Rockwell, 1765 Dodge, said that residents would like to maintain more rural aspect of the community. Many people in that area still use their property to farm and had concerns over pesticides and the effect on wildlife. Sandy Mack, 1790 Dodge, stated that the project is not compatible with the neighborhood. Chris Buscaglia, 1875 Dodge, would like sidewalks added to the area and that the project be postponed until they decide what they would like in regards to agriculture in the Town.

Mr. Hopkins responded that traffic would be a part of the review process. He said that lighting would follow the Town's requirements and there would be no spillover, that the

stormwater plan would follow DEC standards and would not encourage more insects, and agreed that sidewalks is something that should be considered. He said that the project is still in the early stages and that many of the technical concerns would be addressed later. D. Howard offered some general information on the process of installing sidewalks.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Ms. Penberthy moved to deny the request. The motion was seconded by Mr. Chmiel, but did not carry. Ayes 3, Noes 2 (Gilmour, Giuliani), Absent 2 (Gelber, Gill).

Ms. Penberthy moved to adjourn. The motion was seconded by Mr. Chmiel and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

HISTORY:

02/18/21	**Planning Board**	**ADJOURNED**	**Next: 03/18/21**
03/18/21	**Planning Board**	**ADJOURNED**	**Next: 04/15/21**

ATTACHMENTS:

- Z-2020-15_application_021821 (PDF)
- Z-2020-15_drawings_021821 (PDF)
- Z-2020-15_draft resolution_021821 (PDF)
- Z-2020-15_adjournment letter_021821 (PDF)
- Z-2020-15_application_031821 (PDF)
- Z-2020-15_drawings_031821 (PDF)
- Z-2020-15_Draft Resolution_031821 (PDF)
- Z-2020-15_Adjourned Letter_031821 (DOC)
- Z-2020-15_application_041521 (PDF)
- Z-2020-15_drawings_041521 (PDF)
- Z-2020-15_draft resolution_041521 (PDF)
- Z-2020-15_adjournment_041521 (PDF)

RESULT:	**ADJOURNED [UNANIMOUS]**	**Next: 5/20/2021 6:30 PM**
MOVER:	Brittany Lee Penberthy, Board Member	
SECONDER:	Michael Chmiel, Board Member	
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.	
ABSENT:	Stephanie S. Gelber, Harbinder Gill	

Rezoning of 1789 Dodge Road from SA to R-3 - Proposed Residential Subdivision

Applicant: Joe Rubino c/o
Sean Hopkins, Esq.,
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning Review and, if required Comprehensive Plan Amendment

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Materials Accepted by Town Clerk & Fee Paid _____ ACCEPTED BY DATE

Materials Checked by Building Dept. _____ RECEIVED BY DATE

Materials Received by Planning Dept. _____ RECEIVED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250**	$1.250.00
2 – 20 ACRES **$1,250 + $250/acres or fraction thereof over 2 acres**		$1,250.00
20 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 20 acres**		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres**		_____
Request for Relief of/Change to Conditions of Zoning Approval	**$ 1,200**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$ 15.00**	$15.00
	TOTAL FEE:	**$** 2.515.00

[Note: A completed Part 1 of the Full Environmental Assessment Form along with Page 5[a] is attached as Exhibit "2".

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:** Name: Joe Rubino

Address: c/o Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, New York 14221
City State Zip Code

Phone: 510-4338 Fax:

E Mail shopkins@hsr-legal.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property**

From: SA District

To: R-3 District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

1789 Dodge Road

SBL #: 42.00-1-45.2

4. **Area of land to be rezoned** (in acres): 6.7 acres

5. **Owner of Land:**

Name: Joe Rubino

Address: 1570 Dodge Road, East Amherst, NY 14228

Telephone:

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Other Representative:
Christopher Wood, P.E.
Carmina Wood Morris DPC
487 Main Street, Suite 600
Buffalo, New York 14202
Tel: 842-3165 [Ext. 103]
E-mail: cwood@cwm-ae.com

Name: Sean W. Hopkins, Esq.

Address: 5500 Main Street, Suite 343
Williamsville, New York 14221
Tel: 716.510-4338 - E-mail: shopkins@hsr-legal.com
City State Zip Code

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

7. **Petitioner's interest in property**

_____Option to purchase

__X__Owner

_____Other (explain) _____

[Note: Authorization Letter of the Property Owner signed on December 28, 2020 attached as Exhibit "1" of this Rezoning Application.]

8. **The following are all others having an interest in this application and join herein with the petitioner named above:** (describe extent of interest; attach sheets as needed)

Not Applicable.

9. **Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor.** Legal description of property to be rezoned from SA to R-3 is attached as Exhibit "3" and copy of the Survey prepared by Nussbaumer & Clarke Inc. is attached as Exhibit "4".

10. **Said property has the following deed restrictions or Covenants:** (attach copy) Not Applicable.

Liber _____ Page _____

11. **Information on proposed project:**

A. Description of the character of the proposed development:

See Exhibit 5.

B. Rationale for rezoning request:

1. Why was this site chosen? _____

See Exhibit 5.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

2. Why cannot land be used with the existing zoning?

See Exhibit 5.

3. How will this rezoning impact surrounding properties?

See Exhibit 5.

4. How will this rezoning impact the school system?

See Exhibit 5.

12. Quantitative Data:

A. Total # of dwelling units: 17

B. Distribution of dwelling units by type: The dwelling units will consist exclusively of detached single-family homes on individual lots.

C. Gross Residential Density per acre: 2.53 homes per acre.

D. Total amount of Open Space: 1.5 acres

E. Proposed Non-Residential Floor Area: Not Applicable

[Note: A reduced size copy of the Sketch Plan [Drawing C-100] prepared by Carmina Wood Morris is provided at Exhibit "7" and a full size copy is also attached.]

13. Development Schedule:

Start: Fall 2021

Finish: 2022 [Completion date dependent on build-out period for the single-family homes.]

Stages (# of): 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:

The single-family homes and residential lots will be sold.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

15. Open Space ownership and maintenance provisions (if applicable):

Greenspace and landscaping will be privately owned and maintained.

16. Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)

A. <u>The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.</u>

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

See Exhibit 6.

2. Pursuant to NYS Town Law Section 272a(11), "all Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Town Board adopted the Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

Cite all text, map, and / or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

See Exhibit 6.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

See Exhibit 6.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer

Yes.

2. Storm Sewer/Drainage

Yes.

3. Water

Yes.

4. Other Yes.

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

See Exhibit 6.

D. Suitability of the subject property for uses permitted by the current versus the proposed district:

See Exhibit 6.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

See Exhibit 6.

17. The petitioner encloses herewith the sum of $ 2,615.00 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

[Note: Authorization Letter of Property Owner signed attached as Exhibit "1".]

Counsel for Petitioner
Signature of Petitioner

Subscribed and sworn to before me this 28th day of December, 20 20

Notary Public, Erie County, New York

MARIANNE BRAUTLACHT
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 01/14/20 2

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

P/CurrPlan/Applications2007/Rezoning & Comp Plan Amend App.
10/08

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Exhibit 1 – Authorization Form of Property Owner as Signed on December 28, 2020

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

AUTHORIZATION

Joe Rubino, as the owner of property located at 1789 Dodge Road in the Town of Amherst [SBL 42.00-1-45.2] (the "Project Site") hereby authorizes Hopkins Sorgi & McCarthy PLLC and Carmina Wood Morris DPC, to seek all required approvals and permits from the Town of Amherst and other involved governmental agencies relative to the intended use of the Project Site as a residential subdivision including but not limited to an amendment of the zoning classification of the Project Site from SA to R-3.

Date: December 28, 2020

Joe Rubino

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Exhibit 2 – Part 1 of Full Environmental Assessment Form Prepared Pursuant to the State Environmental Quality Review Act ("SEQRA") with Attached Page 5[a]

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Full Environmental Assessment Form
Part 1 - Project and Setting

Prepared By: Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Residential Subdivision		
Project Location (describe, and attach a general location map): 1789 Dodge Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of a rezoning of approximately 6.7 acres of land at 1789 Dodge Road ("Project Site") from Suburban Agriculture ("S-A") to Residential District Three ("R-3") to accommodate a proposed 18 lot residential subdivision (17 homes) along with all related site improvements. A copy of the Sketch Plan [Drawing C-100] depicting the layout of the proposed residential subdivision as prepared by Carmina Wood Morris DPC is attached to the Rezoning Application. The proposed action has been defined broadly to include all required discretionary approvals and permits as well as all proposed site improvements including proposed detached single family homes, a public roadway, a roadway connection onto Dodge Road, driveways, lighting, an on-site storm water management system, and all required utility improvements. The project purpose is to develop the Project Site for Single Family Residential Use per the recommended land use in Figure 6 of the Town's adopted Comprehensive Plan. The Project Sponsor believes the project will not result in any potentially significant adverse environmental impacts and that the issuance of a negative declaration by the designated lead agency [anticipated to be the Amherst Town Board] is both appropriate and justified.		
Name of Applicant/Sponsor: Joe Rubino c/o Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC	Telephone: 716.510-4338 E-Mail: shopkins@hsr-legal.com	
Address: 5500 Main Street, Suite 343		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Project Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Rezoning and Public Improvement Permits	December 28, 2020
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Preliminary Plat and Final Plat Approval	To be determined
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Engineering Dept. - Stormwater Permit; Building Dept. - Demolition Permit and Building Permits	To be Determined
e. County agencies ☑Yes ☐No	ECDPW - Highway Work Permit; ECWA - Water; ECHD - Sewer and Water	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES Permit and DSCA Approval, wetlands	To be Determined
h. Federal agencies ☑Yes ☐No	USACOE - wetlands	

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐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?) ☑Yes ☐No

If Yes, identify the plan(s): [Note: The proposed action will not have any adverse impacts on the West Erie Canal Corridor.]

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? ☐Yes ☑No

If Yes, identify the plan(s):

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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?
Suburban Agriculture District ("SA")

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? Residential District Three ("R-3")

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

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

d. What parks serve the project site?
There are various Town parks that will be accessible to the future residents of the proposed residential subdivision.

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)? Residential subdivision consisting of detached single-family homes on individual lots with public roadway.

b. a. Total acreage of the site of the proposed action? 6.7 acres
b. Total acreage to be physically disturbed? 4 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.7 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? 18
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 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	17			
At completion of all phases	17			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ 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: _____
ii. If a water impoundment, the principal source of the water: ☑ Ground water ☐ Surface water streams ☐ Other specify:
_____
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: 0.7 +/- acres
v. Dimensions of the proposed dam or impounding structure: N/A height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
impoundment is an excavation, does not require a dam

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): There is a small wetland with a size of 0.054 acres located on eastern portion of the Project Site and 436.3 ft. of linear ft. of a jurisdictional ditch per the wetland delineation of the Project Site conducted by Earth Dimensions, Inc. dated December 21, 2020. The small wetland area is subject to federal jurisdiction and also potentially subject to NYSDEC jurisdiction.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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:
The subdivision has been designed to avoid any impacts to the small wetland with a size of 0.054 acres located on the Project Site.

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: 7,480 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: ECWA
- 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:
  new public water main will be installed along the new public road to serve the proposed residential lots.
- Source(s) of supply for the district: ECWA

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:
N/A

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 7,480 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: Town of Amherst Waste Water Treatment Plant on Tonawanda Creek Road.
- Name of district: Town of Amherst Consolidated Sanitary Sewer 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

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- 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:

New public sewer main will be installed along the new public road to serve the proposed residential lots.

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):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

None

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 1 +/- acres (impervious surface)

_____ Square feet or 6.7 acres (parcel size)

ii. Describe types of new point sources. roadway, roofs, driveways

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)?

storm water will be directed to a proposed storm water management area and will discharge to the existing ditch on the east side of 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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: _____

typical usage for a single family subdivision

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

National Grid

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: 7am - 7pm
- Saturday: 7am - 7pm
- Sunday: none
- Holidays: none

ii. During Operations:

- Monday - Friday: Not Applicable
- Saturday: _____
- Sunday: _____
- Holidays: _____

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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:

Construction activities in furtherance of the construction of the proposed residential subdivision will result in temporary unavoidable adverse noise impacts during daytime hours. The project will not result in any long-term adverse noise impacts.

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:

There will be lighting provided within the public right-of-way per Town's standards for a residential street.

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: 1 tons per month (unit of time)
- Operation : typical residential tons per month (unit of time)

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

- Construction: contractor may recycle wood or metal that their discretion
- Operation: will follow Town of Amherst recycling program

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

- Construction: approved NYSDEC C&D facility
- Operation: approved NYSDEC facility via municipal collection

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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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.3	1.0	+0.7
• Forested	1.9	1.5	-0.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.446	1.7	-1.746
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.054	0.054	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn	1.0	2.446	+1.446

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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:

_____
_____

iii. Describe any development constraints due to the prior solid waste activities: _____
_____

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):

_____
_____

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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 ft. 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:

Elnora loamy fine sand	53 %
Wayland soils complex	28 %
Cheektowaga fine sandy loam	19 %

d. What is the average depth to the water table on the project site? Average: 5 feet

e. Drainage status of project site soils:
☐ Well Drained: ____% of site
☑ Moderately Well Drained: 53 % of site
☑ Poorly Drained 47 % 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 837-47 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland, Federal Waters, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) CC-15

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: _____
Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life

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: _____

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m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban speices

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):

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:

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:

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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 fives 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 Joe Rubino Date December 28, 2020

Signature _____ Title Counsel for Project Sponsor

PRINT FORM

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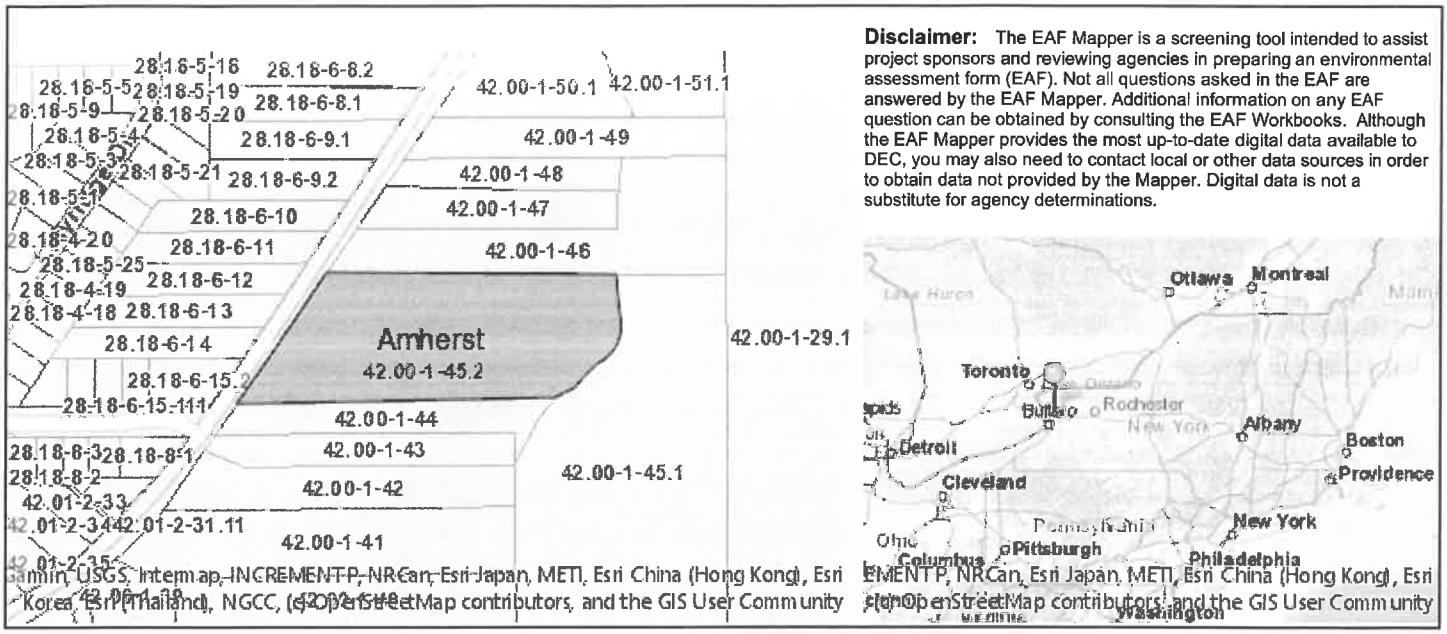
EAF Mapper Summary Report

Monday, December 21, 2020 3:37 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
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.iv [Surface Water Features - Stream Name]	837-47
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):182.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	CC-15

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E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
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]	No
E.3.i. [Designated River Corridor]	No

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Wayland Soils Complex	Severe	Severe	Severe	Severe	Severe
Cheektowaga Fine Sandy Loam	Severe	Severe	Severe	Severe	Severe
Elnora Loamy Fine Sand	Severe	Moderate	Severe	Moderate	Moderate

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   _____ Geotechnical report attached _____ Not applicable

   [Note: Geotechnical Report has been ordered from Barron & Associates and three copies will be submitted prior the public hearing to be held by the Planning Board.]

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ■ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ■ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ■ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:

   Not Applicable.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ■ No Describe
   Proposed residential subdivision at 1696, 1701 and 1721 Dodge Road.

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per peak hour upon completion of project 17
   Source: ITE Trip Generation Report

8. Will blasting occur during construction? ☐ Yes ■ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ■ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
    7,480 gpd average flow 29,920 gpd peak flow.

    (Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

11. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ■ No

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Exhibit 3 – Legal Description of Property to be Rezoned from Suburban Agriculture District ("S-A") to Residential District Three ("R-3")

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EXHIBIT 3 OF REZONING APPLICATION

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED FROM SUBURBAN AGRICULTURE DISTRICT ("SA") TO RESIDENTIAL DISTRICT THREE ("R-3")

All that tract or parcel of land, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot No: 52, Township 12, Range 7 of the Holland Land Company's Survey, described as follows:

Beginning at a point in the northerly line of the lands conveyed to Eli J. and Doris A. Bongiovanni recorded in Erie County Clerk's Office in Liber 7853 of Deeds at page 327 distant two hundred eighty and twenty-three hundredths (280.23) feet westerly from the easterly line of Lot 52; thence S 89° 52' 30" W along the northerly line of the said Bongiovanni a distance of eight hundred seven and thirty-five hundredths (807.35) feet to the centerline of Dodge Road; thence S 33° 53' 27" VV along the centerline of Dodge Road a distance of four hundred six and twenty hundredths (406.20) feet to the southwesterly corner of the said Bongiovanni; thence N 89° 30' 52" E along the southerly line of the said Bongiovanni a distance of eight hundred fifty-seven and forty-eight hundredths (857.48) feet, said point being in the approximately centerline of Town of Amherst Ditch 26B; thence along the approximate centerline of Ditch 26B.the following courses and distances: 1) N 43° 02' 20" East distance of eighty-three and five tenths (83.5) feet, 2) N 60° 40' 20" East a distance of one hundred twenty-five and seventy-three hundredths (125.73) feet, N 02° 43' 40" East a distance of two hundred five and eighty hundredths (205.80) feet to the point of beginning.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Exhibit 4 – Survey of Project Site as Prepared by Nussbaumer & Clarke, Inc. [11" x 17"]

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

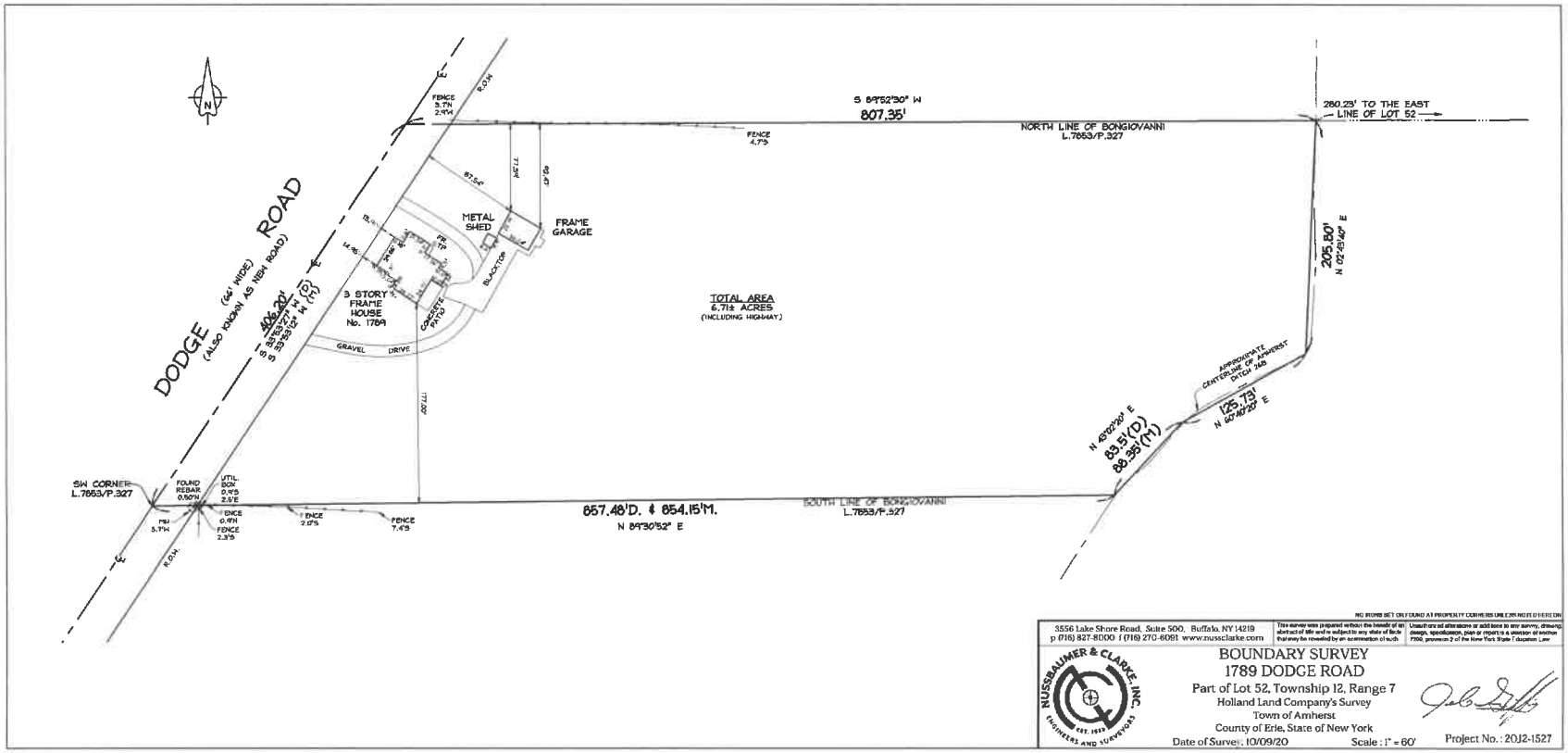
DODGE ROAD
(66' WIDE)
(ALSO KNOWN AS NEW ROAD)
406.20'
S 33°53'27" W (D)
S 33°53'12" W (M)
S 89°52'30" W
807.35'
NORTH LINE OF BONGIOVANNI
L.7853/P.327
280.23' TO THE EAST
LINE OF LOT 52
FENCE
4.7'S
METAL
SHED
FRAME
GARAGE
BLACKTOP
3 STORY
FRAME
HOUSE
No. 1789
CONCRETE
PATIO
GRAVEL DRIVE
TOTAL AREA
6.71± ACRES
(INCLUDING HIGHWAY)
205.80'
N 02°49'40" E
APPROXIMATE
CENTERLINE OF AMHERST
DITCH 248
125.73'
N 60°40'20" E
N 49°02'20" E
83.51'(D)
88.35'(M)
SW CORNER
L.7853/P.327
FOUND
REBAR
0.50'W
UTIL.
BOX
0.4'S
2.5'E
FENCE
0.4'N
FENCE
2.3'S
FENCE
2.0'S
FENCE
7.4'S
857.48'D. & 854.15'M.
N 89°30'52" E
SOUTH LINE OF BONGIOVANNI
L.7853/P.327
R.O.W.
NO IRONS SET ON FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON
3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com
This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such
Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law
NUSSBAUMER & CLARKE, INC.
ENGINEERS AND SURVEYORS
BOUNDARY SURVEY
1789 DODGE ROAD
Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 10/09/20
Scale : 1" = 60'
Project No. : 20J2-1527

Exhibit 5 – Responses to Questions 11A & 11B of the Rezoning Application

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

EXHIBIT 5

REZONING OF 1789 DODGE ROAD FROM S-A TO R-3

Question 11(A): Description of the character of the proposed development:

Response to Question 11(A): The proposed residential project on the parcel 1789 Dodge Road ("Project Site") will be upscale in character and will feature seventeen lots for detached single-family homes. The conceptual layout of the proposed residential subdivision is depicted on the full size Sketch Plan [Drawing C-100] prepared by Carmina Wood Morris P.C. attached to this Rezoning Application and a reduced size copy of the Concept Plan is also provided at Exhibit "7". The proposed residential lots will be accessed via a proposed public roadway complying with the Town specifications as depicted on the Sketch Plan. Approximately 1.5 acres of the approximately 6.7 acre Project Site will be consist of Permanent Open Space.

Question 11(B)(1): Rationale for rezoning request: 1. What was this site chosen?

Response to Question 11(B)(1): The Project Site is an appropriate location for the requested rezoning from S-A to R-3 given the character and scale of nearby land uses. It is also important to mention that the requested amendment of the zoning classification of the Project Site is consistent with the Conceptual Land Use Plan for the Town of Amherst provided Figure 6 of the adopted Bicentennial Comprehensive Plan ("Comprehensive Plan"), which designates the Project Site as appropriate for "Single Family Residential" use. A color copy of Figure 6 of the Comprehensive Plan is attached as Exhibit "8".

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Question 11(B)(2): Why cannot land be used with the existing zoning?

Response to Question 11(B)(2): The Project Site is currently zoned S-A and is not a suitable location for agricultural uses given that the predominant use of nearby parcels consists of single-family homes. It would not be feasible to develop a residential subdivision on the Project Site without amending the zoning classification from S-A to R-3.

Question 11(B)(3): How will this rezoning impact surrounding properties?

Response to Question 11(B)(3): The requested rezoning of the Project Site from S-A to R-3 to accommodate the proposed eighteen lot residential subdivision (17 homes) will not result in any potentially significant adverse impacts on surrounding properties. The density of the proposed residential subdivision is only 2.54 homes per acre and is less than the density of many of the nearby residential subdivisions on parcels zoned R-3, CR-3A and MFR-4A.

Question 11(B)(4): How will this rezoning impact the school system?

Response to Question 11(B)(4): The proposed project will have positive impacts on the school district since the property taxes that will be generated on an annual basis will be substantially higher than the current property taxes. The proposed project will potentially generate demand for educational services provided by the Williamsville Central School District but the proposed residential subdivision will have positive fiscal impacts since the annual school taxes will be higher than the cost of educational services for school age children of the owners of the detached single-family homes.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Exhibit 6 – Responses to Questions 16A, 16B, 16D & 16E of the Rezoning Application

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

EXHIBIT 6

REZONING OF 1789 DODGE ROAD FROM S-A TO R-3

Question 16(A)(1): **State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps and/or figures in the plan that support the proposed zoning at this location.**

Response to Question 16(A)(1): The Town of Amherst adopted the Bicentennial Comprehensive Plan in January of 2007 after completing a lengthy planning process that included numerous public meetings and public hearings involving the Comprehensive Plan Advisory Committee, the Planning Board and the Town Board.[1] In June of 2019, the Town Board adopted amendments to the Bicentennial Comprehensive Plan.

Figure 6 of the Bicentennial Comprehensive Plan is the Conceptual Land Use Plan and it depicts the parcel at 1789 Dodge Road (the "Project Site") as being appropriate for "Single Family Residential" use. A copy of Figure 6 of the Comprehensive Plan is provided at Exhibit "8". The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development in the Town of Amherst.

Single Family Residential is described on Pages 3-30 and 3-31 of the Comprehensive Plan as consisting of 2 to 4 residential units per acre. The density of the proposed residential subdivision will only be 2.54 residential units (detached single-family homes) per acre. The text on Page 3-31

[1] A copy of the resolution adopted by the Town Board on January 2, 2007 for the purpose of adopting the Bicentennial Comprehensive Plan pursuant to Town Law Section 272-a is included at the beginning of the Comprehensive Plan. This resolution recites the lengthy planning history that incorporated numerous opportunities for public input as well as a coordinated environmental review pursuant to SEQRA that involved the preparation a Generic EIS and the issuance of a Findings Statement.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

of the Comprehensive Plan indicates that opportunities exist for infill residential development. The Project Site represents an example of an appropriate location for an infill residential subdivision since the proposed use and the proposed R-3 zoning classification is consistent with the adopted Comprehensive Plan.

Question 16(A)(2): Cite all text, map, and/or figures that must be amended to support the proposed zoning at this location and provide detailed suggested amendments.

Response to Question 16(A)(2): The Applicant does not believe that the proposed rezoning of the Project Site from S-A to R-3 to accommodate the proposed low-density residential subdivision requires an amendment to the Bicentennial Comprehensive Plan.

Question 16(A)(3): State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

Response to Question 16(A)(3): Section 1-2-1 of the Zoning Code is titled "Purpose" and it states as follows:

> *"The purpose of this Zoning Ordinance and the intent of the legislative authority in its adoption is to promote the environment of the town and its public health, safety, convenience, comfort, prosperity and the general welfare by regulating the use of buildings, other structures and land for residences, open space, public facilities, business, services, industry or other purposes; by regulating and restricting the bulk, height, design, building coverage and location of structures; by regulating and limiting population density; and for the aforesaid purposes, to divide the land within the limits of the town into districts of such number and dimensions generally consistent with the policies of the Comprehensive Plan and to provide procedures for the administration and amendment of said Zoning Ordinance."*

The proposed rezoning of the Project Site from S-A to R-3 to accommodate the proposed residential subdivision is consistent with the "Purpose" of the Zoning Code. Section 1-2-2 of the Zoning Code sets forth the objectives of the Zoning Code. This section of the Zoning Code lists 13 objectives that are discussed below as follows:

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

A. To protect the character and values of residential, institutional and public uses, business, commercial and manufacturing uses and to insure their orderly and beneficial development;

Response: The proposed rezoning and will be consistent with the objective of protecting the character and value of existing land uses. The proposed rezoning will allow the Project Site to be utilized as a residential subdivision that represents orderly and beneficial development.

B. To provide adequate open spaces for light, air and outdoor uses to include public, common and private open space areas;

Response: The proposed rezoning of the Project Site from S-A to R-3 and the proposed residential subdivision will not be inconsistent with this objective.

C. To prevent overcrowding of land;

Response: The proposed rezoning and the proposed residential subdivision will not result in the overcrowding of land. The density of the project will only be 2.53 residential units per acre.

D. To prevent excessive concentration of population and to prevent spare and uncoordinated development;

Response: The proposed rezoning of the Project Site from S-A to R-3 will not result in excessive concentration of population. The project consists of a low density residential subdivision.

E. To regulate and control the location and spacing of buildings on the lot and in relation to the surrounding property generally consistent with the policies of the Comprehensive Plan.

Response: The responses to the Questions in Section 16 of the Rezoning Application set forth the reasons the proposed rezoning is consistent with the policies of the Comprehensive Plan.

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F. To protect persons and property from damage and injury due to fire or flood;

Response: The Preliminary Plat review process will trigger the need for an Engineer's Report and SWPPP prepared by a licensed engineer to be prepared for review and approval by the Town's Engineering Department. The project will not increase the likelihood of damage and injury due to fire and flood. The proposed single-family homes will be constructed per the stringent requirements of the NYS Building Code including the fire safety standards contained therein.

G. To preserve and protect significant natural features and vegetation, thereby preventing ecological damage and visual blight which occur when those features or vegetation are eliminated or substantially altered to serve development purposes only.

Response: The proposed rezoning and residential project will not be inconsistent with this objective. The Project Sponsor has made a deliberate effort to propose a layout for the proposed residential subdivision that will avoid the 0.054 acres of wetlands on the Project Site.

H. To assure that structure and land use arrangements are aesthetically harmonious with nearby areas and structures.

Response: The development of the Project Site in a manner consistent with the Sketch Plan will be aesthetically harmonious with nearby areas and structures.

I. To regulate the location of buildings and intensity of uses in relation to streets according to plans so as to cause the least interference with and be damaged least by traffic movements and hence result in lessened street congestion and improved public safety.

Response: The layout of the proposed low-density residential subdivision as depicted on the full size Sketch Plan attached to this Rezoning Application prepared by Carmina Wood Morris DPC demonstrates the residential project will not result in any potentially significant traffic impacts. The Project Sponsor acknowledges that it

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

will be required to obtain a Highway Work Permit from the Erie County Department of Public Works since Dodge Road is an Erie County Highway.

J. To establish zoning patterns that insure economical extensions for sewers, water supply waste disposal and other public utilities, as well as development of recreation, schools and other public facilities;

Response: The Project Site has access to sanitary sewer and water lines as well as necessary public utilities to service the proposed residential subdivision.

K. To guide the future development of the town so as to being the gradual conformity of land, structures and uses generally consistent with the policies of the Comprehensive Plan.

Response: The proposed rezoning of the Project Site from S-A to R-3 is consistent with this objective since the project is consistent with the policies contained in the Comprehensive Plan.

L. To accomplish the specific intents and goals set forth in the introduction to the respective sections.

Response: The proposed rezoning of the Project Site from S-A to R-3 will be consistent with this objective.

M. To protect the community from visual pollution resulting from the unregulated use of signs and other advertising devices.

Response: The proposed rezoning and residential project will not be inconsistent with this objective.

Question 16(C): Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

Response to Question 16(C): The proposed residential subdivision is compatible with the present zoning and conforming uses of nearby properties and the character of the neighborhood. There are numerous residential subdivisions in the vicinity of the Project Site. The proposed R-3 zoning

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

classification is clearly more suitable than the existing S-A zoning classification which expressly permits high intensity agricultural uses that would be inconsistent with character of the surrounding neighborhoods.

Question 16(D): **Suitability of the subject property for uses permitted by the current versus the proposed district:**

Response to Question 16(D): The Project Site is not suitable for agricultural uses given its size and location. The Applicant believes the proposed residential subdivision is more appropriate for the Project Site than uses permitted in the existing S-A zoning classification.

Question 16(E): **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:**

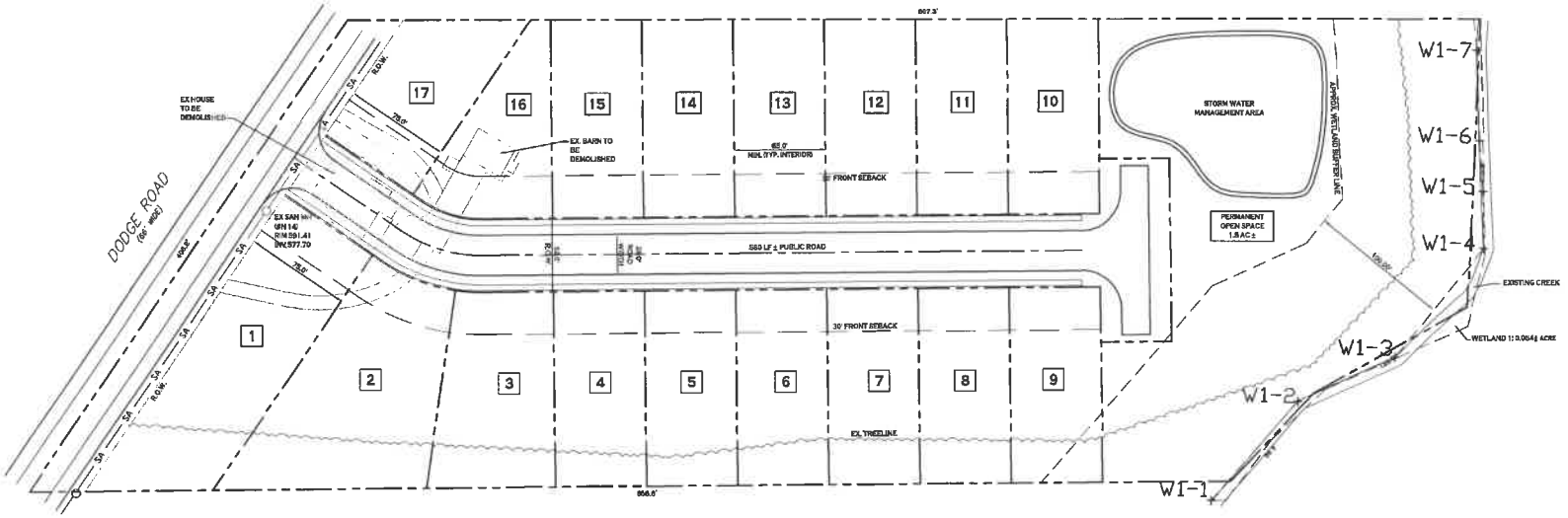
Response to Question 16(D): The proposed change in the zoning classification of the Project Site from S-A to R-3 to accommodate the proposed residential subdivision will have positive impacts on the balance of uses in the Town since there is demand for upscale detached single-family homes on individual lots.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Exhibit 7 – Reduced Size Copy of Sketch Plan [Drawing C-100] as Prepared by Carmina Wood Morris DPC [Note: Full Size Copy of the Sketch Plan also attached]

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

© Carmina Wood Morris DPC
All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is a violation of article 145 section 7209 sub 2 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered each R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



SITE DATA (REZONED FROM SA TO R-3 ZONING)

AREA = 6.7 ACRES ±

MIN. LOT WIDTH = 65 FT INTERIOR LOTS
MIN. LOT WIDTH = 75 FT CORNER LOTS

MIN. LOT AREA = 8,450 SF INTERIOR LOTS
MIN. LOT AREA = 9,750 SF CORNER LOTS

FRONT SETBACK = 30 FT (OFF EDGE OF PVMT)
SIDE SETBACK = 8 FT
REAR SETBACK = 30 FT

MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FT

MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

N
SITE PLAN
SCALE: 1"=40'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 40 0 40 80Ft.

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York, 14203
P 716.842.5165
F 716.842.0284

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Single Family Subdivision
1789 Dodge Road
Amherst, New York

Date: 12/28/20
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Sketch Plan

DRAWING NO.
C-100
Project no.: 20.xxx

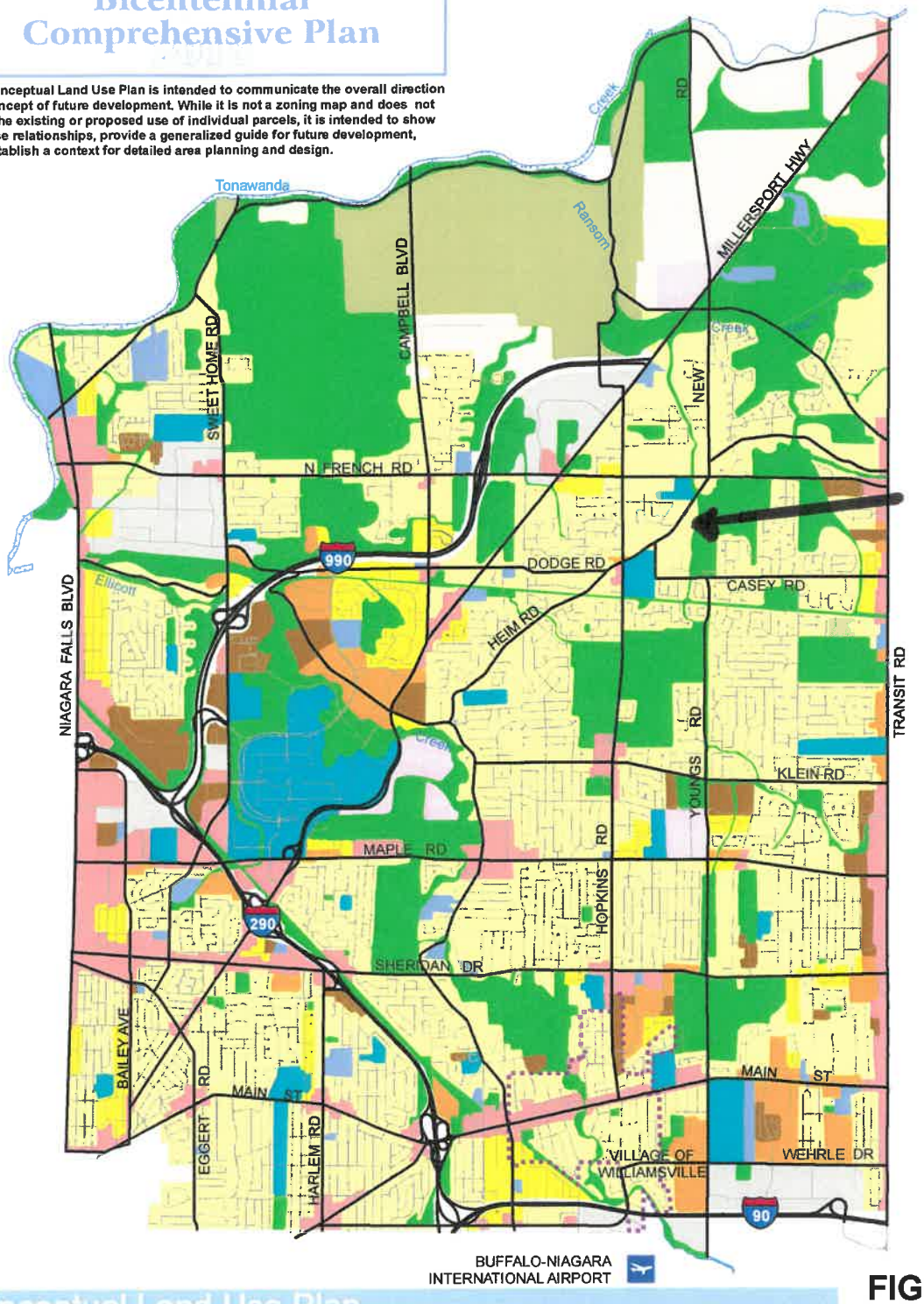
Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Exhibit 8 – Color Copy of Figure 6 of the Town of Amherst Comprehensive Plan titled "Conceptual Land Use Plan"

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Town of Amherst Bicentennial Comprehensive Plan

The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development. While it is not a zoning map and does not show the existing or proposed use of individual parcels, it is intended to show land use relationships, provide a generalized guide for future development, and establish a context for detailed area planning and design.



Project Site Designated as Single Family Residential

Conceptual Land Use Plan

- Rural Residential
- Single Family Residential
- Mixed Residential
- Medium Residential
- Commercial / Mixed Use*
- Special Use Center
- Commercial - Office
- Industrial - Office
- Community Facilities
- Educational Campus
- Recreation, Open Space & Greenways
- Agriculture
- Transportation
- Surface Water
- Village of Williamsville Boundary

* See Map Figure 6-A for Form/Type Designation

SOURCE NOTES:

Original Source Data Provided by the Town of Amherst Information Technology Department, URS Corporation and Wallace Roberts & Todd, LLC

Map Compiled by the Town of Amherst Planning Department

Date: December 2017

N

0 0.2 0.4 0.6 0.8 1 Miles

FIGURE 6

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Full Environmental Assessment Form
Part 1 - Project and Setting

Prepared By: Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Residential Subdivision		
Project Location (describe, and attach a general location map): 1789 Dodge Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of a rezoning of approximately 6.7 acres of land at 1789 Dodge Road ("Project Site") from Suburban Agriculture ("S-A") to Residential District Three ("R-3") to accommodate a proposed 18 lot residential subdivision (17 homes) along with all related site improvements. A copy of the Sketch Plan [Drawing C-100] depicting the layout of the proposed residential subdivision as prepared by Carmina Wood Morris DPC is attached to the Rezoning Application. The proposed action has been defined broadly to include all required discretionary approvals and permits as well as all proposed site improvements including proposed detached single family homes, a public roadway, a roadway connection onto Dodge Road, driveways, lighting, an on-site storm water management system, and all required utility improvements. The project purpose is to develop the Project Site for Single Family Residential Use per the recommended land use in Figure 6 of the Town's adopted Comprehensive Plan. The Project Sponsor believes the project will not result in any potentially significant adverse environmental impacts and that the issuance of a negative declaration by the designated lead agency [anticipated to be the Amherst Town Board] is both appropriate and justified.		
Name of Applicant/Sponsor: Joe Rubino c/o Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC	Telephone: 716.510-4338 E-Mail: shopkins@hsr-legal.com	
Address: 5500 Main Street, Suite 343		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Project Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Rezoning and Public Improvement Permits	December 28, 2020
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Preliminary Plat and Final Plat Approval	To be determined
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Engineering Dept. - Stormwater Permit; Building Dept. - Demolition Permit and Building Permits	To be Determined
e. County agencies ☑Yes ☐No	ECDPW - Highway Work Permit; ECWA - Water; ECHD - Sewer and Water	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES Permit and DSCA Approval, wetlands	To be Determined
h. Federal agencies ☑Yes ☐No	USACOE - wetlands	

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐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?) ☑Yes ☐No

If Yes, identify the plan(s): [Note: The proposed action will not have any adverse impacts on the West Erie Canal Corridor.]

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? ☐Yes ☑No

If Yes, identify the plan(s):

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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?
Suburban Agriculture District ("SA")

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? Residential District Three ("R-3")

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

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

d. What parks serve the project site?
There are various Town parks that will be accessible to the future residents of the proposed residential subdivision.

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)? Residential subdivision consisting of detached single-family homes on individual lots with public roadway.

b. a. Total acreage of the site of the proposed action? 6.7 acres
b. Total acreage to be physically disturbed? 4 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.7 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? 18
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 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	17			
At completion of all phases	17			

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

If Yes,

i. Total number of structures _____

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

iii. Approximate extent of building space to be heated or cooled: _____ 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: _____

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

_____

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: 0.7 +/- acres

v. Dimensions of the proposed dam or impounding structure: N/A height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

impoundment is an excavation, does not require a dam

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): There is a small wetland with a size of 0.054 acres located on eastern portion of the Project Site and 436.3 ft. of linear ft. of a jurisdictional ditch per the wetland delineation of the Project Site conducted by Earth Dimensions, Inc. dated December 21, 2020. The small wetland area is subject to federal jurisdiction and also potentially subject to NYSDEC jurisdiction.

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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:
The subdivision has been designed to avoid any impacts to the small wetland with a size of 0.054 acres located on the Project Site.

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: 7,480 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: ECWA
- 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:
  new public water main will be installed along the new public road to serve the proposed residential lots.
- Source(s) of supply for the district: ECWA

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:
N/A

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 7,480 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: Town of Amherst Waste Water Treatment Plant on Tonawanda Creek Road.
- Name of district: Town of Amherst Consolidated Sanitary Sewer 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

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- 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:

New public sewer main will be installed along the new public road to serve the proposed residential lots.

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):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

None

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 1 +/- acres (impervious surface)

_____ Square feet or 6.7 acres (parcel size)

ii. Describe types of new point sources. roadway, roofs, driveways

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)?

storm water will be directed to a proposed storm water management area and will discharge to the existing ditch on the east side of 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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: _____

typical usage for a single family subdivision

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

National Grid

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: 7am - 7pm
- Saturday: 7am - 7pm
- Sunday: none
- Holidays: none

ii. During Operations:

- Monday - Friday: Not Applicable
- Saturday: _____
- Sunday: _____
- Holidays: _____

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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:

Construction activities in furtherance of the construction of the proposed residential subdivision will result in temporary unavoidable adverse noise impacts during daytime hours. The project will not result in any long-term adverse noise impacts.

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:

There will be lighting provided within the public right-of-way per Town's standards for a residential street.

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: 1 tons per month (unit of time)
- Operation : typical residential tons per month (unit of time)

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

- Construction: contractor may recycle wood or metal that their discretion
- Operation: will follow Town of Amherst recycling program

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

- Construction: approved NYSDEC C&D facility
- Operation: approved NYSDEC facility via municipal collection

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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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.3	1.0	+0.7
• Forested	1.9	1.5	-0.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.446	1.7	-1.746
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.054	0.054	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn	1.0	2.446	+1.446

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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:

_____
_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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):

_____
_____

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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 ft. 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:

Elnora loamy fine sand	53 %
Wayland soils complex	28 %
Cheektowaga fine sandy loam	19 %

d. What is the average depth to the water table on the project site? Average: 5 feet

e. Drainage status of project site soils:
☐ Well Drained: ____% of site
☑ Moderately Well Drained: 53 % of site
☑ Poorly Drained 47 % 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 837-47 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland, Federal Waters, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) CC-15

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:
Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life

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: _____

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m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban speices

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):

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:

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:

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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 fives 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 Joe Rubino Date December 28, 2020

Signature _____ Title Counsel for Project Sponsor

PRINT FORM

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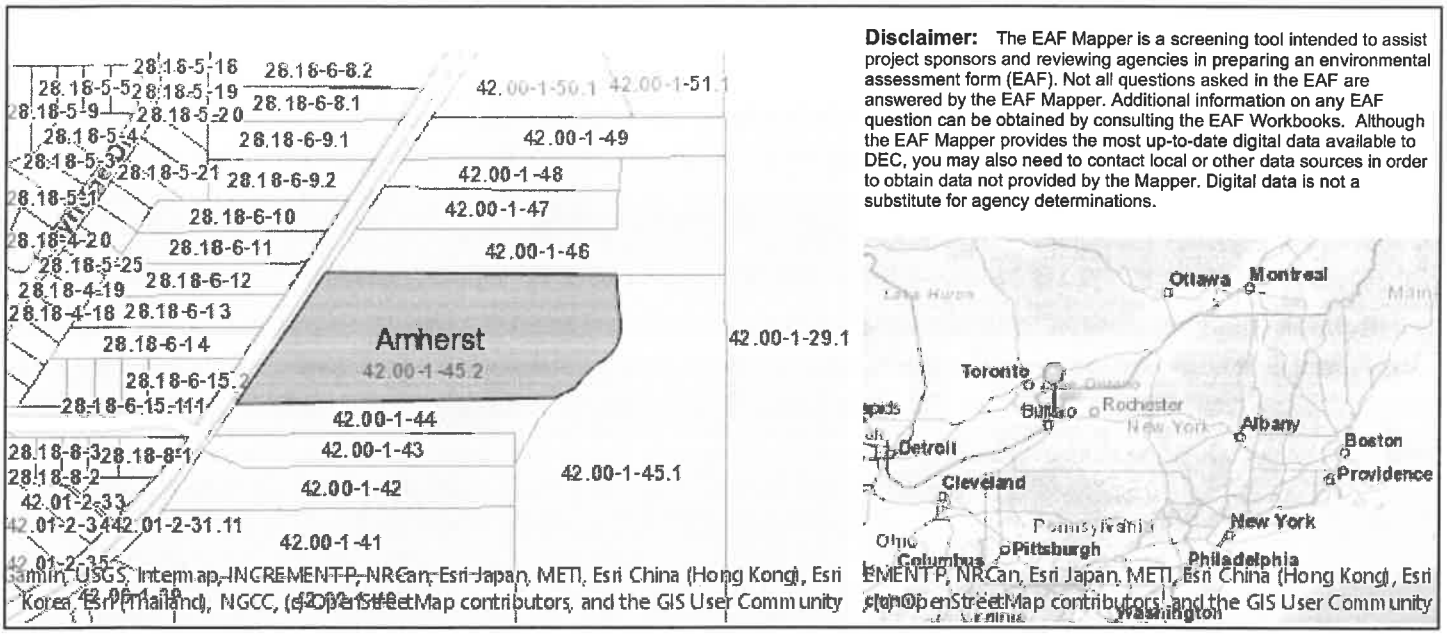
EAF Mapper Summary Report

Monday, December 21, 2020 3:37 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
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.iv [Surface Water Features - Stream Name]	837-47
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):182.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	CC-15

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
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]	No
E.3.i. [Designated River Corridor]	No

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Wayland Soils Complex	Severe	Severe	Severe	Severe	Severe
Cheektowaga Fine Sandy Loam	Severe	Severe	Severe	Severe	Severe
Elnora Loamy Fine Sand	Severe	Moderate	Severe	Moderate	Moderate

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   _____ Geotechnical report attached _____ Not applicable

   [Note: Geotechnical Report has been ordered from Barron & Associates and three copies will be submitted prior the public hearing to be held by the Planning Board.]

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ■ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ■ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ■ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:

   Not Applicable.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ■ No Describe
   Proposed residential subdivision at 1696, 1701 and 1721 Dodge Road.

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per peak hour upon completion of project 17
   Source: ITE Trip Generation Report

8. Will blasting occur during construction? ☐ Yes ■ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ■ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
    7,480 gpd average flow 29,920 gpd peak flow.

    (Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

11. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ■ No

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

LOCAL LAW NO. _____-201_

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE TO REZONE 1789 DODGE ROAD FROM S-A TO R-3 AND TO AMEND THE ZONING MAP ACCORDINGLY.

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending Chapter 203 of Town of Amherst Code, Known As The Zoning Ordinance, to Rezone 1789 Dodge Road from S-A to R-3 and to Amend The Zoning Map Accordingly".

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 1789 Dodge Road from S-A to R-3 and to Amend the Zoning Map Accordingly has been filed and is in proper order. The Town Board further finds that the request including the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from S-A to R-3, the zoning of 1789 Dodge Road, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

All that tract or parcel of land, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot No: 52, Township 12, Range 7 of the Holland Land Company's Survey, described as follows:

Beginning at a point in the northerly line of the lands conveyed to Eli J. and Doris A. Bongiovanni recorded in Erie County Clerk's Office in Liber 7853 of Deeds at page 327 distant two hundred eighty and twenty-three hundredths (280.23) feet westerly from the easterly line of Lot 52; thence S 89° 52' 30" W along the northerly line of the said Bongiovanni a distance of eight hundred seven and thirty-five hundredths (807.35) feet to the centerline of Dodge Road; thence S 33° 53' 27" VV along the centerline of Dodge Road a distance of four hundred six and twenty hundredths (406.20) feet to the southwesterly corner of the said Bongiovanni; thence N 89° 30' 52" E along the southerly line of the said Bongiovanni a distance of eight hundred fifty-seven and forty-eight hundredths (857.48) feet, said point being in the approximately centerline of Town

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of Amherst Ditch 26B; thence along the approximate centerline of Ditch 26B.the following courses and distances: 1) N 43° 02' 20" East distance of eighty-three and five tenths (83.5) feet, 2) N 60° 40' 20" East a distance of one hundred twenty-five and seventy-three hundredths (125.73) feet, N 02° 43' 40" East a distance of two hundred five and eighty hundredths (205.80) feet to the point of beginning.

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Francina J. Spoth
Town Clerk
Town of Amherst
County of Erie, State of New York

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

January 20, 2021

Ellen Kost, AICP, Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, New York 14221

Re: Rezoning of Portion of 1789 Dodge Road from SA to R-3 [Z-2020-15]
Proposed Residential Subdivision
Applicant/Project Sponsor: Joe Rubino
File No. 10187.1

Dear Ms. Kost:

Enclosed are three (3) copies of the Geotechnical Report prepared by Barron & Associates, P.C., dated January 14, 2021 that are being submitted on behalf of the Project Sponsor as requested in Comment No. 1 of the Memorandum of Daniel Howard of the Planning Department dated January 12, 2021.

If you have any questions regarding the enclosed Geotechnical Report, the pending requested rezoning or the proposed residential subdivision, please feel free to contact me at 510-4338 or via e-mail at shopkins@hsr-legal.com.

Thank you for your anticipated cooperation.

Sincerely,

HOPKINS SORGI & MCCARHTY PLLC

Sean W. Hopkins, Esq.

Enc.
cc: Joe Rubino [Via e-mail and mail]
Christopher Wood, P.E., Carmina Wood Morris DPC [Via e-mail]

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

HOPKINS SORGI & MCCARTHY PLLC
Attorneys at Law
5500 Main Street, Suite 343 • Williamsville, New York 14221
Direct: 716-510-4338 • E-mail: shopkins@hsr-legal.com • www.hsr-legal.com

BARRON & ASSOCIATES, P.C.
Geotechnical Consulting and Special Inspections
10440 Main Street (716) 759-7821
Clarence, NY 14031 www.barronandassociatespc.com

January 14, 2021 Job No: 21-512

Mr. Joseph Rubino
5462 Sheridan Drive
Williamsville, New York 14221

RE: Preliminary Geotechnical Engineering Report
Proposed Rezoning of Parcel for
Residential Subdivision
1789 Dodge Road
Town of Amherst, Erie Co., New York 14051

Gentlemen:

This Barron & Associates, P.C. - Buffalo Drilling Company, Inc. (B&A-BDC) letter report presents the findings of the subsurface investigation program and the geotechnical engineering recommendations for the above referenced project. The geographic orientation of the site is illustrated on the U.S. Geologic Survey (USGS) site location map in Figure No. 1. The project site is illustrated in Figure No. 2 and entitled "Test Boring Location Plan". The test boring logs are shown in Appendix A. Refer to Appendix B entitled, "Geotechnical Reference Standards", for an explanation of the terminology that is used for soil and rock descriptions.

SITE AND SUBSURFACE CONDITIONS

SITE CONDITIONS: The proposed project site includes the parcel, addressed as 1789 Dodge Road in the Town of Amherst, New York and includes a former single family residence with grass, shrub, and tree covered vacant land to the rear. The site topography is slopes to the east with ground surface elevations between test boring locations varying by slightly more than three feet.

PREDOMINATE SUBSURFACE CONDITIONS: A synopsis of the subsurface fill, soil, bedrock and groundwater conditions is as follows:

- Topsoil: A three to six-inch-thick layer of topsoil exists at each boring location.
- Random Fill Materials: No random fill materials were encountered during subsurface exploration.
- Organic Materials: No buried topsoil or peat layers were encountered within the natural soil layers. Organic materials are unacceptable for foundation and load bearing purposes.
- Naturally Deposited Soils: The natural soil deposits in this area of the Town of Amherst are predominately composed of alluvial silty sand/sandy silt and lacustrine silty clay that mantles cohesive or granular glacial till. Beneath the topsoil, a six to eight-foot-thick layer of silty sand/sandy silt exists in a loose to medium dense and moist state. Beneath the silty sand/sandy silt, lacustrine silty clay exists and extends approximately 39 feet below existing ground surface. This moderately plastic soil ranges from moist and stiff to hard within the upper portions of the unit to soft and wet below a depth of 19 feet. Beneath the lacustrine silty clay, cohesive glacial till soils where encountered and extend the remaining depth drilled. The retrieved till samples are noted to be medium stiff and moist. Based on regional geology the till soils transition to hard consistency at or near auger refusal approximately 45 to 50 feet below ground surface.
- Bedrock: Auger refusal, generally inferred to be the top of competent bedrock, was not encountered during subsurface exploration of the site. Based upon our experience and knowledge of regional geology bedrock beneath the site is expected to be the Camillus Shale Formation.

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- Groundwater Measurements: At the completion of drilling, groundwater was not encountered. The static groundwater level is believed to be below the assumed bearing elevations and no other severe groundwater condition was encountered during the subsurface exploration.

SEISMIC/EARTHQUAKE CONSIDERATIONS: For the given site conditions, the most applicable site definition is Site Class E which corresponds to Seismic Design Category B, for residential construction (Seismic Risk Category II). The design spectral response acceleration parameters S_{DS}, at 0.2 seconds, and S_{D1}, at one second, are 0.28g and 0.13g (g = 32.2 feet/sec^2), respectively.

FOUNDATION AND CONSTRUCTION RECOMMENDATIONS

BUILDING(S): Proposed development of the site is to include the constructions of a 17 lot residential subdivision with associated asphalt roadways and stormwater management area. Top of finish first floor elevations and maximum design loads are not known at the time of this preliminary report.

FOOTINGS: For adequate frost protection, foundation excavations must extend at least 42 inches below finished exterior grade, or as required by local code. All excavation efforts should be monitored by experienced construction personnel. Bearing surfaces that are soft or in any manner unacceptable, must be undercut to a stable grade. All undercut areas beneath proposed shallow foundations must extend laterally beyond each vertically projected edge of the foundation by a minimum distance equal to one-half the total depth of the undercut or equating to a slope of two vertical to one horizontal. Undercuts shall be backfilled with granular fill that is placed in loose lifts not exceeding 12 inches deep and compacted to a minimum 95 percent of maximum dry density as determined by ASTM D1557. All footings for proposed buildings are recommended to be designed at/near the same contact pressure.

The footings should bear directly on the approved very stiff or better natural inorganic silty clay or on a thoroughly compacted (i.e., 95 percent minimum of ASTM D1557 maximum dry density) select/approved granular fill or other approved fill (i.e., fill used for a raised subgrade) section that extends to the approved stiff or better natural inorganic soil. Refer to Appendix D entitled "General Earthwork Specification", for definition of fill types and gradations, recommended minimum compaction requirements for various site developments, and placement and compaction methods.

The maximum net allowable bearing capacity for continuous strip and spread footings is preliminarily recommended not to exceed 1,500 pounds per square foot (psf) of footing area on approved natural soils or compacted select granular fill. Total and differential settlements of less than one inch and three-fourths of an inch, respectively, may be expected.

BACKFILL MATERIALS: Imported granular fill material may be used for foundation backfill material in accordance with the provisions stipulated in the RCNYS. On-site excavated soils may also be considered for placement as wall backfill and for raising site grades, providing that the following conditions are met:

- Upper silty sand/sandy silt is considered non-expansive and the upper silty and clay lacustrine soils are estimated to have an Expansion Index ranging between 10 and 20 (1-2%) with a low to medium swell potential. Properly conditioned on-site soils should be acceptable for placement as wall backfill above the perimeter drainage material. In accordance with the RCNYS, however, additional laboratory testing may be required at the discretion of the Code Enforcement Officer, to quantify the Expansion Index of on-site clay backfill materials.

- Based on experience with similar soils, excavated materials are expected to be near or slightly wet of optimum moisture content needed to achieve satisfactory compaction. If excavated soils become wet (i.e. during stockpiling), some drying efforts may be necessary for soils to be reused as compacted structural fill.

- If the excavated materials are substantially contaminated with organic or other deleterious matter, cannot be properly moisture conditioned, or are in a wet to saturated state, these materials are only acceptable for use in green or non-structural areas.

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FLOOR SLABS: Prior to fill placement, the exposed subgrade surface would be thoroughly compacted and proofrolled. Typically, any encountered soft/medium stiff soils/fills would be removed for subsequent replacement with a select or approved compacted (i.e., minimum 92 percent of the maximum dry density from ASTM D1557) granular fill. If suitable for reuse on-site, the in-place or excavated existing fills/natural soft/medium stiff soils would be conditioned (i.e., sorted, dried, blended) and thoroughly compacted. Where required to raise the subgrade, an approved soil/fill will be placed and thoroughly compacted in thin lifts.

A geotextile fabric that separates the subgrade or raised subgrade and the select granular base layer is recommended. The use of a thin gravel cushion, as a capillary break, or a thin sand cushion over a vapor barrier that is placed beneath the concrete slabs are at the discretion of the design architect/engineer or as required by local code.

Above the approved subgrade, a minimum six-inch thick select granular fill (i.e., number two crusher run stone or equal) layer is preliminarily recommended as the base course for a concrete floor slabs. The recommended subgrade modulus at the top of the base layer for a concrete floor slab bearing on a thoroughly compacted (i.e., minimum 95 percent compaction) base layer and prepared soil/fill subgrade (i.e., minimum 92 percent compaction) is recommended not to exceed 100 pounds per cubic inch with a Poisson Ratio of 0.40. The actual design thickness, application of reinforcement, and use of a vapor barrier is at the discretion of the design architect or structural engineer.

PAVEMENT: It is preliminarily recommended that the approved subgrade surface is adequately graded and/or underdrains are installed to prevent water accumulation. Typically, on an approved subgrade surface (i.e., minimum 92 percent compaction), a minimum three-inch asphalt thickness over a minimum eight-inch thick thoroughly compacted (i.e., minimum 95 percent compaction) select granular layer, as the base course, are recommended for lightly traveled roadway and parking areas (standard duty section). Geotextile filter and strength fabric, on cohesive/fine-grained soil subgrades, and a minimum four-inch asphalt thickness over a minimum 12-inch thick thoroughly compacted base course are recommended for all truck routes and heavily traveled roadways (heavy duty section).

LIMITATIONS: This report is based on the information that is provided by project representatives and the subsurface conditions that were encountered at the test boring locations. Due to the nature of the investigation method, additional test borings and/or test pit excavations will provide a greater level of delineation of the subsurface soil/fill/rock conditions than can be defined by the single test boring data alone. As detailed in Appendix E "Limitations, modification regarding proposed building/structure locations and other site developments can result in changes to the provided recommendations.

Thank you for the opportunity to assist on this project. If questions should arise, please call either of the undersigned at your earliest convenience.

Very truly yours,
BARRON & ASSOCIATES, INC.
and
BUFFALO DRILLING COMPANY, INC.

Andrew J. Camping, PG
Senior Geologist

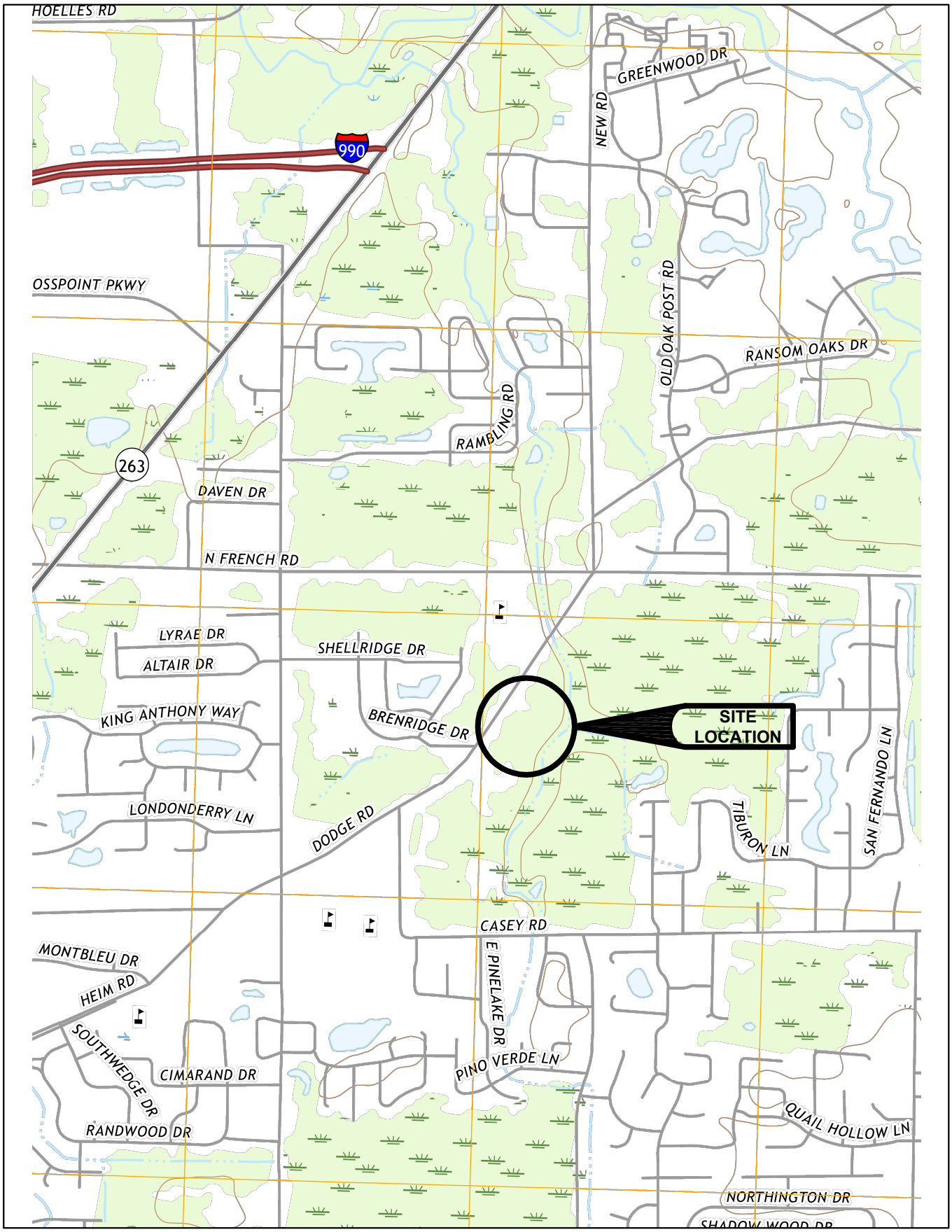
James S. Barron, PE
President

STATE OF NEW YORK
JAMES S. BARRON
LICENSED PROFESSIONAL ENGINEER

10.15.21

www.barronandassociatespc.com

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)



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INFO@BARRONANDASSOCIATESPC.COM

DRAWN: DAN KASPROWICZ

CLIENT: MR. JOSEPH RUBINO
5462 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221

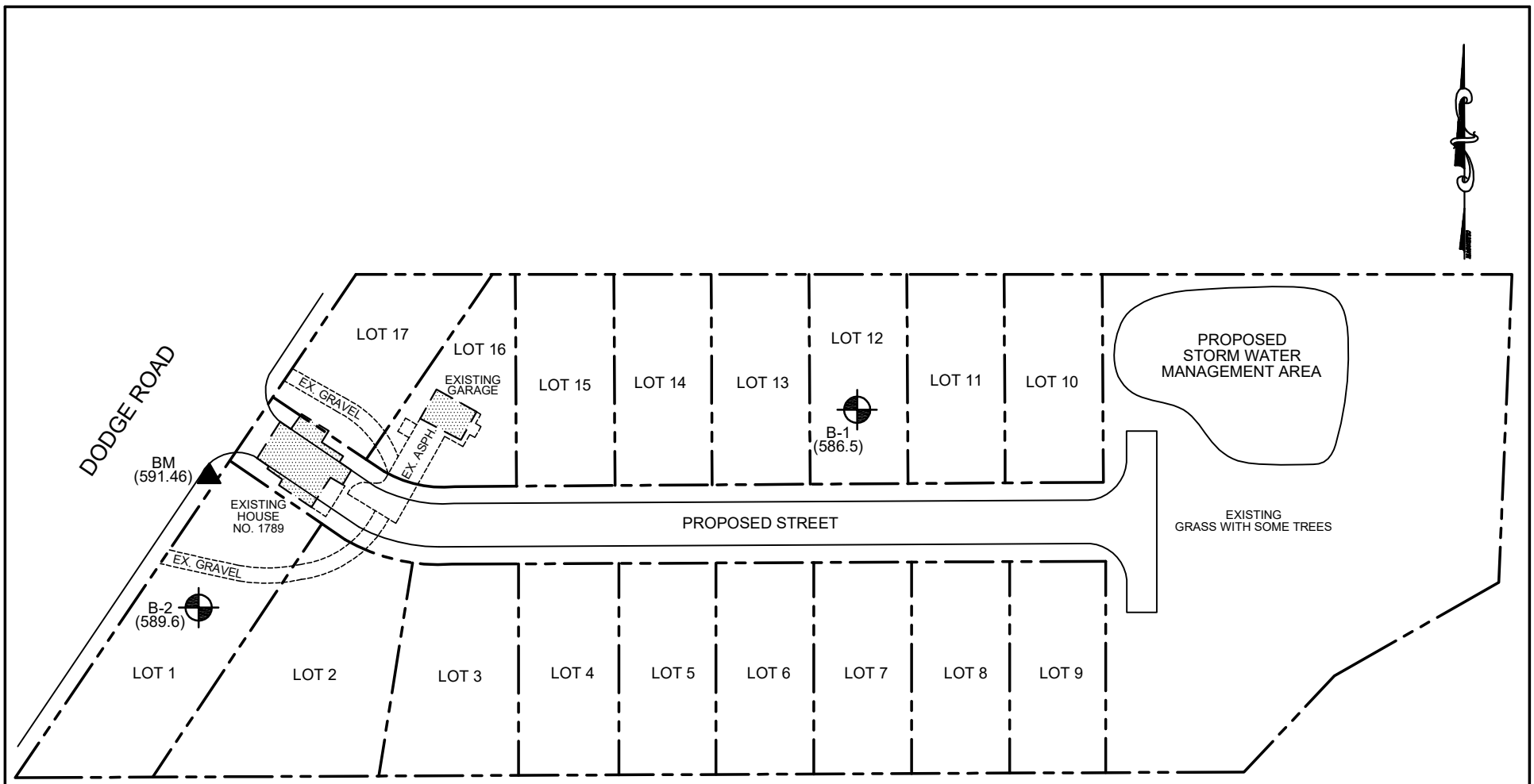
PROJECT: PROPOSED REZONING OF PARCEL FOR
RESIDENTIAL SUBDIVISION
1789 DODGE ROAD
TOWN OF AMHERST, ERIE CO., NEW YORK 14051

NEW YORK STATE
SITE LOCATION

USGS SITE LOCATION PLAN
CLARENCE CENTER
2016

JOB NO.: 21-512 | SCALE: N.T.S.
DATE: 12/28/2020 | FIGURE NO. 1

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)



LEGEND

- B-2 = TEST BORING & NO.
- (589.6) = GROUND SURFACE ELEVATION (FT.)
- BM = BENCH MARK (NORTH RIM OF MAN HOLE)

NOTES:

1. BORINGS, BUILDINGS, SITE FEATURES, PROPERTY LINE LOCATIONS, AND SCALE OF DRAWING ARE APPROXIMATE.
2. BASE MAP REFERENCE AND BENCH MARK ELEVATION PROVIDED BY CARMINA WOOD MORRIS, DPC, TITLED "CONCEPT SITE PLAN", DWG. NO. C-100, PROJECT NO. 20.XXX, DATED 12/19/2020.

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DRAWN: DAN KASPROWICZ

CLIENT: MR. JOSEPH RUBINO
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PROJECT: PROPOSED REZONING OF PARCEL FOR RESIDENTIAL SUBDIVISION
1789 DODGE ROAD
TOWN OF AMHERST, ERIE CO., NEW YORK 14051

TEST BORING LOCATION PLAN

0 50 100 200

JOB NO.: 21-512 | SCALE: 1" = 100' ±

DATE: 12/28/2020 | FIGURE NO.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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APPENDIX A

TEST BORING LOGS

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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CLARENCE, NEW YORK 14031
(716) 759-7821 FAX: (716) 759-7823

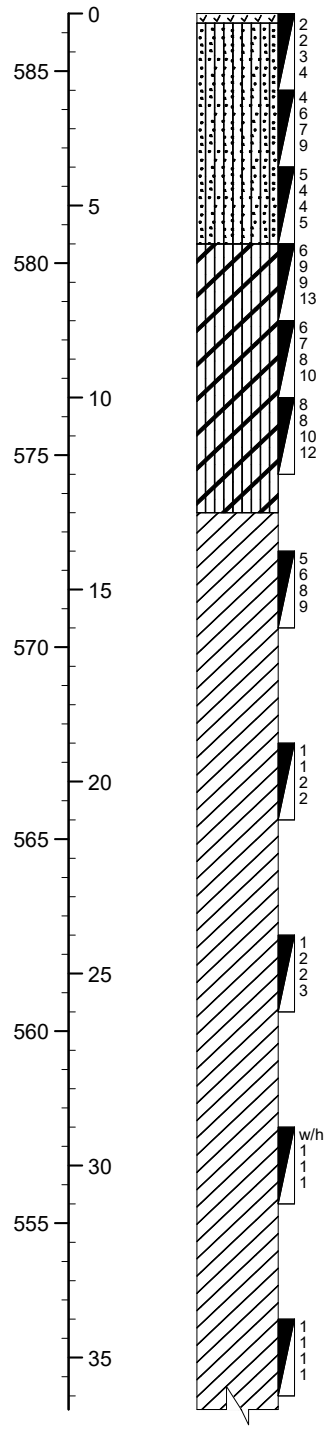
TEST BORING LOG

8.a

JOB No.: 21-512 **BORING No.:** B-1

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

DRILLER:	J. Gardner	**TYPE OF DRILL RIG:**	Diedrich D-50 (Track)
SAMPLING METHODS:	ASTM D1586	**SIZE AND TYPE OF BIT:**	2 1/4" I.D. H.S.A.
DATE STARTED:	11/7/21	**SURFACE ELEVATION (ft.):**	586.5
DATE COMPLETED:	11/7/21	**GROUNDWATER DEPTH (ft.):** (measured at completion unless indicated below)	None



Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
			Topsoil (3")
S-1 : 0.0'- 2.0'	5	75	Brown, loose f/m SAND and SILT, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM-ML)
S-2 : 2.0'- 4.0'	13	65	...grade: m. dense
S-3 : 4.0'- 6.0'	8	50	...grade: loose
S-4 : 6.0'- 8.0'	18	75	Gray, v. stiff CLAY and SILT, some f/m Sand, tr. Gravel, sl. plastic, mc (CL-ML)
S-5 : 8.0'- 10.0'	15	90	...grade: little f. Sand, wet
S-6 : 10.0'- 12.0'	18	90	Same as S-5
S-7 : 14.0'- 16.0'	14	90	Gray, stiff CLAY, some Silt, tr. Gravel, tr. f/c Sand, mod. plastic, moist (CL) (Varved)
S-8 : 19.0'- 21.0'	3	100	...grade: soft, wet
S-9 : 24.0'- 26.0'	4	100	Same as S-8
S-10 : 29.0'- 31.0'	2	100	Same as S-8
S-11 : 34.0'- 36.0'	2	100	Same as S-8

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Logged by: B. Smith

BARRON & ASSOCIATES, P.C. &
BUFFALO DRILLING COMPANY, INC.
10440 MAIN STREET
CLARENCE, NEW YORK 14031
(716) 759-7821 FAX: (716) 759-7823

TEST BORING LOG (CONTINU

JOB No.: 21-512 **BORING No.:** B-1

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

Elevation/ Depth (feet)	Soil Symbols Sampler Symbols Field Test Data	Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
550					
40	1 2 3 2	S-12 : 39.0'- 41.0'	5	100	Gray/brown, m. stiff CLAY and SILT, little f/c Sand, little Gravel, sl. plastic, moist (CL/ML-Till)
545					Depth to Bottom of Hole: 41.0 feet
45					
540					
50					
535					
55					
530					
60					
525					
65					
520					
70					
515					
75					
510					
80					

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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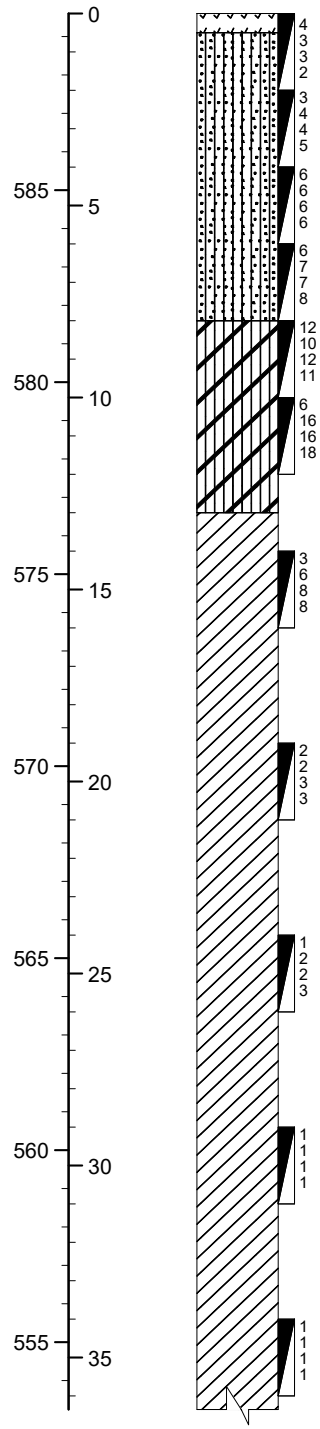
TEST BORING LOG

8.a

JOB No.: 21-512 **BORING No.:** B-2

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

DRILLER:	J. Gardner	**TYPE OF DRILL RIG:**	Diedrich D-50 (Track)
SAMPLING METHODS:	ASTM D1586	**SIZE AND TYPE OF BIT:**	2 1/4" I.D. H.S.A.
DATE STARTED:	11/6/21	**SURFACE ELEVATION (ft.):**	589.6
DATE COMPLETED:	11/7/21	**GROUNDWATER DEPTH (ft.):** (measured at completion unless indicated below)	None



Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
			Topsoil (6")
S-1 : 0.0'- 2.0'	6	40	Brown, loose f/m SAND, and SILT, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM-ML)
S-2 : 2.0'- 4.0'	8	50	Same as S-1
S-3 : 4.0'- 6.0'	12	90	...grade: m. dense
S-4 : 6.0'- 8.0'	14	90	...grade: Gray/brown
S-5 : 8.0'- 10.0'	22	90	Gray, v. stiff CLAY and SILT, some f/m Sand, tr. Gravel, sl. plastic, mc (CL-ML)
S-6 : 10.0'- 12.0'	32	90	...grade: hard
S-7 : 14.0'- 16.0'	14	60	Gray, stiff CLAY, some Silt, tr. Gravel, tr. f/c Sand, mod. plastic, moist (CL) (Varved)
S-8 : 19.0'- 21.0'	5	100	...grade: m. stiff, wet
S-9 : 24.0'- 26.0'	4	100	Same as S-8
S-10 : 29.0'- 31.0'	2	100	...grade: soft
S-11 : 34.0'- 36.0'	2	100	Same as S-10

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Logged by: B. Smith

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TEST BORING LOG (CONTINU

JOB No.: 21-512 **BORING No.:** B-2

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

Elevation/ Depth (feet)	Soil Symbols Sampler Symbols Field Test Data	Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
550 – 40	1 1 2 2	S-12 : 39.0'- 41.0'	3	100	Gray/brown, soft CLAY and SILT, little f/c Sand, little Gravel, sl. plastic moist (CL/ML-Till)
					Depth to Bottom of Hole: 41.0 feet
545 – 45					
540 – 50					
535 – 55					
530 – 60					
525 – 65					
520 – 70					
515 – 75					
510 – 80					

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APPENDIX B

GEOTECHNICAL REFERENCE STANDARDS

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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Column Header Descriptions

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TEST BORING LOG

JOB No.: BORING No.:

PROJECT:

EXAMPLE

DRILLER:
SAMPLING METHODS:
DATE STARTED:
DATE COMPLETED:

TYPE OF DRILL RIG:
SIZE AND TYPE OF BIT:
SURFACE ELEVATION (ft.):
GROUNDWATER DEPTH (ft.):
(measured at completion unless indicated below)

Elevation/ Depth (feet)	Soil Symbols Sampler Symbols Field Test Data	Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
100 — 0	1 1 1 2 / 6 8 11 14	S-1 : 0.0'- 2.0'	2	50	Dk. brown, soft, CLAY, some Silt, little f. Sand, tr. Gravel, tr. Roots, tr. Organic matter, mod. plastic, wet (CL)
		S-2 : 2.0'- 4.0'	19	50	Brown, m. dense f. SAND, some Silt, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM)

Elevation/Depth: The depth column provides the vertical scale of the boring log in feet below ground surface.

Sample No. : Range: Disturbed samples are identified with “S” preceding the sample number. Undisturbed (Shelby-tube) samples are identified with “U” preceding the sample number. Rock core samples identified with “C” preceding the core run. The range of elevation/depth where the sample was taken is identified in one-tenth foot increments.

N-value: The Standard Penetration Test N-value, as specified by ASTM D1586, is defined as the number of blows required by a 140-pound hammer falling 30 inches, each blow, to drive a 2-in outside diameter split-spoon sampler 12 inches.

% REC (RQD): “Percent Recovery” is the length of samples recovered divided by the total length sampled. The result is numerically expressed as a percent. The Rock Quality Designation (RQD) is the total length of places >4 inches divided by the total length of core run.

Soil and Rock Description / Remarks: This column denotes the exact depth of recovery and general documentation of drilling efforts. Description and classification are based on visual inspection of samples and boring operations. The stratum lines shown on the boring logs are based upon interpretation and may not represent precise subsurface conditions. Water-level readings have been made in the drill holes at time under conditions stated on the boring logs. Fluctuations in the water level may occur due to other factors than those present the time measurement was taken. See attached sheet.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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Soil and Rock Description / Remarks: Terminology Used for Soil Description

Density Description of Granular Soil

Number of Blows per ft., N	*Relative Density*
0 - 4	Very Loose
4 - 10	Loose
10 - 30	Medium
30 - 50	Dense
Over 50	Very Dense

Abbreviations Used in Soil Sample Classification

f - fine	v - very
m - medium	gr - gray
c - coarse	bn - brown
f/m - fine to medium	yel - yellow
f/c - fine to coarse	sl - slight
tr - trace	dk - dark

Consistency Description of Cohesive Soil

Number of Blows per ft., N	*Consistency*
Below 2	Very Soft
2 - 4	Soft
4 - 8	Medium
8 - 15	Stiff
15 - 30	Very Stiff
Over 30	Hard

Bedding

Parting	Less than 0.02 ft.
Band	0.02 - 0.2 ft.
Thin bed	0.2 - 0.5 ft.
Medium bed	0.5 - 1.0 ft.
Thick bed	1.0 - 2.0 ft.
Massive	Over 2.0 ft.

Grain Size

	Passing / Retained on
Boulder	LARGE / 12-in sieve
Cobble	12-in / 3-in sieve
Gravel	3-in sieve / No. 4 sieve
	No. 4 sieve / No. 10 sieve
Sand	No. 10 sieve / No. 40 sieve
	No. 40 sieve / No. 200 sieve
Silt	No. 200 sieve / 0.005 mm sieve
Clay	Smaller than 0.005 mm

Hardness

Very Soft or Plastic	Can be indented with thumb
Soft	Can be scratched with fingernail
Moderately Hard	Can be scratched with knife
Hard	Difficulty to scratch with knife
Very hard	Cannot be scratched with knife

Percentage Terminology Used in Soil Classification

Trace	0 - 10 %	Some	20 - 35 %
Little	10 - 20 %	And	35 - 50 %

Moisture

Dry	Absence of moisture, dusty, dry to the touch.
Moisture	Small quantity of moisture. Soil usually above groundwater level.
Wet	Moisture noticeable to the touch. Soil may be below groundwater level.
Saturated	Visible free water, usually soil is below groundwater level.

Plasticity

Non-plastic	An 1/8-in thread cannot be rolled at any water content.
Slight plasticity	Thread can be barley rolled.
Moderate plasticity	Thread is easy to roll and little time is required to reach the plastic limit (PL).
Plasticity	Considerable time is required to reach PL. Thread can be re-rolled several times after reaching the PL.

Crystallinity or Texture

Dense	Crystals are to small they cannot be distinguished with the naked eye.
Very Fine Crystalline	Crystals barely discernable with the naked eye.
Crystalline	Crystals are medium size, up to 1/8-in diameter.
Very Coarsely Crystalline	Crystals larger than 1/8-in diameter.

Voids

Porous	Smaller than pinhead. Their presence is indicated by the degree of absorbency.
Pitted	Pinhead size to 1/4 in. If thin walls separate the individuals pits, the core may be described as honeycomb.
Vug	1/4 inch to the diameter of the core. The upper limit will vary with core size.
Cavity	Larger than the diameter of the core.

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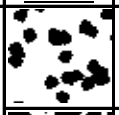
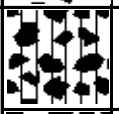
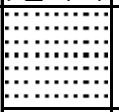
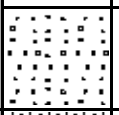
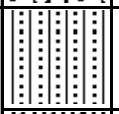
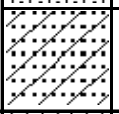
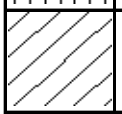
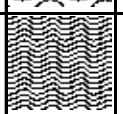
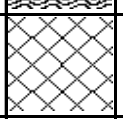
Soil Classification Chart: Unified Soil Classification System (USCS)

Major Divisions			Pattern	USCS ID	Typical Descriptions
Coarse-Grained Soils: More than 50% of material larger than No. 200 sieve	**Gravels**: More than 50% of coarse fraction larger than No. 4 sieve	Clean Gravels (little or no fines)		GW	Well-graded gravels, gravel-sand mixtures, little or no fines
				GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
		Gravels with appreciable amounts of fines		GM	Silty gravels, gravel-sand-silt mixtures
				GC	Clayey gravels, gravel-sand-silt mixtures
	Sands: Less than 50% of coarse fraction larger than No. 4 sieve	Clean sands (little or no fines)		SW	Well-graded sands, gravelly sands, little or no fines
				SP	Poorly-graded sands, gravelly sands, little or no fines
		Sand with appreciable amount of fines		SM	Silty sands, silt-sand mixtures
				SC	Clayey sands, sand-clay mixtures
Fine-Grained Soils: Less than 50% of material larger than No. 200 sieve	**Silts and Clays, Low plasticity**: Liquid Limit < 50%			ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
				CL	Inorganic clays of low to medium plasticity, gravely clays, sandy clays, silty clays, lean clays
				OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays, High plasticity: Liquid Limit > 50%			MH	Inorganic silts, micaceous or diatomaceous fine sand or silty soils
				CH	Inorganic clays of high plasticity, fat clays
				OH	Organic clays of medium to high plasticity, organic silts
Highly Organic Soils				Pt	Peat, humus, swamp soils with organic contents
Miscellaneous Fill				FILL	Miscellaneous fill may belong in any division but is identified as FILL

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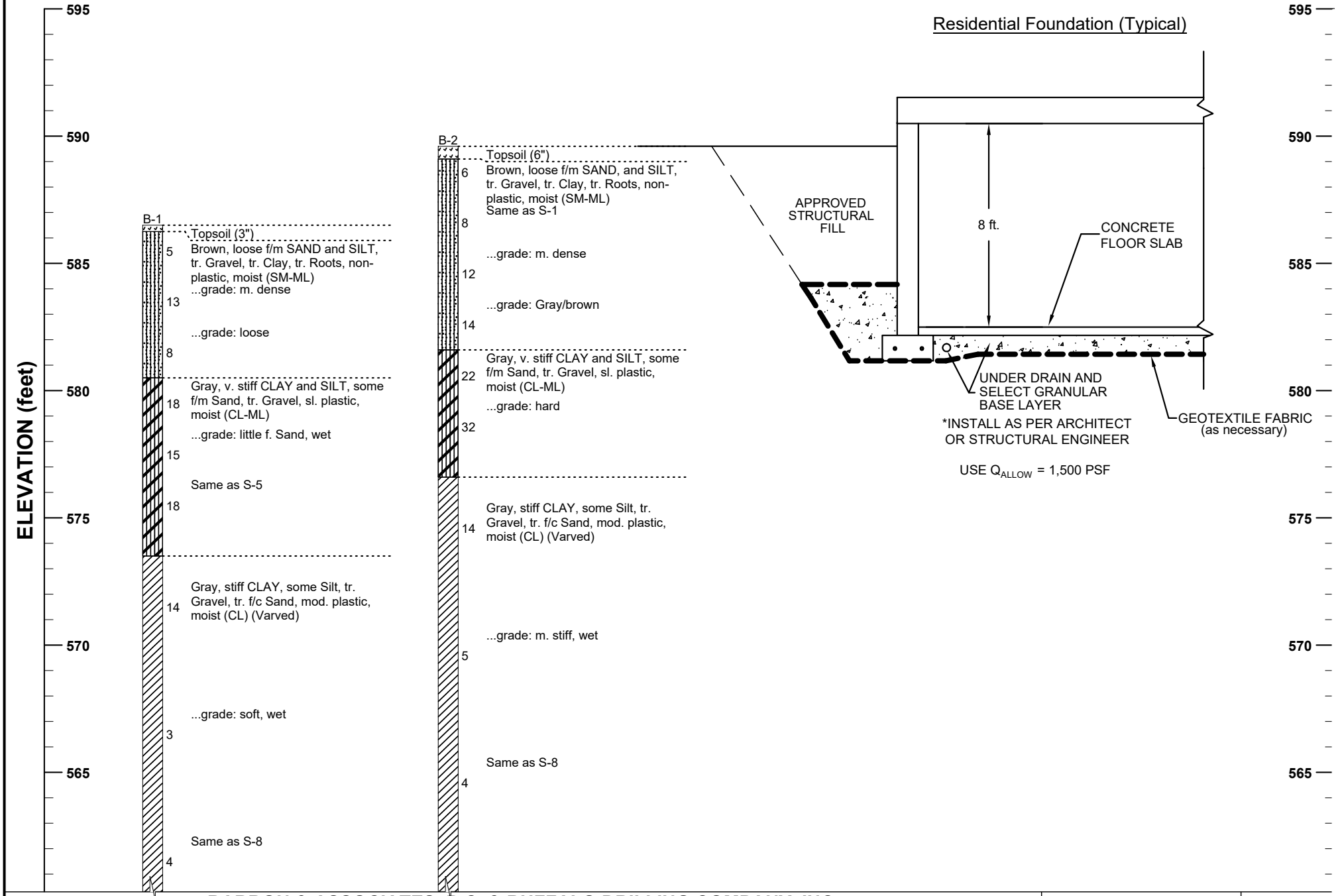
APPENDIX C

ENGINEERING COMPUTATIONS AND SCHEMATICS

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

"PROFILE OF BORINGS"



Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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10440 MAIN STREET, CLARENCE, NEW YORK 14031

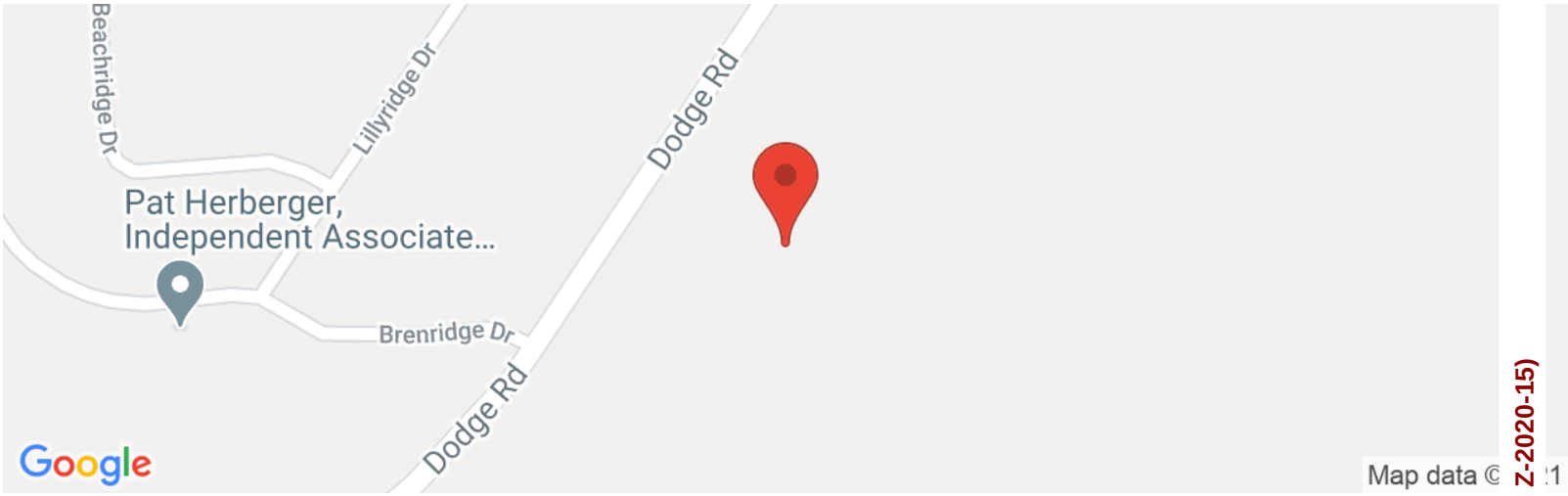
PLOTTED: 1/14/2021
BY: A. Camping

JOB NO.: 21-512

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

Rezoning Parcel for Residential Subdivision

Latitude, Longitude: 43.0296, -78.7274



Date	1/14/2021, 1:11:54 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	E - Soft Clay Soil

Type	Value	Description
S_S	0.172	MCE_R ground motion. (for 0.2 second period)
S_1	0.046	MCE_R ground motion. (for 1.0s period)
S_{MS}	0.413	Site-modified spectral acceleration value
S_{M1}	0.191	Site-modified spectral acceleration value
S_{DS}	0.276	Numeric seismic design value at 0.2 second SA
S_{D1}	0.128	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	B	Seismic design category
F_a	2.4	Site amplification factor at 0.2 second
F_v	4.2	Site amplification factor at 1.0 second
PGA	0.097	MCE_G peak ground acceleration
F_{PGA}	2.4	Site amplification factor at PGA
PGA_M	0.232	Site modified peak ground acceleration
T_L	6	Long-period transition period in seconds
SsRT	0.172	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	0.18	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.046	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.049	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.958	Mapped value of the risk coefficient at short periods
C_{R1}	0.934	Mapped value of the risk coefficient at a period of 1 s

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B&A JOB NO.: 21-512

DATE: 01/13/21

LATERAL EARTH PRESSURE ON GENERIC BLOCK FOUNDATIONS FOR SIGNS, FREE-STANDING RETAINING WALLS, OR BELOW GRADE/BASEMENT/TANK/POOL RETAINING WALLS (Less Than 20 Feet High)

a) Porous filter media, in contact with the basement/below grade foundation wall or retaining walls, protects and is in contact with a minimum 4 inch diameter perforated drainage pipes at the footing/base of the foundation/structural wall (exterior backfill side and interior basement side) and/or weep pipes through the wall, as needed and as applicable.

b) Where recommended, a geotextile filter fabric will protect the gravel filter media from the earth backfill. Overlap unsewn seams as per the manufacturer's recommendations.

c) Waterproof earth side of wall, as is customarily provided in practice.

d) Drainage pipes are connected to an appropriately designed collector pipe, conveyance, and/or sump pump system as is applicable for the intended purpose of the wall and as customarily provided/installed in practice.

e) For potential groundwater table conditions above the top of the basement slab-on-grade condition, install continuous waterstops (with no joints in stop) at wall and floor construction joints, as is customarily provided in practice. Interior intermediate drainage pipes beneath the slab, that are spaced on-center and in both directions, do appear to be needed.

f) Assume a uniformly graded, clean coarse sand or sandy gravel backfills:

* equivalent N-value in a dense state: $(N_1)_{60}$ = 40 blows/foot
* friction angle: ϕ' = 38 degrees {Teng, pg. 12}
* average in-place densities: moist - γ_m = 120 pcf
  saturated - γ_{sat} = 132 pcf submerged - $\gamma' = (\gamma_{sat} - \gamma_w)$ = 70 pcf

g) Assume at base of wall/footing, coefficient of friction against sliding (f_s) at base of wall (Refer to Teng, pg. 320-1):

f_s = tan (0.58 x ϕ') = 0.40 (AREA silty soil to silty coarse-grained soil)

h) Use equivalent fluid pressure design approach {Hough, pg. 249 and NAVFAC pg. 7-10-9}:

* at rest pressure coefficient - K_0 = 1 - sin (ϕ') = 0.38
* effective lateral pressure of soil - γ'_l = K_o x γ' = 26.6 pcf
* hydrostatic pressure - γ_w = 62.4 pcf
* equivalent fluid pressure with water level at the top of the grade at the wall - γ_{eo} = $\gamma'_l + \gamma_w$ = 89 pcf (say 90 pcf)
* equivalent fluid pressure with compaction induced lateral stress increase (W&F, pg 409) - γ_{eo} = 2 x K_o x γ_m = 91 pcf (say 90 pcf)
* active pressure case - K_a = [1 - sin (ϕ')] / [1 + sin (ϕ')] = 0.24
  γ_{ea} = K_a x γ_m = 29 pcf (say 30 pcf)
* passive pressure case - K_p = [1 + sin (ϕ')] / [1 - sin (ϕ')] = 4.2
  γ_{ep} = K_p x γ_m = 504 pcf (say 330 pcf with a F.S. = 1.5)

		Thoroughly Compacted ⇒⇒		Uniformly Graded & Clean Coarse Sand or Sandy Gravel Fill	Non-Plastic Silty Sand or Sandy Silt Fill	
USE:	Earth Pressure Coefficient	Static Active	=	0.24	0.33	
		Static At-Rest	=	0.76	1.00	
		Static Passive	=	2.80	2.00	(with F.S. = 1.5)
		Static Passive	=	4.20	3.00	(with F.S. = 1.0)
USE:	Equivalent Fluid Pressure	Static Active	=	30 pcf		
		Static At-Rest	=	90 pcf (for rigid walls)		
		Static Passive	=	330 pcf (with F.S. = 1.5)	[500 pcf with (with F.S. = 1.0)]	

[For earthquakes, structural engineer may elect to use the above Static Passive case instead of the below Earthquake Lateral Load for Non-Yielding Wall movement into the soil backfill.]

USE: Simplified Model for Earthquake Lateral Load/Ft. Wall Length @ 0.6 H_{bw} above base. Loads for Non-Yielding Wall.

H_{bw} = Earth Height Behind Wall (feet)

Reduce load by 33% for Yielding Wall (active case) = (6.8 psf / foot) x H_{bw}^2 (NYS, S_{ds} = 0.25 g)

(γ_m = 120 pcf for S_{ds} value. Add to Static At Rest/ Active Pressure/Load for unsaturated backfill case) = (13.5 psf / foot) x H_{bw}^2 (NYS, S_{ds} = 0.50 g)

= (17.5 psf / foot) x H_{bw}^2 (NEern NYS, $S_{ds} \leq 0.65$ g)

[Above for Site Class C to E soils. Interpolate for other S_{ds} values.
Use 1.75 x values for walls on Class B/A rock or on rigid foundation base. (FEMA NEHRP Guidelines)]

Saturated/Liquified Soil During Earthquake = 132 pcf
(Equivalent Fluid Pressure. Add to inertial hydrodynamic pressure, not presented here.)

{For looser/denser backfills, adjust above pressures by the ratio = new density / 120 pcf or / 132 pcf (for saturated case)}

USE:	Coefficient of Friction Against Sliding (f_s)	=	0.45	(on compacted NYSDOT Item #304.12 or #304.14 gravels)
	(use lowest f_s with no underlying weaker layers)	=	0.35	(on compacted granular soil & non-plastic silt)
		=	0.20	(slab-on-grade on polyethylene on granular fill)
	[with a F.S. = 1.0]	=	0.60/0.50	(on clean, rough, & sound bedrock/smooth bedrock)
	Min. Factor of Safety Against Sliding	=	1.5	*[Rev.9-30-09]*

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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APPENDIX D

GENERAL EARTHWORK SPECIFICATION

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Barron & Associates, P.C.
GENERAL EARTHWORK SPECIFICATION

PART 1 GENERAL

1.1 SITE AND SUBSURFACE CONDITIONS

1.1.1 Overview

This specification is included as a courtesy to the clients of Barron & Associates, P.C, and addresses earthwork site preparation. Additions and modifications are necessary to create a job-specific specification. This specification may serve as a basis for the development for a technical specification under Division 2, *Site Work*.

1.1.2 Site Conditions

The site-specific conditions are described under separate cover or may be available from the OWNER.

1.1.3 Subsurface Conditions

The site-specific subsurface conditions are described under separate cover or may be available from the OWNER.

1.2 REFERENCES

American Standard for Testing and Measurement (ASTM):

ASTM C136	Method for Sieve Analysis of Fine and Coarse Aggregates
ASTM C2922	Density for Soil and Soil-Aggregate in Place by Nuclear Methods
ASTM D422	Test Method for Particle-Size Analysis of Soils
ASTM D1140	Amount of Material in Soils Finer Than the No. 200 Sieve
ASTM D1557	Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lb/ft^3)
ASTM D2216	Test Method for Laboratory Determination of Water (Moisture) Content of Soil and Rock
ASTM D2487	1990 Classification of Soils for Engineering Purposes
ASTM D4318	Test Method for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.

1.3 DEFINITIONS

1.3.1 Unacceptable Material

Soil material containing debris, wood, scrap material, vegetation, refuse, soft unsound particles, and other organic, frozen, deleterious, or objectionable materials. Contaminated soils shall be properly documented and removed or remediated on site. If necessary, remediation procedure will be defined by the OWNER.

1.3.2 Unsuitable Material

Brown, organic topsoil and underlying soft pockets of organic silt or wet, reworked silty clay.

1.3.3 Ordinary Fill

Friable soil containing no stone greater than two-thirds loose lift thickness and no unacceptable or unsuitable materials. In general, existing random fill is expected to be acceptable for reuse as ordinary fill given proper sorting, blending, drying, and controlled placement methods.

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1.3.4 Granular Fill

Ordinary fill meeting the designation of ASTM D2487 classification of GW with a maximum of 10 percent by weight passing ASTM D1140, No. 200 sieve.

1.3.5 Select Granular Fill

Clean, uncoated soil which contains no unacceptable materials and conforms to the gradation requirements defined in Table A: Select Granular Fill.

Table A: Select Granular Fill	
Sieve Size	Percent Finer by Weight
2/3 of the loose lift thickness	100
No. 10	30 - 95
No. 40	10 - 70
No. 200	0 - 15

1.3.6 Sand and Gravel

Clean, hard, durable, uncoated particle of sand and gravel, free from lumps of clay, containing no unacceptable matter, and conforming to gradation requirements of *Table B : Sand and Gravel*

Table B: Sand and Gravel	
Sieve	Percent Finer by Weight
*	100
No. 4	50 - 85
No. 10	--
No. 40	10 - 35
No. 100	--
No. 200	0 - 8

* Job-Specific. To be determined by the ENGINEER

1.3.7 Crushed Stone

Clean, durable, sharp-angled fragments of rock or crushed gravel stone of uniform quality, containing no unacceptable matter, free from coatings, and conforming to gradation requirements of *Table C: Crushed Stone*

Table C: Crushed Stone		
	Percent Passing	
Sieve Size	¾-inch Stone	1 ¼-inch Stone
1 ½-inch	__	100
1 ¼-inch	__	85-100
1- inch	100	__
¾-inch	90-100	10-40
5/8-inch	__	__
½-inch	10-50	0-8
3/8-inch	0-20	__
#4	0-5	__

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1.3.8 Flowable Fill

Also known as Controlled Low Strength Material – Controlled Density Fill (CLSM-CDF), this material is available under a variety of producer names (e.g., K-Krete©, M-Crete, Flash Fill©, Flowable Mortar, Unshrinkable Fill, etc.). This non-settling backfill mixture is most commonly used for its flowable characteristics, its support strength under traffic loads, and its removability at a later date. The material may be produced on-site or off-site. In either case, the producer of such materials and the product must meet certain certification criteria. Such information is beyond the scope of this specification and will be considered on a site-specific basis.

Flowable fill may be acceptable for use as a backfill for utility trenches of other low-lying areas which require a compacted granular fill. Its use and warranty of performance is left to the CONTRACTOR in such applications.

The use of flowable fill under load-bearing structural components in place of properly placed and compacted granular fill is NOT common and is questionable. The localized use of such material may have profound affects on the performance of a foundation system. Site-specific conditions and the extent of anticipated use of flowable fill must be examined by geotechnical engineer. Cost of such consultation shall be borne by the CONTRACTOR unless specifically directed by the OWNER to seek such consultation. Without such consultation, warranty of performance for such use is left to the CONTRACTOR.

1.4 SUBMITTALS

The following submittals shall be provided in accordance with approved submittals procedures.

1. Fill Source: Provide name and source locations of fill material.

2. Field Test Reports: Field tests will be performed by OWNER's Representative as needed. CONTRACTOR may be required to perform such tests on proposed off-site fill materials.
a. Fill material grain size analyses per ASTM C136, D422, D1140, D2487
b. Moisture/Density test results per ASTM D2216
c. Liquid limit, plastic limit, and plasticity index per ASTM D4318
d. Compaction/Density test results per ASTM C2922 and D1557

3. Sample: Geotextile fabric

PART 2 PRODUCTS

Geotextile Fabric: Mirafi 600X or equal. (Also referred to as synthetic fabric).

PART 3 EXECUTION

3.1 PROTECTION

3.1.1 General

Manner of excavation shall minimize disturbance of underlying natural ground. If deemed necessary by the Engineer, alter construction procedures to reduce subgrade disturbance. Excavate areas which have been excessively disturbed to firm ground and backfill with properly compacted granular fill.

3.1.2 Roads and Walks

Keep roads and walks free of dirt and debris at all times.

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3.1.3 Trees, Shrubs, and Existing Facilities

Protect from any damage all vegetation and facilities identified to remain.

3.1.4 Utility Lines

Locate all utilities within the area of disturbance prior to the start of work. Show locations on initial plans. Protect utility lines from damage. Notify the ENGINEER immediately of damage to or an encounter with an unknown utility. Damage to utility lines are to be repaired by the CONTRACTOR at no additional cost. The CONTRACTOR shall have underground utility owners stake out utility locations prior to the start of clearing and excavation operations.

3.2 VERIFICATION OF CONDITIONS/PROOF-ROLLING

Prior to placement of the initial layer of fill over the natural ground, proof-roll the exposed natural ground above the groundwater table elevation by making two passes with a fully-loaded ten-wheel truck. Excavate unstable areas detected by this process and replace with compacted granular fill.

3.3 PREPARATION

3.3.1 Surface Preparation

Within the site limits indicated on the drawings, excavate all unsuitable material to firm natural ground in the manner specified herein. Follow a construction procedure which permits visual identification of firm natural ground. In the even that groundwater is encountered, the ENGINEER may require that the size of the open excavation be limited to that which can be handled by open pumping to allow visual inspection of the excavation bottom and the performance of backfill operations to be conducted in a dry state.

Excavation of unsuitable material shall be limited to the greater of the following:

- A distance of 5 feet beyond building lines or
- The area defined by a one-horizontal to one-vertical line sloping down from the outside bottom edge of exterior footings to firm natural ground.

3.4 PLACEMENT AND COMPACTION

3.4.1 General

Place fill in accordance with *Table D: Compaction Alternatives*. These alternatives are provided as minimum compaction
standards only and in no way relieve the CONTRACTOR of his obligation to achieve any specified degree of compaction by whatever means may be necessary.

Grade to provide positive drainage and a smooth surface which will readily shed water. To the extent practicable, compact each layer to the specified density on the same day placed. Place fill in horizontal layers. Where horizontal layers meet a natural slope, key layer into slope by cutting a bench.

Fill that is too wet for proper compaction: Disc, harrow, or otherwise dry to proper moisture content for compaction to the required density.

Fill that is too dry for proper compaction: Uniformly apply water over the surface of the loose layer in sufficient quantity to allow compaction to the required density.

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Table D: Compaction Alternatives					
Compaction Method	Max. Stone Size	Maximum Loose Lift Thickness (inches)		Maximum Number of Passes	
		Below Structure and Pavements	Less Critical Areas	Below Structure and Pavements	Less Critical Areas
Hand operated vibratory plate of light roller in confined areas	3	4	4	4	4
Hand operated vibratory drum rollers weighing at least 1,000 pounds in confined areas	4	6	8	4	4
Loaded 10-wheel truck or D-8 crawler	6	10	12	4	2
Light vibratory drum roller; Min. weight at drum 8,000lbs; Min. dynamic force 10,000lbs.	8	12	12	6	2
Minimum vibratory drum; Min. weight at drum 10,000lbs; Min. dynamic force 20,000lbs.	8	18	18	6	4

3.4.2 Dewatering

Provide adequate pumping and drainage facilities to keep excavated areas sufficiently dry of groundwater and surface run-off. Dewatering shall avoid adversely affection construction procedures or causing excessive disturbance of underlying natural ground. Drain all pumped water in such a manner as to avoid damage to adjacent property.

If requested by the ENGINEER, place a 6-inch to 12-inch layer of sand and gravel or crushed stone over the natural underlying soil to stabilize area which have been disturbed due to groundwater seepage pressures and to expedite dewatering operations. Particular attention shall be given areas under proposed foundations.

3.5 FIELD QUALITY CONTROL

3.5.1 Compaction Requirements

Allow the ENGINEER sufficient time to make necessary observations and tests. Base the degree of compaction on maximum dry density as determined by ASTM D1557. The minimum degree of compaction for placed fill shall be as indicated *in Table E: Compaction Requirements.*

Table E: Compaction Requirements	
Area	Minimum Degree of Compaction (%)
Below foundation	95
Pavement and building subbase and base courses	95
Below building slab base course and above bottom of foundation	92
Below pavement subbase and base courses	90
Trench backfill outside of building	90
Trench backfill inside of building	Refer to one of the above-listed categories
Ordinary fill within 5 feet of grade	90
Vegetated areas below 5 feet of grade	85

3.5.2 Testing

Site work should be monitored and tested by geotechnical ENGINEER or his representative and in accordance with requirements of the design team to assure compliance with earthwork and foundation construction specifications.

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The owner will retain a geotechnical ENGINEER or his representative to perform on-site observations and testing during this phase of construction operations. The geotechnical ENGINEER or his representative will:

- Observe excavation and dewatering of building and controlled fill areas;
- Observe backfill and compaction within building and controlled fill areas;
- Laboratory test and analyze fill material; and
- Observe construction – and performing water content, gradation, and compaction tests.

On a timely basis, the CONTRACTOR will receive copies of test results submitted to the OWNER. In addition, during construction the geotechnical ENGINEER will advise the OWNER and CONTRACTOR in writing of conditions which fail to conform to the Contract Documents. The CONTRACTOR shall take immediate action to remedy indicated deficiencies.

The geotechnical ENGINEER or his representative will not supervise or direct the actual work of the CONTRACTOR or employees and representatives of the CONTRACTOR. The presence of, observations by, and testing performed by the geotechnical ENGINEER or his representatives shall not excuse the CONTRACTOR from defects discovered in the work.

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BARRON & ASSOCIATES, P.C.
Geotechnical Consulting and Special Inspections
10440 Main Street
Clarence, NY 14031
(716) 759-7821
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APPENDIX E

LIMITATIONS

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LIMITATIONS

1. This report is based on the data that was obtained from the subsurface explorations and on the information submitted to the geotechnical engineer. A geotechnical engineer, who is experienced in foundation construction and earthwork, should be engaged to review the final design and specifications in order to determine whether any change in concept may have any effect on the validity of the conclusions presented herein, and whether these conclusions have, in fact, been implemented in the design and specifications.

2. The subsurface conditions, including thickness, between the exploration locations are approximate and simplified representations of the strata and transitions. There is the possibility that variations in soil and rock conditions and boundaries will be encountered during construction. In order to permit correlation between the exploratory soil data and the actual soil conditions encountered during construction and so as to assess conformance with the plans and specifications as originally contemplated, it is recommended that a geotechnical engineer, who is experienced in foundation construction and earthwork monitoring, should be retained to perform continuous construction review during the site preparation and foundation construction operations.

3. The subsurface exploration logs and subsurface conditions may aid in estimating material quality and quantities, such as topsoil/organic matter, fills, natural soils, and rock, but are not to be relied upon as the exclusive means for bid preparation purposes. It is the responsibility of the contractor to perform any additional site examinations and explorations and to prepare an accurate bid.

4. Disclaimers:

   a. In the event that any changes in the nature, design or location of the structure are planned, the conclusions that are contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified in writing.

   b. The geotechnical engineering report has been prepared for this project by Barron & Associates, P.C. This report is for assistance in design only and is not a sufficient basis on which to prepare an accurate bid.

   c. This report has been prepared for the exclusive use of Mr. Joseph Rubino and his designated design representatives, for specific application to the rezoning of a parcel to be developed as a residential subdivision at 1789 Dodge Road the Town of Amherst, Erie County, New York and in accordance with generally accepted geotechnical engineering practice. No other warranty, expressed or implied, is made.

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Wetland and Waterbodies Delineation Report

for

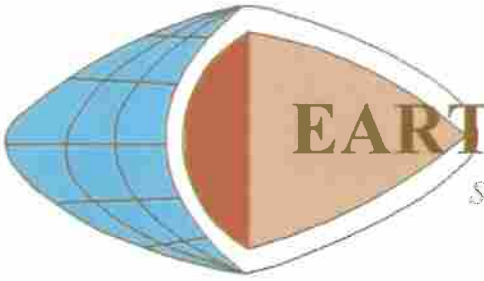
1789 DODGE ROAD

Town of Amherst

Erie County, New York

for

Joe Rubino



EARTH DIMENSIONS, INC.

Soils Investigations • Wetland Delineations

December 21, 2020
EDI Project Code: **W20J20a**

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

REPORT SUMMARIZING THE RESULTS OF A WETLAND DELINEATION SURVEY OF

1789 DODGE ROAD

Prepared for Submission to:

U.S. ARMY CORPS OF ENGINEERS
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207

AND

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
270 MICHIGAN AVENUE
BUFFALO, NEW YORK 14203

Prepared By:

EARTH DIMENSIONS, INC.
1091 JAMISON ROAD
ELMA, NEW YORK 14059

Prepared For:

JOE RUBINO
HOWARD HANNA OFFICE
4562 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221

REPORT DATE: December 21, 2020

EDI PROJECT CODE: W20J20a

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

PROJECT INFORMATION

Project Name	1789 Dodge Road
Street Address	1789 Dodge Road
SBL Number	42.00-1-45.2
Town	Clarence Center
County	Erie
State	New York
Latitude/Longitude (NAD83)	43.02971°N, 78.72732°W
Investigation Area	6.71± Acres
USGS 7.5 Minute Topographical Map	Clarence Center Quadrangle
Waterway	tributary to Ransom Creek
Hydrologic Unit Code	04120104
Date of Delineation	November 23, 2020
Consultant	Earth Dimensions, Inc. 1091 Jamison Road Elma, New York 14059
Point of Contact	Scott Livingstone (716) 655-1717 slivingstone@earthdimensions.com
Engineer	NA
Property Owner	Joe Rubino
Authority	Section 404, Article 24
Permit/Letter Being Requested	Jurisdictional Determination

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EXECUTIVE SUMMARY

Joe Rubino has proposed the development of a 6.71± acre parcel located along the east side of Dodge Road in the Town of Amherst, County of Erie, and State of New York. Joe Rubino has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation report that would allow the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYSDEC) to determine their jurisdictional authority over the investigation area, pursuant to Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

A preliminary review of available information pertaining to vegetation, soils, and hydrology in the project area was implemented prior to conducting a field investigation at the site. Sources of information included the United States Geological Survey (USGS), Natural Resources Conservation Service (NRCS), National Wetland Inventory (NWI), and NYSDEC Freshwater Wetland maps. The USGS, NRCS and NWI maps indicate the potential for wetlands under federal jurisdiction. The NYSDEC map indicates the potential for wetland under state jurisdiction.

EDI applied methodology specified by the Corps of Engineers Wetlands Delineation Manual (January 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region Version 2.0 (January 2012) to perform a delineation of Federal jurisdictional wetlands within the site. EDI identified one (1) wetland area totaling 0.054± acre within the investigation area. A tributary to Ransom Creek flows along the eastern limits of the investigation area. The identification number of the wetland, its acreage and boundary flags are as follows:

TABLE 1: WETLAND SUMMARY

Wetland Identification #	Geographic Center (NAD83)		Boundary Flag #	Total Acreage On-site	Wetland Type (Cowardin)	Wetland Type (Reschke)	Jurisdictional Determination
	Latitude	Longitude					
Wetland 1	43.02960	78.72558	W1-1 through W1-7	0.054±	R4SBC	Riverine	Jurisdictional
Total Wetland Acreage:				0.054±			

TABLE 2: STREAM & DRAINAGE SUMMARY

Stream Identification #	Waterway	DEC Class	Linear Feet On-site	Highwater Width (Ft)	Flow Regime	Substrate	Classification (Cowardin)	Jurisdictional Determinatio
Stream 1	UNT to Ransom Creek/ Town of Amherst Ditch 26B	C	436.3 feet	20 to 25	Intermittent	Organic, silt	R4SB6	Jurisdictional

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SECTION I: INTRODUCTION

Joe Rubino has proposed the development of a 6.71± acre parcel on the east side of Dodge Road in the Town of Amherst, County of Erie, and State of New York. The project has been given the name 1789 Dodge Road and is located on USGS 7.5 minute quadrangle map indexed as Clarence Center/2002 DeLorme (Figure 1). The field work was completed on November 23, 2020 using a hand held Garmin GPSmap 62s to locate wetland and drainage boundaries.

Howard Hanna has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation study at this site. The investigation was designed to facilitate a determination of the extent of USACE and NYSDEC jurisdiction over the project area pursuant to Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

EDI has performed a wetland delineation study at the site under guidelines specified by the *Corps of Engineers Wetlands Delineation Manual*, dated January 1987 (referred to hereafter as the Corps Manual) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region version 2.0* (January 2012) (referred to hereafter as the Northcentral and Northeast Regional Supplement). The purpose of this report is to present EDI's methods, results, conclusions and recommendations with respect to the 1789 Dodge Road project site.

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SECTION II: SITE DESCRIPTION

The 1789 Dodge Road project area is comprised of a 6.71± acre irregular shaped investigation area on the east side of Dodge Road which is outlined on Figure 1 and depicted on the Wetland Delineation Map included in Appendix A (Figure 6).

The natural topography of the 1789 Dodge Road site is flat to gently sloping. The uplands within the investigation area consisted of successional northern hardwoods and mown lawn communities. The wetland area was found to consist of a shallow emergent marsh community. The vegetative communities of the investigation area are described according to *Ecological Communities of New York State* (Edinger et al. 2014).

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SECTION III: PRELIMINARY DATA REVIEW

A. SUMMARY OF FINDINGS

Several sources of information may be reviewed to facilitate the completion of a wetland delineation study. In some cases it is even possible to make a preliminary office wetland determination based upon available vegetation, soils, and hydrologic information for a project area. EDI completed a preliminary review of several data sources at the onset of this study. The results of the review are summarized as follows:

1. USGS 7.5 MINUTE TOPOGRAPHICAL MAP

Figure 1 depicts the 1789 Dodge Road project site on the Clarence Center/2002 DeLorme quadrangle map. The figure depicts the flat to gently sloping topography of the site. A tributary to Ransom Creek is depicted along the eastern limits of the investigation area.

2. USFWS NATIONAL WETLANDS INVENTORY MAP

The National Wetlands Inventory (NWI) map obtained from the USFWS Wetland Mapper http://www.fws.gov/wetlands/Data/Mapper.html displays two (2) streams, R4SBCx and R4SBC within the investigation area. The streams can be decoded as:

[R] Riverine, [4] Intermittent, [SB] Stream Bed, [C] Seasonally flooded, [x] excavated; and

[R] Riverine, [4] Intermittent, [SB] Stream Bed, [C] Seasonally flooded

3. NATURAL RESOURCES CONSERVATION SERVICE SOILS MAP

Figure 3 presents the project area outlined on a copy of the Erie County Soil Survey map from the National Cooperative Soil Survey. As shown on that figure, the site has the following soil types:

Soil Conservation Service Legend

Map Unit Symbol	Map Unit Name	Hydric Soil/Inclusions?
Ch	Cheektowaga fine sandy loam	Hydric Soil
ElB	Elnora loamy fine sand, 3 to 8 percent slopes	Inclusions Unlikely
Wd	Wayland soils complex, 0 to 3 percent slopes	Hydric Soil

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Cheektowaga: The Cheektowaga series consists of very deep, poorly drained and very poorly drained soils formed in sandy deposits overlying clayey lacustrine sediments. They are nearly level soils on lake plains. Permeability is rapid in the surface and sandy subsoil, and slow or very slow in the substratum. Mean annual temperature is 48 degrees F., and mean annual precipitation is 40 inches.

Elnora: The Elnora series consists of very deep, moderately well drained soils formed in sandy glacial lake, eolian, and deltaic sediments. They are primarily on beach ridges and relict longshore bars on lake plains. Permeability is rapid. Slopes range from 0 to 8 percent. The mean annual temperature is 49 degrees F, and mean annual precipitation is 37 inches.

Wayland: The Wayland series consists of very deep, poorly drained and very poorly drained, nearly level soils formed in recent alluvium. These soils are in low areas or slackwater areas on flood plains. Saturated hydraulic conductivity is moderately high or high in the mineral soil. Slope ranges from 0 through 3 percent. Mean annual temperature is about 8 degrees C (46 degrees F) and mean annual precipitation is about 1080 mm (42.5 in).

The U.S. Department of Agriculture's National Technical Committee for Hydric Soils Criteria has developed a list of soils that often display hydric soil characteristics. Hydric soil typically forms in places of the landscape where surface water periodically collects for some time and/or where groundwater discharges sufficient to create waterlogged or anaerobic soils. Such anaerobic soils can support the growth and survival of hydrophytic vegetation that is tolerant of such conditions. Wayland and Cheektowaga are hydric soils and therefore may support wetland vegetation. Wetland hydrologic conditions, hydric soils, and hydrophytic vegetation are the three criteria of a wetland.

4. NYSDEC Freshwater Wetlands Map

The NYSDEC Freshwater Wetlands map obtained from the online NYSDEC Environmental Resource Mapper displays state jurisdictional Freshwater Wetland CC-15 within and adjacent to the investigation area pertaining primarily to the Ransom Creek floodplain.

B. RESULTS OF AGENCY INFORMATION REVIEW

The preliminary data review revealed that the Corps may have jurisdiction over wetlands at the project location. The evidence consisted of potential federally regulated wetlands on the NWI map (Figure 2) and hydric soils and soils with possible inclusions depicted within the project area as shown on the NRCS map (Figure 3). The preliminary data review indicated that NYSDEC may have jurisdiction

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SECTION IV: FIELD INVESTIGATION PROCEDURES

WETLANDS:

Step 1

EDI applied methodology specified by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region to perform a delineation of Federal jurisdictional wetlands within the site. EDI used the Level 2 Routine Determination method (on-site inspection necessary) since insufficient information was available for making a determination for the entire project area. This methodology is consistent with Part IV, Section D of the Corps Manual.

Step 2

EDI's initial evaluation of the project area revealed that no atypical situations existed. If an atypical situation had existed, EDI would have used methodology outlined in Part IV, Section F of the Corps manual and/or Section 5 of the Northcentral and Northeast Supplement.

Step 3

EDI made the determination that normal environmental conditions were present, as the area was not lacking hydrophytic vegetation or hydrologic indicators due to annual, seasonal or long-term fluctuations in precipitation, surface water, or groundwater levels. The Northcentral and Northeast Supplement defines the growing season as beginning when one of the following indicators of biological activity are evident in a given year: (1) above-ground growth and development of vascular plants and/or (2) soil temperature measured at 12" below ground surface reaches 41°F. The end of the growing season is defined as the point at which deciduous species lose their leaves or the last herbaceous plants cease flowering and their leaves become dry or brown, whichever comes latest.

Step 4

In order to accurately identify the limits of various vegetative communities and extent of wetlands on-site, a routine determination method was used. As depicted in Appendix A and included in Appendix B, two (2) data points were used to characterize the site.

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Step 5

The plant community inhabiting each observation point was characterized in accordance with methods specified in the Northcentral and Northeast Regional Supplement. Dominant plant species were identified within four vegetative strata (i.e. herb, sapling/shrub, tree and liana (woody vines) at each sampling point. The Northcentral and Northeast Regional Supplement defines the vegetative strata in the following manner:

Herb – A non-woody individual of a macrophytic species. Seedlings of woody plants (including vines) that are less than 3.28 feet in height are considered to be herbs.

Sapling/Shrub – A layer of vegetation composed of woody plants < 3.0 inches in diameter at breast height but greater than 3.28 feet in height, exclusive of woody vines.

Tree – A woody plant > 3.0 inches in diameter at breast height, regardless of height (exclusive of woody vines)

Liana – A layer of vegetation in forested plant communities that consist of woody vines greater than 3.28 feet in height.

As outlined in the manual, the quadrant sizes used for the vegetative strata were (i) a 3.28-foot radius for herbs; (ii) a ten-foot radius for saplings/shrubs and woody vines; and (iii) a 30-foot radius for trees. Dominant plant species were estimated using aerial coverage methods. Dominant species are defined in the Corps Manual as the most abundant plant species that when ranked in descending order of abundance and cumulatively totaled immediately exceed 50 percent of the total dominance measure for the stratum, plus any additional species comprising 20 percent or more of the total dominance measure.

The wetland indicator status (OBL, FACW, FAC, FACU, or UPL) listed for each identified species by the U.S. Fish and Wildlife Service in the National List of Plant Species that Occur in Wetlands: Northeast (Region 1) was recorded. The U.S. Fish and Wildlife wetland indicator status listings are defined as follows:

OBL – Plants that occur almost always (estimated probability >99 percent) in wetlands under natural conditions, but which may also occur rarely (estimated probability < 1 percent) in nonwetlands.

FACW – Plants that occur usually (estimated probability >67 percent to 99 percent) in wetlands, but also occur (estimated probability 1 percent to 33 percent) in nonwetlands.

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FAC – Plants with a similar likelihood (estimated probability 33 percent to 67 percent) of occurring in both wetlands and nonwetlands.

FACU – Plants that occur sometimes (estimated probability 1 percent to <33 percent) in wetlands, but occur more often (estimated probability >67 percent to 99 percent) in nonwetlands.

UPL – Plants that occur rarely (estimated probability < 1 percent) in wetlands, but occur almost always (estimated probability >99 percent) in nonwetlands under natural conditions.

The plant community data was summarized on the data forms provided in the Northcentral and Northeast Regional Supplement included in this report as Appendix B.

Step 6

Plant data from each observation point were tested against the hydrophytic vegetation criterion specified in the Corps Manual and Northcentral and Northeast Regional Supplement. The Northcentral and Northeast Regional Supplement identifies a four-tiered approach for making a determination of whether or not the hydrophytic vegetation criteria is met for a sample plot. Indicator 1 (Rapid Test for Hydrophytic Vegetation) was first applied to determine if all dominant species across all strata are rated OBL and/or FACW. If Indicator 1 did not meet the hydrophytic vegetation criteria, Indicator 2 was then applied (dominance test); if greater than 50% of all plant species across all strata were rated OBL, FACW, or FAC, the hydrophytic vegetation criteria was considered met. In rare cases, when Indicators 1 and 2 did not meet the hydrophytic vegetation criteria but soils and hydrology criteria were met, Indicators 3 (Prevalence Index) and 4 (Morphological Adaptations) were used to make a final determination. All observation points that met the hydrophytic vegetation criterion were considered potential wetlands. Soils were then characterized.

Step 7

The Corps Manual specifies that soils need not be characterized (and are assumed hydric soils) at sampling points meeting the hydrophytic vegetation criterion if: (i) all dominant plant species have an indicator status of OBL, or (ii) all dominant species have an indicator status of OBL and/or FACW, and the wetland boundary is abrupt (at least one dominant OBL species must be present). All observation points sampled during this field investigation were examined directly for soil and hydrologic characteristics.

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Step 8

At observation points requiring a soil evaluation, soil borings were performed by an EDI Soil Scientist using methods specified in the Northcentral and Northeast Regional Supplement. Soil pits were dug using a tile spade. Testpits were generally dug to a depth of 20 inches below ground surface. Soils were examined for any of the hydric soil indicators, as outlined in the Field Indicators of Hydric Soils in the United States. A determination was made as to whether or not the hydric soil criterion was met. Soils data was recorded on the data forms included in Appendix B of this report.

Step 9

EDI's Soil Scientist examined hydrologic indicators using methods specified by the Northcentral and Northeast Regional Supplement at each observation point. The wetland hydrology criterion was met if: (i) one or more primary field indicators was materially present, (ii) available hydrologic records provided necessary evidence, or (iii) two or more secondary indicators were present. Results were recorded on data forms taken from the Corps Manual and are included in this report as Appendix B.

Step 10

A wetland determination was made for every observation point. If a sample plot met the hydrophytic vegetation, hydric soil, and wetland hydrology criteria, the area was considered to be wetland.

Step 11

Based on the results of the transected data, wetland boundaries were established for each identified wetland using survey ribbon labeled "wetland delineation" and numbered consecutively along each wetland boundary. As outlined in the Corps Manual, the placement of flags was based on the limits of areas where all three parameters were met. Wetland flags were labeled W1-1 through W1-7.

STREAMS & DRAINAGES:

The federally regulated Ordinary High Water (OHW) mark of streams within the Project area were delineated utilizing the definitional criteria as presented in Title 33, Code of Federal Regulations, Part 328, and the USACE Regulatory Guidance Letter 05-05 – Guidance on Ordinary

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High Water Mark Identification. Each stream is categorized in regard to its flow regime as perennial, intermittent, or ephemeral, as defined by the USACE. The Ordinary High Water (OHW) mark for each stream is surveyed using the handheld Garmin GPSmap 62s. Each stream is assigned a letter designation, and survey points are numbered consecutively. Substrate characteristics and water depth are noted. Streams classified as AA, A, B, C, C(t), C(ts) and D in the State of New York are regulated by NYSDEC under Article 15 Use and Protection of Waters. Streams are given classifications which designate the level of protection afforded to each waterbody. Class AA and A are assigned to sources of drinking water. Class B streams are best suited for swimming and other contact recreation, but not drinking water. Class C streams identify waters that support fishing and non-contact activities. A classification with (t) designated a stream with the potential to support trout populations. A classification of (ts) identifies waters that may support trout spawning. Class D waters are the lowest classification, and are often highly imperiled.

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SECTION V: RESULTS AND CONCLUSIONS

Earth Dimensions, Inc. (EDI) has completed a wetland delineation study at the 1789 Dodge Road site located in the Town of Amherst, County of Erie, and State of New York. A field investigation was conducted by a Soil Scientist and a Wetland Ecologist from EDI. The wetland delineation study identified one (1) wetland totaling 0.054 ± acre present within the 1789 Dodge Road site. In addition, a 436.3 foot portion of a tributary to Ransom Creek/ Town of Amherst Ditch 26B, a Class C stream, was identified. No waterbodies were identified within the investigation area.

Figure 5 depicts the vegetative communities as they existed at the time of the investigation. The uplands within the investigation area were comprised of successional northern hardwoods and mown lawn communities. The wetland area was found to consist of a shallow emergent marsh community. The vegetative communities of the investigation area are described according to Ecological Communities of New York State (Edinger et al. 2014).

The successional northern hardwood community was dominated by the following species: box elder (*Acer negundo),* black willow (*Salix nigra),* common red raspberry (*Rubus idaeus),* multiflora rose (*Rosa multiflora),* dame's rocket (*Hesperis matronalis),* garlic mustard (*Aliaria petiolata),* white snake root (*Ageratina altissima),* orchard grass (*Dactylis glomerata),* enchanter's nightshade (*Circea lutetiana)* and sticky willy (*Galium aparine).*

The mown lawn (with some trees) community was dominated by the following species: red pine (*Pinus resinosa),* quaking aspen (*Populus tremuloides),* Kentucky bluegrass (*Poa pratensis*), pussy willow (*Salix discolor),* common dandelion (*Taraxacum officinale*), heal all (*Prunella vulgaris*), spreading bentgrass (*Agrostis stolonifera),* tall buttercup (*Ranunculus acris),* tatarian honeysuckle (*Lonicera tatarica*), red clover (*Trifolium pratensis),* ground ivy (*Glechoma hederacea)* and orchard grass (*Dactylis glomerata).*

Wetland W1 is a 0.054± acre shallow emergent marsh. No data was collected. It is EDI's professional opinion that Wetland W1/Stream 1 is Federally jurisdictional under the Navigable Waters Protection Rule since it is a perennial stream.

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Stream 1 is identified as a Tributary to Ransom Creek/ Town of Amherst Ditch 26B and flows north along the eastern limits of the site and ultimately empties into Ransom Creek. This intermittent channel is identified as a Class C stream by NYSDEC standards. The substrate consists of silt and gravel, with emergent vegetation along the banks. Within the project area, stream 1 is approximately 20-25 feet wide (30 feet at top of bank) with an average water depth of 6-24 inches.

A map which depicts the site boundaries and the location of all observation points established during the field survey is included as Figure 6 in Appendix A of this report. Data forms are included as Appendix B. Appendix C includes representative photographs of the project area. Appendix D notes the references used during the preparation of this report and during the field investigation. Appendix E provides the names, addresses and phone numbers of the survey personnel involved in the wetland delineation study.

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SECTION VI: RECOMMENDATIONS

One (1) wetland area and one (1) stream were identified during the course of a field investigation based upon the three parameter technique (vegetation, soils, and hydrology) outlined in the Corps Manual and Northcentral and Northeast Regional Supplement. It is EDI's professional opinion that wetland W1 is regulated by the USACE under Section 404 of the Clean Water Act. It is also EDI's opinion that wetland W1 is part of Freshwater Wetland CC-15 and would be regulated by NYSDEC under Article 24 of the New York Conservation Law. Stream 1 is regulated under both Section 404 and Article 15. USACE and NYSDEC approach their regulatory analyses by first considering avoidance of wetlands and minimization of wetland losses. EDI recommends the following:

(1) Submit this report to USACE and NYSDEC with a request for a wetland boundary confirmation and jurisdictional determination.

(2) If no impacts are proposed to federal or state regulated wetlands, state regulated 100-foot adjacent area or streams based on the outcome of the jurisdictional determination, it is the professional opinion of EDI that the project may proceed without the need for Section 404, Article 15 or Article 24 Permits.

(3) If any NYSDEC regulated upland adjacent area or federal or state jurisdictional wetland impacts are proposed, it is EDI's recommendation that a Joint Application for Permit and supporting documentation be submitted to the USACE and NYSDEC with a request for a Section 404 Permit, Section 401 Water Quality Certification, Article 15 Permit and/or an Article 24 Permit.

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1789 Dodge Road

Appendix A - Figures

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

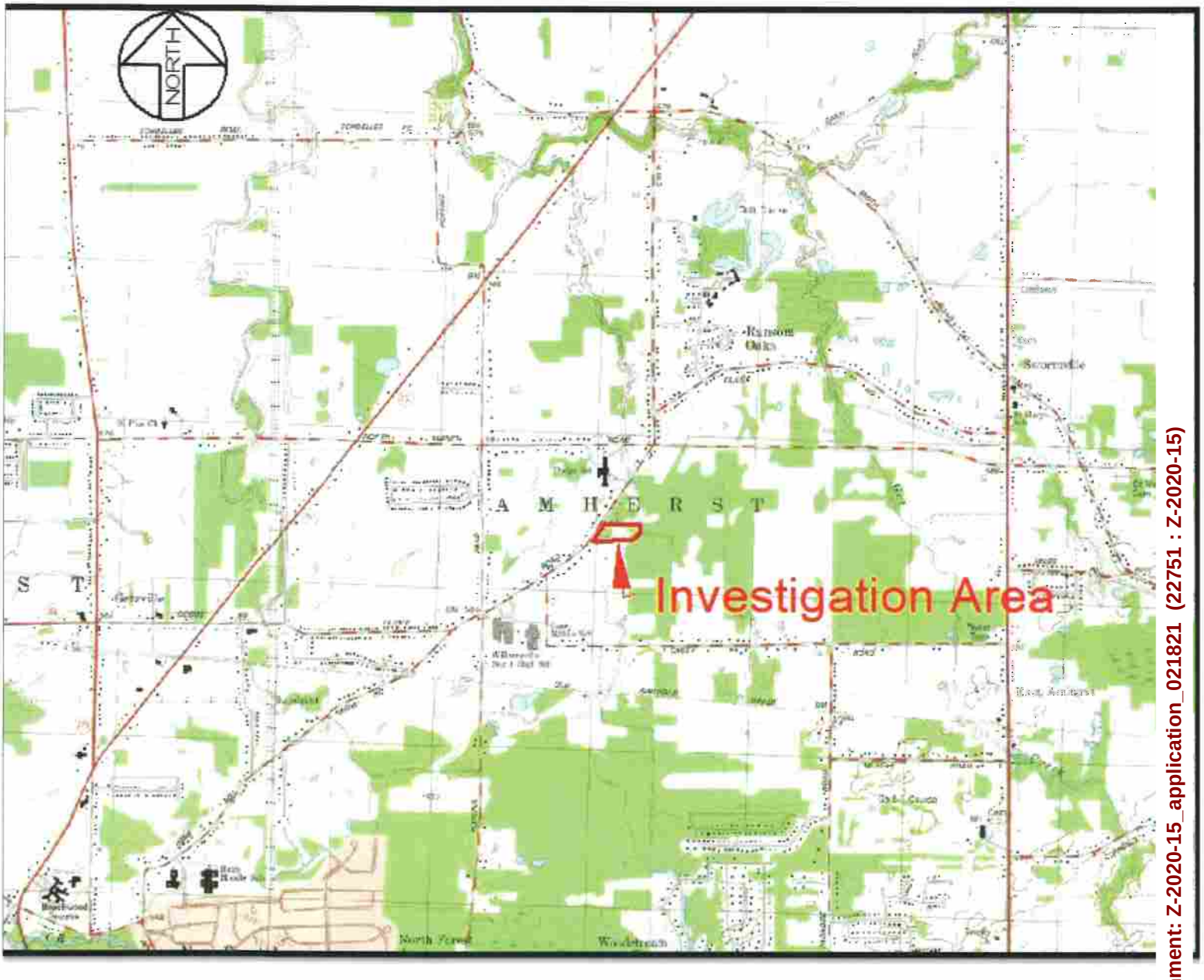

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FIGURE 1: USGS 7.5 MINUTE TOPOGRAPHICAL MAP

Clarence Center Quadrangle / 2002 DeLorme

1789 Dodge Road

Town of Amherst, Erie County, New York



FIGURE 2: NATIONAL WETLANDS INVENTORY MAP

http://www.fws.gov/wetlands/data/mapper.HTML (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

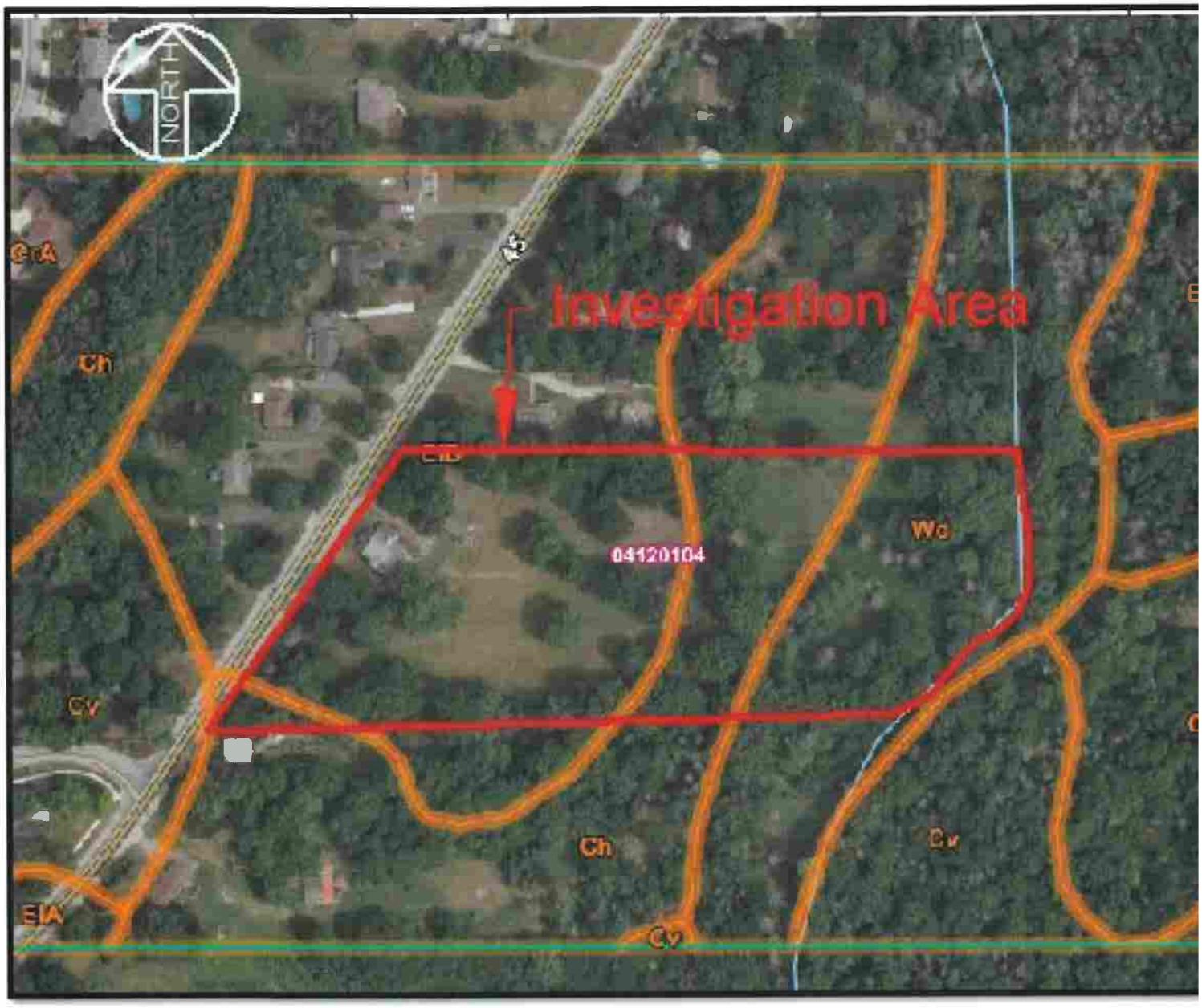

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FIGURE 3: NRCS ERIE COUNTY SOIL SURVEY MAP

http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York



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FIGURE 4: NYSDEC ENVIRONMENTAL RESOURCE MAPPER

http://www.dec.ny.gov/imsmaps/ERM/viewer.htm (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York

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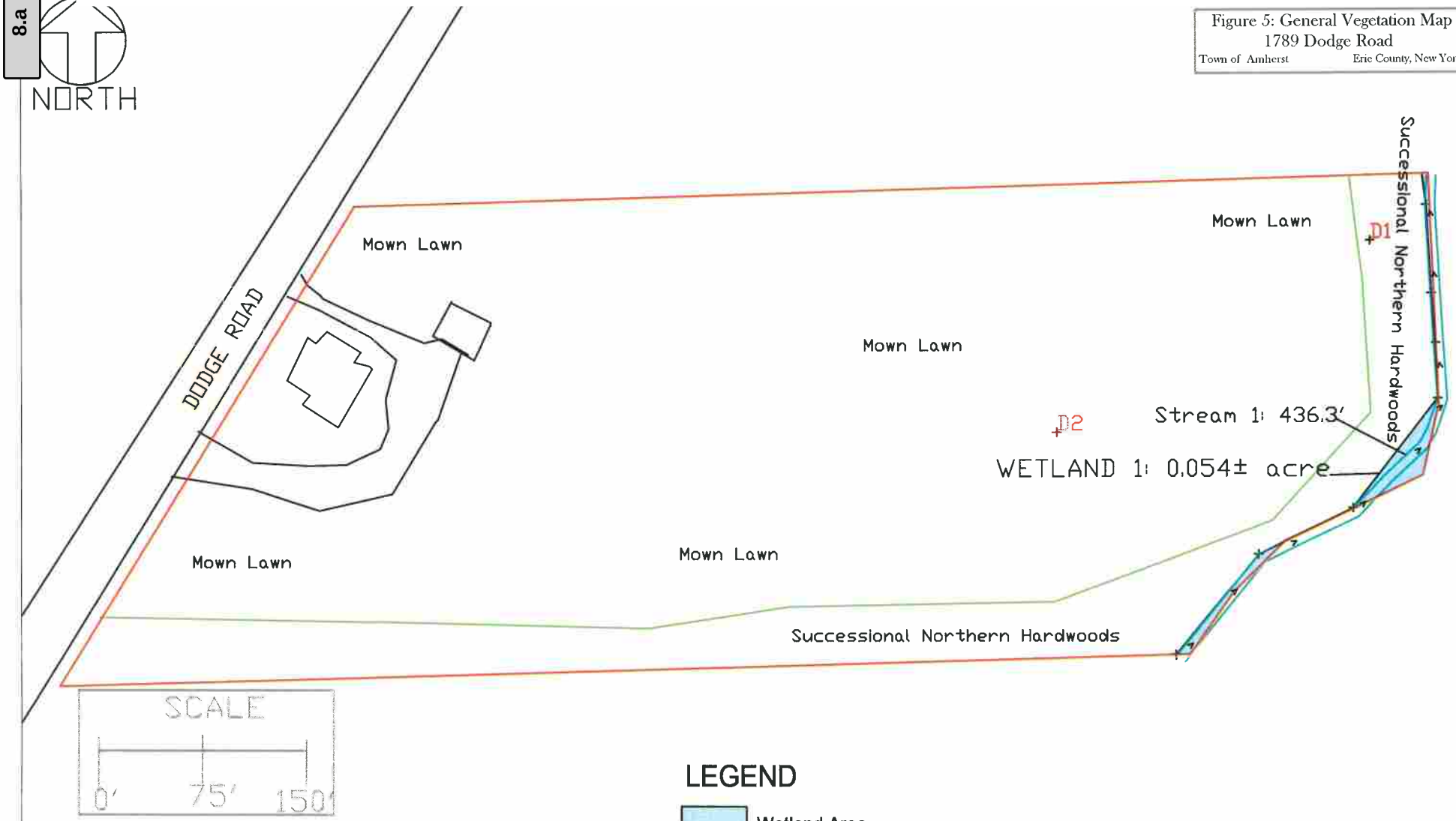
Figure 5: General Vegetation Map
1789 Dodge Road
Town of Amherst Erie County, New York



LEGEND

- Wetland Area
- Stream
- D1 Data Point Location
- Investigation Area

Scale: as shown
Map Date: December 21, 2020 JMC/EDI Revised:
Base Map Provided By: GPS Mapping
File Name: VEG MAP.DWG
EDI Project Code: W20J20a

EARTH DIMENSIONS, INC.

Figure 6: Wetland Delineation Map
1789 Dodge Road
Town of Amherst Erie County, New York

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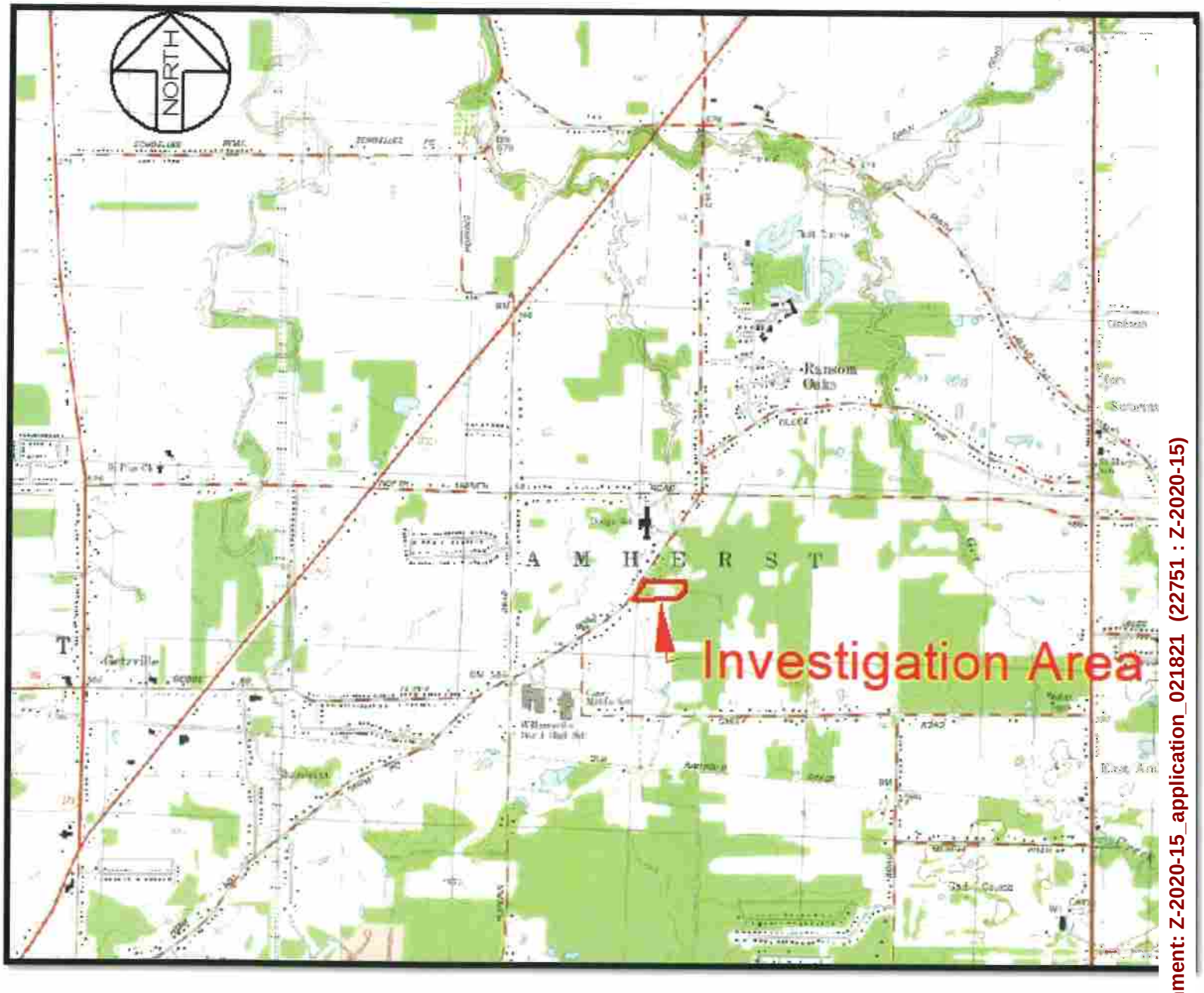

FIGURE 7: DRAINAGE MAP

Clarence Center Quadrangle / 2002 DeLorme

1789 Dodge Road

Town of Amherst, Erie County, New York

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Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

FIGURE 8: SITE AERIAL PHOTOGRAPH

http://gis2.erie.gov/HTML5/ErieCountyNY/PublicLaunchPage.aspx (Visited 12/21/2020)

1789 Dodge Road

Town of Amherst, Erie County, New York

1789 Dodge Road

Appendix B – Data Sheets

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 1789 Dodge Road Town/County: Amherst/Erie County Sampling Date: November 23, 2020

Applicant/Owner: Joe Rubino State: New York Sampling Point: DP1

Investigator(s): Scott Livingstone & Jody Celeste Section, Township, Range: 42.00-1-45.2

Landform (hillslope, terrace, etc.): TERRACE Local relief (concave, convex, none): CONVEX Slope (%): 3

Subregion (LRR or MLRA) LRRL Lat: 43.02999 Long: 78.72573 Datum: NAD83

Soil Map Unit Name: WAYLAND SOILS COMPLEX, 0-3% NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No _____	
Wetland Hydrology Present?	Yes _____	No _____	If yes, optional Wetland Site ID: N/A

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND SUCCESSIONAL WOODS

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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Project Code: W20J20a

VEGETATION : Use scientific names of plants.

Sampling Point: D1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix nigra	10	Y	FACW
2. Acer negundo	5	Y	FAC
3.			
4.			
5.			
6.			
7.			
	15 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15')			
1. Rubus idaeus	10	Y	FACW
2. Rosa multiflora	5	Y	↓
3.			
4.			
5.			
6.			
7.			
	15 = Total Cover		

Herb Stratum (Plot size: 5')			
1. Hesperis matronalis	45	Y	FACU
2. Alliaria petiolata	35	Y	FACU
3. Galium aparine	5	N	FACU
4. Circaea lutetiana	5	N	NI
5. Dactylis glomerata	5	N	FACU
6. Ageratina altissima	5	N	NI
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30')			
1. NA			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 10	x 2 = 20
FAC species 5	x 3 = 15
FACU species 105	x 4 = 420
UPL species 0	x 5 = 0
Column Totals: 120 (A)	455 (B)

Prevalence Index = B/A = 3.79

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is < 3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SUCCESSIONAL NORTHERN HARDWOODS

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # 2 Direction of Photo NORTH

MANY DEAD ASH

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SOIL

Sampling Point: D1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 4/2	100					S;l	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and **wetland** hydrology must be present, unless **disturbed** or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes ____ No X

Remarks:

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WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 1789 Dodge Road Town/County: Amherst/Erie County Sampling Date: November 23. 2020

Applicant/Owner: Joe Rubino State: New York Sampling Point: NZ

Investigator(s): Scott Livingstone & Jody Celeste Section, Township, Range: 42.00-1-45.2

Landform (hillslope, terrace, etc.): LAKE Plain Local relief (concave, convex, none): CONVEX Slope (%): 2

Subregion (LRR or MLRA) LRRL Lat: 43.02962 Long: 78.72659 Datum: NAD83

Soil Map Unit Name: CHEEKTOWAGA FINE SANDY LOAM NW I classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	If yes, optional Wetland Site ID: N/A

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND LAWN WITH TREES

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- __ Surface Water (A1)
- __ High Water Table (A2)
- __ Saturation (A3)
- __ Water Marks (B1)
- __ Sediment Deposits (B2)
- __ Drift Deposits (B3)
- __ Algal Mat or Crust (B4)
- __ Iron Deposits (B5)
- __ Inundation Visible on Aerial Imagery (B7)
- __ Sparsely Vegetated Concave Surface (B8)
- __ Water-Stained Leaves (B9)
- __ Aquatic Fauna (B13)
- __ Marl Deposits (B15)
- __ Hydrogen Sulfide Odor (C1)
- __ Oxidized Rhizospheres on Living Roots (C3)
- __ Presence of Reduced Iron (C4)
- __ Recent Iron Reduction in Tilled Soils (C6)
- __ Thin Muck Surface (C7)
- __ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- __ Surface Soil Cracks (B6)
- __ Drainage Patterns (B10)
- __ Moss Trim Lines (B16)
- __ Dry-Season W ater Table (C2)
- __ Crayfish Burrows (C8)
- __ Saturation Visible on Aerial Imagery (C9)
- __ Stunted or Stressed Plants (D1)
- __ Geomorphic Position (D2)
- __ Shallow Aquitard (D3)
- __ Microtopographic Relief (D4)
- __ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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VEGETATION : Use scientific names of plants.

Sampling Point: D2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus resinosa	20	Y	FACU
2. Populus tremuloides	5	Y	↓
3.			
4.			
5.			
6.			
7.			
	25	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15')			
1. Lonicera tatarica	10	Y	FACU
2. Salix discolor	5	Y	FACW
3.			
4.			
5.			
6.			
7.			
	15	= Total Cover	

Herb Stratum (Plot size: 5')			
1. Prunella vulgaris	15	Y	FACU
2. Agrostis stolonifera	15	Y	FACW
3. Poa pratensis	45	Y	FACU
4. Ranunculus acris	5	N	FAC
5. Trifolium pratense	5	N	FACU
6. Taraxacum officinale	5	N	↓
7. Glechoma hederacea	5	N	
8. Dactylis glomerata	5	N	
9.			
10.			
11.			
12.			
	100	= Total Cover	

Woody Vine Stratum (Plot size: 30')			
1. NA			
2. ↓			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 29 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	5	x 3 =	15
FACU species	115	x 4 =	460
UPL species	0	x 5 =	0
Column Totals:	140 (A)		515 (B)

Prevalence Index = B/A = 3.67

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is < 3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

MOWN LAWN

Community Type: _____

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # 3 Direction of Photo NORTH

MANY DEAD ASH NEAR BY

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

SOIL

Sampling Point: D2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR4/3	100					l	
7-16	10YR5/6	100					FSl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes _____ No X

Remarks:

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

1789 Dodge Road

Appendix C - Site Photographs

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)



Photo 1: Facing south. Depicts wetland W1/Stream W1 from the northeastern corner of the investigation area.



Photo 2: Facing north from data point D1. Depicts the successional northern hardwood community of data point D1.



Photo 3: Facing west from data point D2. Depicts the mown lawn community of data point D2.

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

1789 Dodge Road

Appendix D - References

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

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Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

1789 Dodge Road

Appendix E - Wetland Investigation Personnel

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Soils and Hydrology Sampling
Scott Livingstone, Senior Soil Scientist
Earth Dimensions, Inc.
1091 Jamison Road
Elma, New York 14059
(716) 655-1717

Vegetation Sampling
Jody Celeste, Ecologist
Earth Dimensions, Inc.
1091 Jamison Road
Elma, New York 14059
(716) 655-1717

Report Preparation
Jody Celeste, Ecologist
Earth Dimensions, Inc.
1091 Jamison Road
Elma, New York 14059
(716) 655-1717

Attachment: Z-2020-15_application_021821 (22751 : Z-2020-15)

Attachment: Z-2020-15_drawings_021821 (22751 : Z-2020-15)

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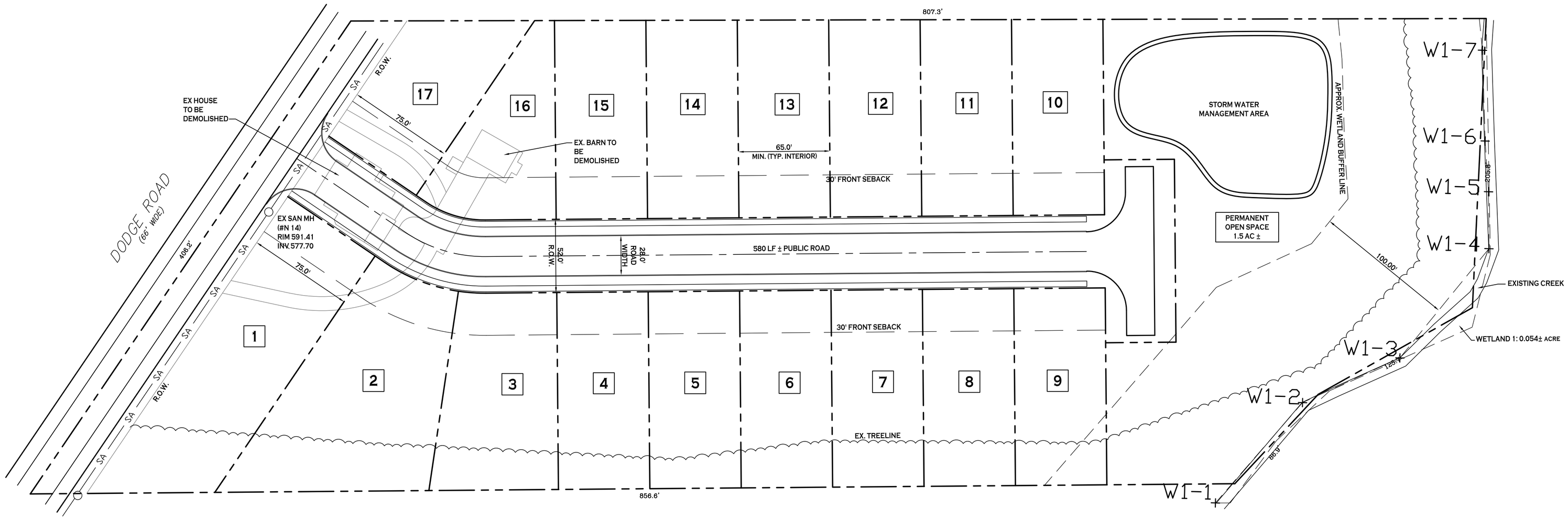
All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209N and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



SITE DATA (REZONED FROM SA TO R-3 ZONING)
AREA = 6.7 ACRES ±
MIN. LOT WIDTH = 65 FT INTERIOR LOTS
MIN. LOT WIDTH = 75 FT CORNER LOTS
MIN. LOT AREA = 8,450 SF INTERIOR LOTS
MIN. LOT AREA = 9,750 SF CORNER LOTS
FRONT SETBACK = 30 FT (OFF EDGE OF PVMT)
SIDE SETBACK = 5 FT
REAR SETBACK = 30 FT
MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FT
MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

N

SITE PLAN

SCALE: 1"=40'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 40 0 40 80Ft.

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction

Single Family Subdivision

1789 Dodge Road
Amherst, New York

Date: 12/28/20
Drawn by: C. Wood
Scale: As Noted

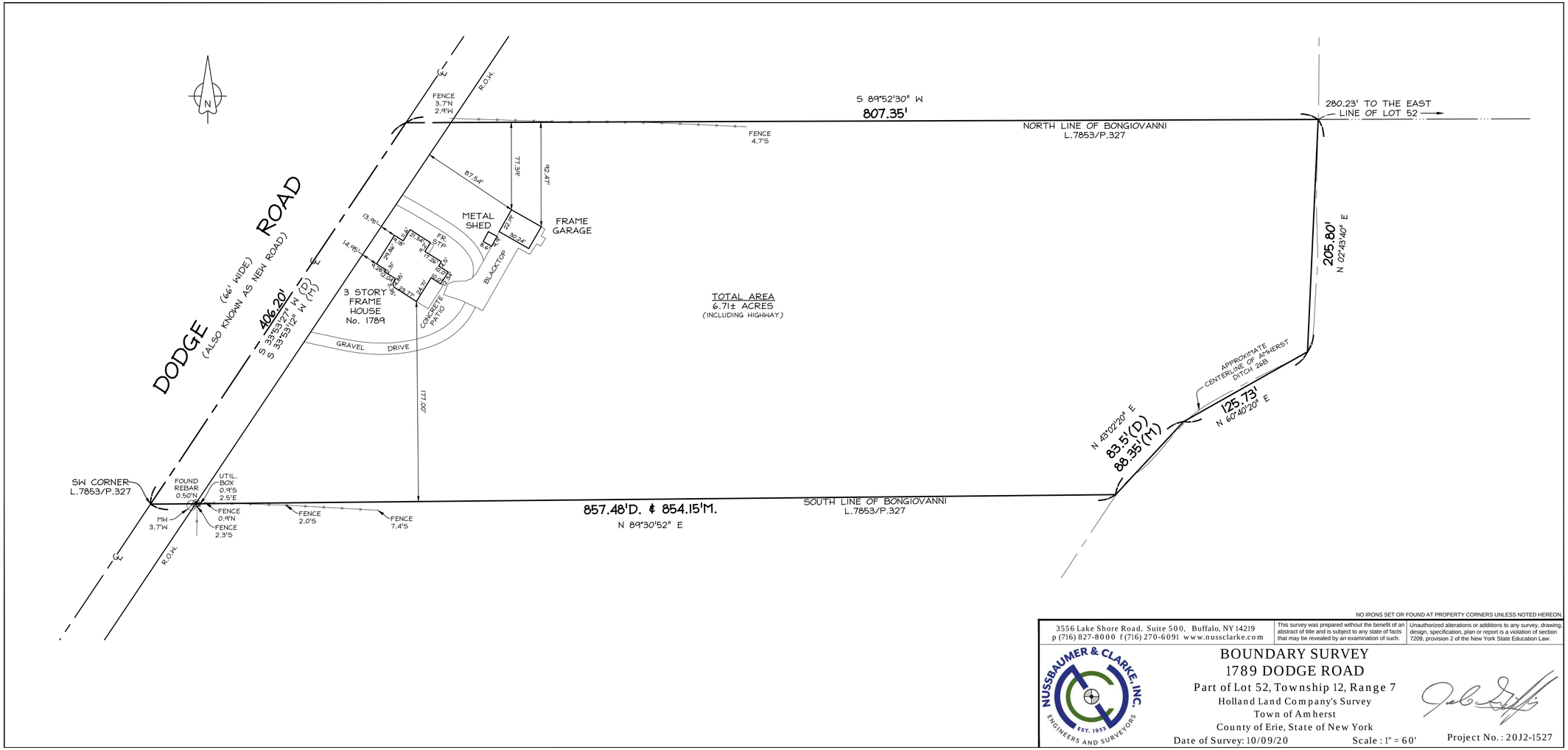
DRAWING NAME:

Sketch Plan

DRAWING NO.

C-100

Project no.: 20.xxx



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

NUSSBAUMER & CLARKE, INC. EST. 1933 ENGINEERS AND SURVEYORS

BOUNDARY SURVEY
1789 DODGE ROAD

Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York

Date of Survey: 10/09/20 Scale : 1" = 60'

Project No. : 20J2-1527

Attachment: Z-2020-15_drawings_021821 (22751 : Z-2020-15)

DRAFT (02/18/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2020-15

PETITIONER

Joe Rubino
c/o Sean Hopkins, Esq.
Hopkins, Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, New York 14221

PROPERTY LOCATION

1789 Dodge Road

WHEREAS the Town of Amherst Planning Board on Thursday, February 18, 2021 held a public hearing on the proposed rezoning of land from SA to R-3, and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

   The proposal is consistent with the Conceptual Land Use Plan which shows Single Family Residential (R-3) use in this area of the Town.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current versus the proposed district.

E. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is required since hydric/potentially hydric soils have been identified on the parcel.

Attachment: Z-2020-15_draft resolution_021821 (22751 : Z-2020-15)

DRAFT (02/18/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2020-15

PETITIONER

Joe Rubino

PROPERTY LOCATION

1789 Dodge Road

Pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be **approved/denied** subject to the following conditions:

1.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

RR/ac
X:\Current_Planning\Files\Rezonings\2020\Z-2020-15_(1789_Dodge_Rd)_2020\Z-2020-15_draft resolution_021821.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Sean Hopkisn, Esq. Hopkins Sorgi & McCarthy, PLLC, 5500 Main St., Ste. 343, Williamsville, NY 14221
Christopher Wood, P.E., Carmina Wood Morris, DPC, 487 Main St., Suite 600, Buffalo, NY 14202

Attachment: Z-2020-15_draft resolution_021821 (22751 : Z-2020-15)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor
Daniel C. Howard, AICP
Planning Director
Ellen M. Kost, AICP
Assistant Planning Director

February 25, 2021

Joe Rubino
c/o Sean Hopkins, Esq.
Hopkins, Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, New York 14221

SUBJECT: REQUEST TO REZONE 6.7± ACRES OF LAND FROM SA TO R3; Z-2020-15; PROPERTY LOCATED AT 1789 DODGE ROAD.

Dear Sir/Madam:

At its meeting of February 18, 2021 the Planning Board considered your application to rezone the subject property from SA to R3 and voted to adjourn the item at your request.

This item will be placed on the Planning Board agenda for the March 18, 2021 meeting.

Should you have any questions regarding the Planning Board's decision, please do not hesitate to call us.

Very truly yours,

Daniel C. Howard, AICP
Planning Director

DH/ac
X:\Current_Planning\Files\Rezonings\2020\Z-2020-15_(1789_Dodge_Rd)_2020\Z-2020-15_Adjourned Letter_021821.doc
cc: Christopher Wood, P.E., Carmina Wood Morris, DPC, 487 Main St., Suite 600, Buffalo, NY 14202

Attachment: Z-2020-15_adjournment letter_021821 (22751 : Z-2020-15)

Rezoning of 1789 Dodge Road from SA to R-3 - Proposed Residential Subdivision

Applicant: Joe Rubino c/o
Sean Hopkins, Esq.,
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning Review and, if required Comprehensive Plan Amendment

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____
VERIFIED BY DATE

Materials Accepted by Town Clerk & Fee Paid _____
ACCEPTED BY DATE

Materials Checked by Building Dept. _____
RECEIVED BY DATE

Materials Received by Planning Dept. _____
RECEIVED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250**	$1.250.00
2 – 20 ACRES **$1,250 + $250/acres or fraction thereof over 2 acres**		$1,250.00
20 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 20 acres**		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres**		_____
Request for Relief of/Change to Conditions of Zoning Approval	**$ 1,200**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$ 15.00**	$15.00
	TOTAL FEE:	**$** 2.515.00

[Note: A completed Part 1 of the Full Environmental Assessment Form along with Page 5[a] is attached as Exhibit "2".

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:** Name: Joe Rubino

Address: c/o Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, New York 14221
City State Zip Code

Phone: 510-4338 Fax:

E Mail shopkins@hsr-legal.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property**

From: SA District

To: R-3 District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

1789 Dodge Road

SBL #: 42.00-1-45.2

4. **Area of land to be rezoned** (in acres): 6.7 acres

5. **Owner of Land:**

Name: Joe Rubino

Address: 1570 Dodge Road, East Amherst, NY 14228

Telephone:

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Other Representative:
Christopher Wood, P.E.
Carmina Wood Morris DPC
487 Main Street, Suite 600
Buffalo, New York 14202
Tel: 842-3165 [Ext. 103]
E-mail: cwood@cwm-ae.com

Name: Sean W. Hopkins, Esq.

Address: 5500 Main Street, Suite 343
Williamsville, New York 14221
Tel: 716.510-4338 - E-mail: shopkins@hsr-legal.com
City State Zip Code

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

7. **Petitioner's interest in property**

[Note: Authorization Letter of the Property Owner signed on December 28, 2020 attached as Exhibit "1" of this Rezoning Application.]

_____Option to purchase

__X__Owner

_____Other (explain) _____

_____

_____

8. **The following are all others having an interest in this application and join herein with the petitioner named above:** (describe extent of interest; attach sheets as needed)

Not Applicable.

9. **Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor.** Legal description of property to be rezoned from SA to R-3 is attached as Exhibit "3" and copy of the Survey prepared by Nussbaumer & Clarke Inc. is attached as Exhibit "4".

10. **Said property has the following deed restrictions or Covenants:** (attach copy) Not Applicable.

Liber _____ Page _____

11. **Information on proposed project:**

A. Description of the character of the proposed development:

See Exhibit 5.

B. Rationale for rezoning request:

1. Why was this site chosen? _____

See Exhibit 5.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

2. Why cannot land be used with the existing zoning?

See Exhibit 5.

3. How will this rezoning impact surrounding properties?

See Exhibit 5.

4. How will this rezoning impact the school system?

See Exhibit 5.

12. Quantitative Data:

A. Total # of dwelling units: 17

B. Distribution of dwelling units by type: The dwelling units will consist exclusively of detached single-family homes on individual lots.

C. Gross Residential Density per acre: 2.53 homes per acre.

D. Total amount of Open Space: 1.5 acres

E. Proposed Non-Residential Floor Area: Not Applicable

[Note: A reduced size copy of the Sketch Plan [Drawing C-100] prepared by Carmina Wood Morris is provided at Exhibit "7" and a full size copy is also attached.]

13. Development Schedule:

Start: Fall 2021

Finish: 2022 [Completion date dependent on build-out period for the single-family homes.]

Stages (# of): 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:

The single-family homes and residential lots will be sold.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

15. Open Space ownership and maintenance provisions (if applicable):

Greenspace and landscaping will be privately owned and maintained.

16. Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)

A. <u>The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.</u>

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

See Exhibit 6.

2. Pursuant to NYS Town Law Section 272a(11), "all Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Town Board adopted the Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

Cite all text, map, and / or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

See Exhibit 6.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

See Exhibit 6.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer
   Yes.
2. Storm Sewer/Drainage
   Yes.
3. Water
   Yes.
4. Other Yes.

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

See Exhibit 6.

D. Suitability of the subject property for uses permitted by the current versus the proposed district:

See Exhibit 6.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

E. Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:

See Exhibit 6.

17. The petitioner encloses herewith the sum of $ 2,615.00 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

[Note: Authorization Letter of Property Owner signed attached as Exhibit "1".]

Counsel for Petitioner

Signature of Petitioner

Subscribed and sworn to before me this 28th day of December, 20 20

Notary Public, Erie County, New York

MARIANNE BRAUTLACHT
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 01/14/20 2

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

P/CurrPlan/Applications2007/Rezoning & Comp Plan Amend App.
10/08

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

Exhibit 1 – Authorization Form of Property Owner as Signed on December 28, 2020

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

AUTHORIZATION

Joe Rubino, as the owner of property located at 1789 Dodge Road in the Town of Amherst [SBL 42.00-1-45.2] (the "Project Site") hereby authorizes Hopkins Sorgi & McCarthy PLLC and Carmina Wood Morris DPC, to seek all required approvals and permits from the Town of Amherst and other involved governmental agencies relative to the intended use of the Project Site as a residential subdivision including but not limited to an amendment of the zoning classification of the Project Site from SA to R-3.

Date: December 28, 2020

Joe Rubino

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

Exhibit 2 – Part 1 of Full Environmental Assessment Form Prepared Pursuant to the State Environmental Quality Review Act ("SEQRA") with Attached Page 5[a]

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Full Environmental Assessment Form
Part 1 - Project and Setting

Prepared By: Sean Hopkins, Esq.
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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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Residential Subdivision		
Project Location (describe, and attach a general location map): 1789 Dodge Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of a rezoning of approximately 6.7 acres of land at 1789 Dodge Road ("Project Site") from Suburban Agriculture ("S-A") to Residential District Three ("R-3") to accommodate a proposed 18 lot residential subdivision (17 homes) along with all related site improvements. A copy of the Sketch Plan [Drawing C-100] depicting the layout of the proposed residential subdivision as prepared by Carmina Wood Morris DPC is attached to the Rezoning Application. The proposed action has been defined broadly to include all required discretionary approvals and permits as well as all proposed site improvements including proposed detached single family homes, a public roadway, a roadway connection onto Dodge Road, driveways, lighting, an on-site storm water management system, and all required utility improvements. The project purpose is to develop the Project Site for Single Family Residential Use per the recommended land use in Figure 6 of the Town's adopted Comprehensive Plan. The Project Sponsor believes the project will not result in any potentially significant adverse environmental impacts and that the issuance of a negative declaration by the designated lead agency [anticipated to be the Amherst Town Board] is both appropriate and justified.		
Name of Applicant/Sponsor: Joe Rubino c/o Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC	Telephone: 716.510-4338 E-Mail: shopkins@hsr-legal.com	
Address: 5500 Main Street, Suite 343		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Project Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Rezoning and Public Improvement Permits	December 28, 2020
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Preliminary Plat and Final Plat Approval	To be determined
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Engineering Dept. - Stormwater Permit; Building Dept. - Demolition Permit and Building Permits	To be Determined
e. County agencies ☑Yes ☐No	ECDPW - Highway Work Permit; ECWA - Water; ECHD - Sewer and Water	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES Permit and DSCA Approval, wetlands	To be Determined
h. Federal agencies ☑Yes ☐No	USACOE - wetlands	

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐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?) ☑Yes ☐No

If Yes, identify the plan(s): [Note: The proposed action will not have any adverse impacts on the West Erie Canal Corridor.]

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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
Suburban Agriculture District ("SA")

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? Residential District Three ("R-3")

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

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

d. What parks serve the project site?
There are various Town parks that will be accessible to the future residents of the proposed residential subdivision.

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)? Residential subdivision consisting of detached single-family homes on individual lots with public roadway.

b. a. Total acreage of the site of the proposed action? 6.7 acres
b. Total acreage to be physically disturbed? 4 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.7 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? 18
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 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	17			
At completion of all phases	17			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ 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: _____
ii. If a water impoundment, the principal source of the water: ☑ Ground water ☐ Surface water streams ☐ Other specify:
_____
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: 0.7 +/- acres
v. Dimensions of the proposed dam or impounding structure: N/A height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
impoundment is an excavation, does not require a dam

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): There is a small wetland with a size of 0.054 acres located on eastern portion of the Project Site and 436.3 ft. of linear ft. of a jurisdictional ditch per the wetland delineation of the Project Site conducted by Earth Dimensions, Inc. dated December 21, 2020. The small wetland area is subject to federal jurisdiction and also potentially subject to NYSDEC jurisdiction.

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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:
The subdivision has been designed to avoid any impacts to the small wetland with a size of 0.054 acres located on the Project Site.

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: 7,480 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: ECWA
- 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:
  new public water main will be installed along the new public road to serve the proposed residential lots.
- Source(s) of supply for the district: ECWA

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:
N/A

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 7,480 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: Town of Amherst Waste Water Treatment Plant on Tonawanda Creek Road.
- Name of district: Town of Amherst Consolidated Sanitary Sewer 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

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- 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:

New public sewer main will be installed along the new public road to serve the proposed residential lots.

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):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

None

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 1 +/- acres (impervious surface)

_____ Square feet or 6.7 acres (parcel size)

ii. Describe types of new point sources. roadway, roofs, driveways

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)?

storm water will be directed to a proposed storm water management area and will discharge to the existing ditch on the east side of 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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: _____

typical usage for a single family subdivision

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

National Grid

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: 7am - 7pm
- Saturday: 7am - 7pm
- Sunday: none
- Holidays: none

ii. During Operations:

- Monday - Friday: Not Applicable
- Saturday: _____
- Sunday: _____
- Holidays: _____

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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:

Construction activities in furtherance of the construction of the proposed residential subdivision will result in temporary unavoidable adverse noise impacts during daytime hours. The project will not result in any long-term adverse noise impacts.

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:

There will be lighting provided within the public right-of-way per Town's standards for a residential street.

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: 1 tons per month (unit of time)
- Operation : typical residential tons per month (unit of time)

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

- Construction: contractor may recycle wood or metal that their discretion
- Operation: will follow Town of Amherst recycling program

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

- Construction: approved NYSDEC C&D facility
- Operation: approved NYSDEC facility via municipal collection

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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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.3	1.0	+0.7
• Forested	1.9	1.5	-0.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.446	1.7	-1.746
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.054	0.054	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn	1.0	2.446	+1.446

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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:

_____
_____

iii. Describe any development constraints due to the prior solid waste activities: _____
_____

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):

_____
_____

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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 ft. 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:

Elnora loamy fine sand	53 %
Wayland soils complex	28 %
Cheektowaga fine sandy loam	19 %

d. What is the average depth to the water table on the project site? Average: 5 feet

e. Drainage status of project site soils:

☐ Well Drained:	% of site
☑ Moderately Well Drained:	53 % of site
☑ Poorly Drained	47 % 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 837-47 Classification C
- Lakes or Ponds: Name Classification
- Wetlands: Name NYS Wetland, Federal Waters, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) CC-15

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:
Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life

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:

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m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban speices

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):

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:

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:

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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 fives 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 Joe Rubino Date December 28, 2020

Signature _____ Title Counsel for Project Sponsor

PRINT FORM

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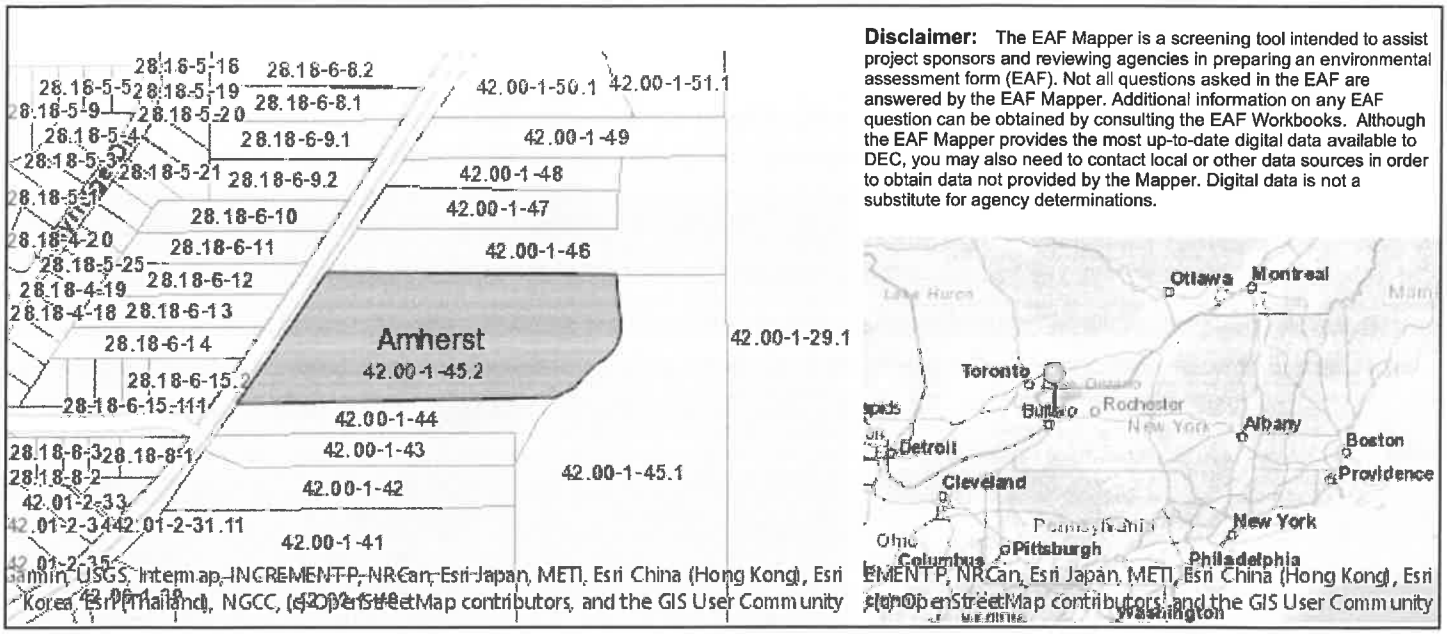
EAF Mapper Summary Report

Monday, December 21, 2020 3:37 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
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.iv [Surface Water Features - Stream Name]	837-47
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):182.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	CC-15

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E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
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]	No
E.3.i. [Designated River Corridor]	No

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Wayland Soils Complex	Severe	Severe	Severe	Severe	Severe
Cheektowaga Fine Sandy Loam	Severe	Severe	Severe	Severe	Severe
Elnora Loamy Fine Sand	Severe	Moderate	Severe	Moderate	Moderate

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   _____ Geotechnical report attached _____ Not applicable

   [Note: Geotechnical Report has been ordered from Barron & Associates and three copies will be submitted prior the public hearing to be held by the Planning Board.]

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ■ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ■ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ■ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:

   Not Applicable.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ■ No Describe
   Proposed residential subdivision at 1696, 1701 and 1721 Dodge Road.

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per peak hour upon completion of project 17
   Source: ITE Trip Generation Report

8. Will blasting occur during construction? ☐ Yes ■ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ■ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
    7,480 gpd average flow 29,920 gpd peak flow.

    (Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

11. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ■ No

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Exhibit 3 – Legal Description of Property to be Rezoned from Suburban Agriculture District ("S-A") to Residential District Three ("R-3")

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

EXHIBIT 3 OF REZONING APPLICATION

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED FROM SUBURBAN AGRICULTURE DISTRICT ("SA") TO RESIDENTIAL DISTRICT THREE ("R-3")

All that tract or parcel of land, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot No: 52, Township 12, Range 7 of the Holland Land Company's Survey, described as follows:

Beginning at a point in the northerly line of the lands conveyed to Eli J. and Doris A. Bongiovanni recorded in Erie County Clerk's Office in Liber 7853 of Deeds at page 327 distant two hundred eighty and twenty-three hundredths (280.23) feet westerly from the easterly line of Lot 52; thence S 89° 52' 30" W along the northerly line of the said Bongiovanni a distance of eight hundred seven and thirty-five hundredths (807.35) feet to the centerline of Dodge Road; thence S 33° 53' 27" VV along the centerline of Dodge Road a distance of four hundred six and twenty hundredths (406.20) feet to the southwesterly corner of the said Bongiovanni; thence N 89° 30' 52" E along the southerly line of the said Bongiovanni a distance of eight hundred fifty-seven and forty-eight hundredths (857.48) feet, said point being in the approximately centerline of Town of Amherst Ditch 26B; thence along the approximate centerline of Ditch 26B.the following courses and distances: 1) N 43° 02' 20" East distance of eighty-three and five tenths (83.5) feet, 2) N 60° 40' 20" East a distance of one hundred twenty-five and seventy-three hundredths (125.73) feet, N 02° 43' 40" East a distance of two hundred five and eighty hundredths (205.80) feet to the point of beginning.

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Exhibit 4 – Survey of Project Site as Prepared by Nussbaumer & Clarke, Inc. [11" x 17"]

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

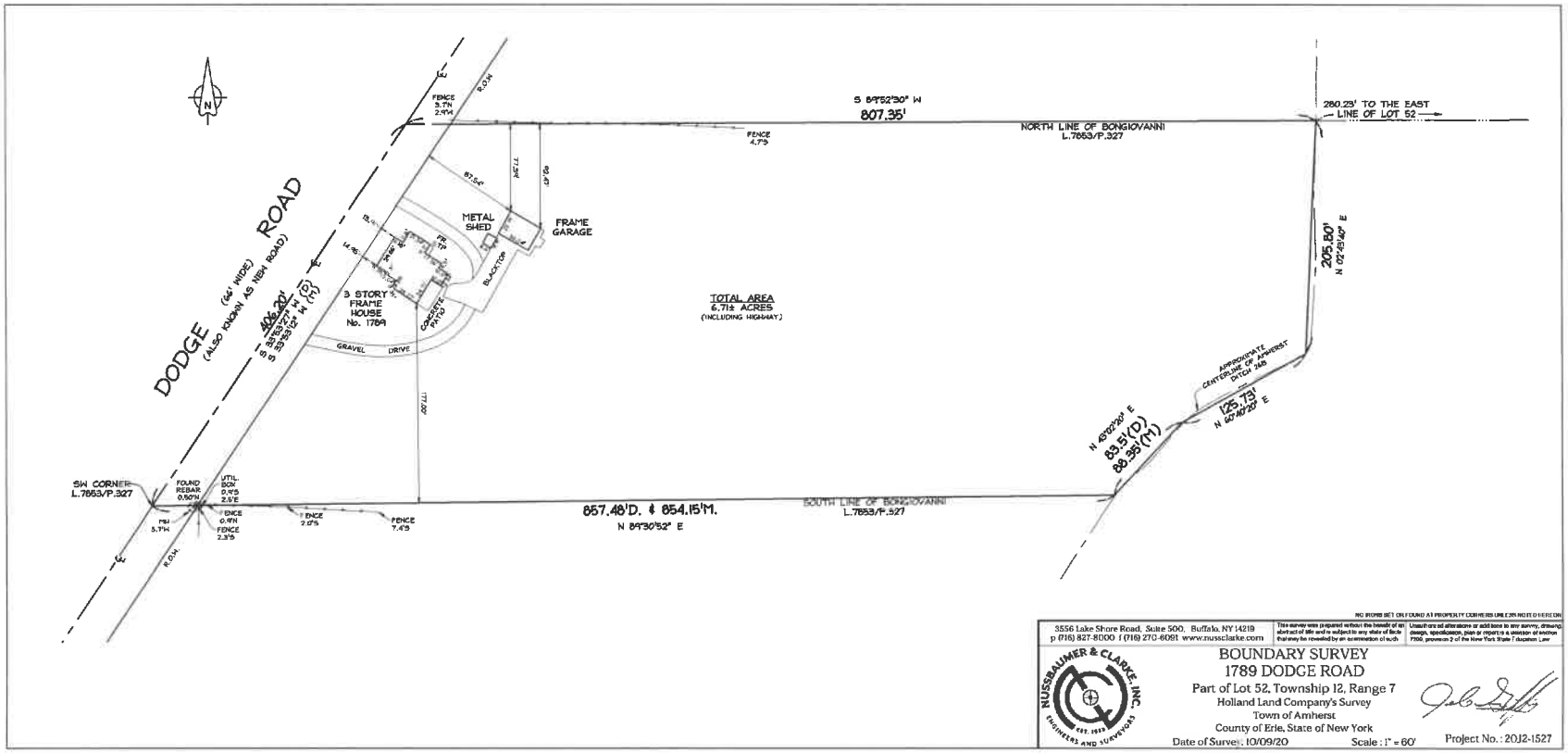
DODGE ROAD
(66' WIDE)
(ALSO KNOWN AS NEW ROAD)
406.20'
S 33°53'27" W (D)
S 33°53'12" W (M)
S 89°52'30" W
807.35'
NORTH LINE OF BONGIOVANNI
L.7853/P.327
280.23' TO THE EAST
LINE OF LOT 52
FENCE
3.7'N
2.9'W
R.O.W.
FENCE
4.7'S
METAL
SHED
FRAME
GARAGE
BLACKTOP
3 STORY
FRAME
HOUSE
No. 1789
CONCRETE
PATIO
GRAVEL DRIVE
TOTAL AREA
6.71± ACRES
(INCLUDING HIGHWAY)
205.80'
N 02°49'40" E
APPROXIMATE
CENTERLINE OF AMHERST
DITCH 248
125.73'
N 60°40'20" E
N 49°02'20" E
83.51'(D)
88.35'(M)
SW CORNER
L.7853/P.327
FOUND
REBAR
0.50'W
UTIL.
BOX
0.9'S
2.5'E
FENCE
0.9'N
FENCE
2.3'S
FENCE
2.0'S
FENCE
7.4'S
857.48'D. & 854.15'M.
N 89°30'52" E
SOUTH LINE OF BONGIOVANNI
L.7853/P.327
NO IRONS SET ON FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON
3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com
This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such
Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law
NUSSBAUMER & CLARKE, INC.
ENGINEERS AND SURVEYORS
BOUNDARY SURVEY
1789 DODGE ROAD
Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 10/09/20
Scale : 1" = 60'
Project No. : 20J2-1527

Exhibit 5 – Responses to Questions 11A & 11B of the Rezoning Application

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

EXHIBIT 5

REZONING OF 1789 DODGE ROAD FROM S-A TO R-3

Question 11(A): Description of the character of the proposed development:

Response to Question 11(A): The proposed residential project on the parcel 1789 Dodge Road ("Project Site") will be upscale in character and will feature seventeen lots for detached single-family homes. The conceptual layout of the proposed residential subdivision is depicted on the full size Sketch Plan [Drawing C-100] prepared by Carmina Wood Morris P.C. attached to this Rezoning Application and a reduced size copy of the Concept Plan is also provided at Exhibit "7". The proposed residential lots will be accessed via a proposed public roadway complying with the Town specifications as depicted on the Sketch Plan. Approximately 1.5 acres of the approximately 6.7 acre Project Site will be consist of Permanent Open Space.

Question 11(B)(1): Rationale for rezoning request: 1. What was this site chosen?

Response to Question 11(B)(1): The Project Site is an appropriate location for the requested rezoning from S-A to R-3 given the character and scale of nearby land uses. It is also important to mention that the requested amendment of the zoning classification of the Project Site is consistent with the Conceptual Land Use Plan for the Town of Amherst provided Figure 6 of the adopted Bicentennial Comprehensive Plan ("Comprehensive Plan"), which designates the Project Site as appropriate for "Single Family Residential" use. A color copy of Figure 6 of the Comprehensive Plan is attached as Exhibit "8".

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Question 11(B)(2): Why cannot land be used with the existing zoning?

Response to Question 11(B)(2): The Project Site is currently zoned S-A and is not a suitable location for agricultural uses given that the predominant use of nearby parcels consists of single-family homes. It would not be feasible to develop a residential subdivision on the Project Site without amending the zoning classification from S-A to R-3.

Question 11(B)(3): How will this rezoning impact surrounding properties?

Response to Question 11(B)(3): The requested rezoning of the Project Site from S-A to R-3 to accommodate the proposed eighteen lot residential subdivision (17 homes) will not result in any potentially significant adverse impacts on surrounding properties. The density of the proposed residential subdivision is only 2.54 homes per acre and is less than the density of many of the nearby residential subdivisions on parcels zoned R-3, CR-3A and MFR-4A.

Question 11(B)(4): How will this rezoning impact the school system?

Response to Question 11(B)(4): The proposed project will have positive impacts on the school district since the property taxes that will be generated on an annual basis will be substantially higher than the current property taxes. The proposed project will potentially generate demand for educational services provided by the Williamsville Central School District but the proposed residential subdivision will have positive fiscal impacts since the annual school taxes will be higher than the cost of educational services for school age children of the owners of the detached single-family homes.

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Exhibit 6 – Responses to Questions 16A, 16B, 16D & 16E of the Rezoning Application

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

EXHIBIT 6

REZONING OF 1789 DODGE ROAD FROM S-A TO R-3

Question 16(A)(1): **State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps and/or figures in the plan that support the proposed zoning at this location.**

Response to Question 16(A)(1): The Town of Amherst adopted the Bicentennial Comprehensive Plan in January of 2007 after completing a lengthy planning process that included numerous public meetings and public hearings involving the Comprehensive Plan Advisory Committee, the Planning Board and the Town Board.[1] In June of 2019, the Town Board adopted amendments to the Bicentennial Comprehensive Plan.

Figure 6 of the Bicentennial Comprehensive Plan is the Conceptual Land Use Plan and it depicts the parcel at 1789 Dodge Road (the "Project Site") as being appropriate for "Single Family Residential" use. A copy of Figure 6 of the Comprehensive Plan is provided at Exhibit "8". The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development in the Town of Amherst.

Single Family Residential is described on Pages 3-30 and 3-31 of the Comprehensive Plan as consisting of 2 to 4 residential units per acre. The density of the proposed residential subdivision will only be 2.54 residential units (detached single-family homes) per acre. The text on Page 3-31

[1] A copy of the resolution adopted by the Town Board on January 2, 2007 for the purpose of adopting the Bicentennial Comprehensive Plan pursuant to Town Law Section 272-a is included at the beginning of the Comprehensive Plan. This resolution recites the lengthy planning history that incorporated numerous opportunities for public input as well as a coordinated environmental review pursuant to SEQRA that involved the preparation a Generic EIS and the issuance of a Findings Statement.

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of the Comprehensive Plan indicates that opportunities exist for infill residential development. The Project Site represents an example of an appropriate location for an infill residential subdivision since the proposed use and the proposed R-3 zoning classification is consistent with the adopted Comprehensive Plan.

Question 16(A)(2): Cite all text, map, and/or figures that must be amended to support the proposed zoning at this location and provide detailed suggested amendments.

Response to Question 16(A)(2): The Applicant does not believe that the proposed rezoning of the Project Site from S-A to R-3 to accommodate the proposed low-density residential subdivision requires an amendment to the Bicentennial Comprehensive Plan.

Question 16(A)(3): State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

Response to Question 16(A)(3): Section 1-2-1 of the Zoning Code is titled "Purpose" and it states as follows:

> *"The purpose of this Zoning Ordinance and the intent of the legislative authority in its adoption is to promote the environment of the town and its public health, safety, convenience, comfort, prosperity and the general welfare by regulating the use of buildings, other structures and land for residences, open space, public facilities, business, services, industry or other purposes; by regulating and restricting the bulk, height, design, building coverage and location of structures; by regulating and limiting population density; and for the aforesaid purposes, to divide the land within the limits of the town into districts of such number and dimensions generally consistent with the policies of the Comprehensive Plan and to provide procedures for the administration and amendment of said Zoning Ordinance."*

The proposed rezoning of the Project Site from S-A to R-3 to accommodate the proposed residential subdivision is consistent with the "Purpose" of the Zoning Code. Section 1-2-2 of the Zoning Code sets forth the objectives of the Zoning Code. This section of the Zoning Code lists 13 objectives that are discussed below as follows:

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A. To protect the character and values of residential, institutional and public uses, business, commercial and manufacturing uses and to insure their orderly and beneficial development;

Response: The proposed rezoning and will be consistent with the objective of protecting the character and value of existing land uses. The proposed rezoning will allow the Project Site to be utilized as a residential subdivision that represents orderly and beneficial development.

B. To provide adequate open spaces for light, air and outdoor uses to include public, common and private open space areas;

Response: The proposed rezoning of the Project Site from S-A to R-3 and the proposed residential subdivision will not be inconsistent with this objective.

C. To prevent overcrowding of land;

Response: The proposed rezoning and the proposed residential subdivision will not result in the overcrowding of land. The density of the project will only be 2.53 residential units per acre.

D. To prevent excessive concentration of population and to prevent spare and uncoordinated development;

Response: The proposed rezoning of the Project Site from S-A to R-3 will not result in excessive concentration of population. The project consists of a low density residential subdivision.

E. To regulate and control the location and spacing of buildings on the lot and in relation to the surrounding property generally consistent with the policies of the Comprehensive Plan.

Response: The responses to the Questions in Section 16 of the Rezoning Application set forth the reasons the proposed rezoning is consistent with the policies of the Comprehensive Plan.

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F. To protect persons and property from damage and injury due to fire or flood;

Response: The Preliminary Plat review process will trigger the need for an Engineer's Report and SWPPP prepared by a licensed engineer to be prepared for review and approval by the Town's Engineering Department. The project will not increase the likelihood of damage and injury due to fire and flood. The proposed single-family homes will be constructed per the stringent requirements of the NYS Building Code including the fire safety standards contained therein.

G. To preserve and protect significant natural features and vegetation, thereby preventing ecological damage and visual blight which occur when those features or vegetation are eliminated or substantially altered to serve development purposes only.

Response: The proposed rezoning and residential project will not be inconsistent with this objective. The Project Sponsor has made a deliberate effort to propose a layout for the proposed residential subdivision that will avoid the 0.054 acres of wetlands on the Project Site.

H. To assure that structure and land use arrangements are aesthetically harmonious with nearby areas and structures.

Response: The development of the Project Site in a manner consistent with the Sketch Plan will be aesthetically harmonious with nearby areas and structures.

I. To regulate the location of buildings and intensity of uses in relation to streets according to plans so as to cause the least interference with and be damaged least by traffic movements and hence result in lessened street congestion and improved public safety.

Response: The layout of the proposed low-density residential subdivision as depicted on the full size Sketch Plan attached to this Rezoning Application prepared by Carmina Wood Morris DPC demonstrates the residential project will not result in any potentially significant traffic impacts. The Project Sponsor acknowledges that it

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will be required to obtain a Highway Work Permit from the Erie County Department of Public Works since Dodge Road is an Erie County Highway.

J. To establish zoning patterns that insure economical extensions for sewers, water supply waste disposal and other public utilities, as well as development of recreation, schools and other public facilities;

Response: The Project Site has access to sanitary sewer and water lines as well as necessary public utilities to service the proposed residential subdivision.

K. To guide the future development of the town so as to being the gradual conformity of land, structures and uses generally consistent with the policies of the Comprehensive Plan.

Response: The proposed rezoning of the Project Site from S-A to R-3 is consistent with this objective since the project is consistent with the policies contained in the Comprehensive Plan.

L. To accomplish the specific intents and goals set forth in the introduction to the respective sections.

Response: The proposed rezoning of the Project Site from S-A to R-3 will be consistent with this objective.

M. To protect the community from visual pollution resulting from the unregulated use of signs and other advertising devices.

Response: The proposed rezoning and residential project will not be inconsistent with this objective.

Question 16(C): Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

Response to Question 16(C): The proposed residential subdivision is compatible with the present zoning and conforming uses of nearby properties and the character of the neighborhood. There are numerous residential subdivisions in the vicinity of the Project Site. The proposed R-3 zoning

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classification is clearly more suitable than the existing S-A zoning classification which expressly permits high intensity agricultural uses that would be inconsistent with character of the surrounding neighborhoods.

Question 16(D): **Suitability of the subject property for uses permitted by the current versus the proposed district:**

Response to Question 16(D): The Project Site is not suitable for agricultural uses given its size and location. The Applicant believes the proposed residential subdivision is more appropriate for the Project Site than uses permitted in the existing S-A zoning classification.

Question 16(E): **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:**

Response to Question 16(D): The proposed change in the zoning classification of the Project Site from S-A to R-3 to accommodate the proposed residential subdivision will have positive impacts on the balance of uses in the Town since there is demand for upscale detached single-family homes on individual lots.

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Exhibit 7 – Reduced Size Copy of Sketch Plan [Drawing C-100] as Prepared by Carmina Wood Morris DPC [Note: Full Size Copy of the Sketch Plan also attached]

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

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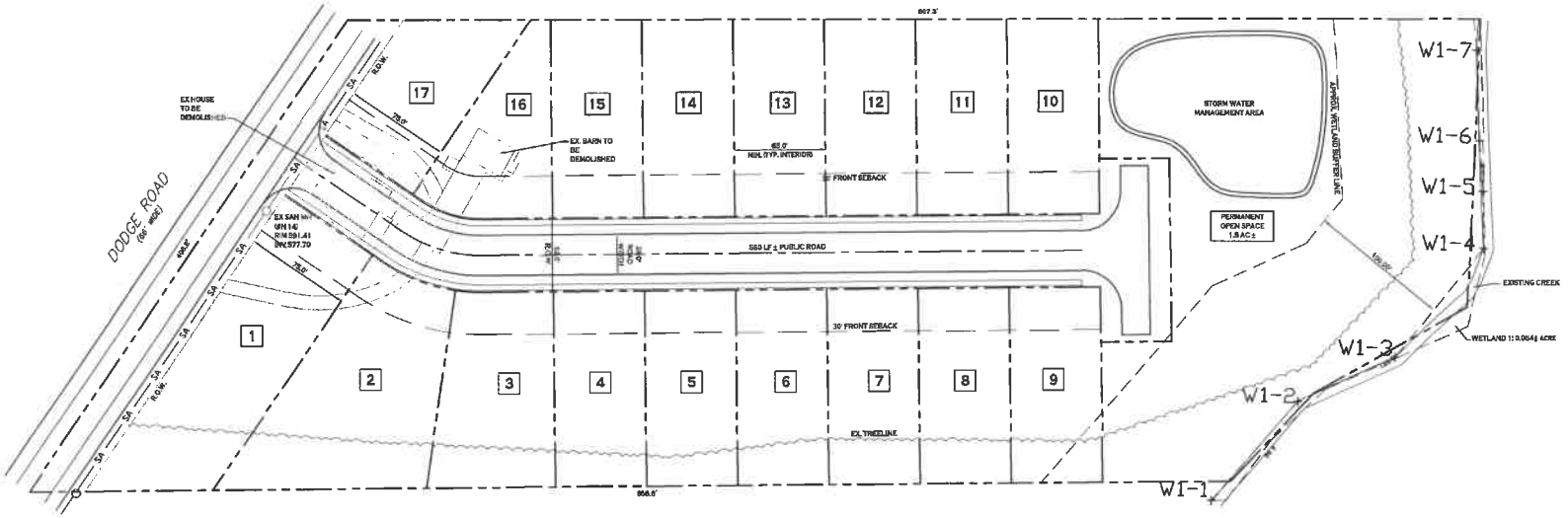
All rights reserved. Misuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is a violation of article 145 section 7209 sub 2 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered each R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



SITE DATA (REZONED FROM SA TO R-3 ZONING)

AREA = 6.7 ACRES ±

MIN. LOT WIDTH = 63 FT INTERIOR LOTS
MIN. LOT WIDTH = 75 FT CORNER LOTS

MIN. LOT AREA = 8,400 SF INTERIOR LOTS
MIN. LOT AREA = 9,750 SF CORNER LOTS

FRONT SETBACK = 30 FT (OFF EDGE OF PVMT)
SIDE SETBACK = 8 FT
REAR SETBACK = 30 FT

MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FT

MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

N
SITE PLAN
SCALE: 1"=40'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 40 0 40 80Ft.

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York, 14203
P 716.842.5165
F 716.842.0284

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Single Family Subdivision
1789 Dodge Road
Amherst, New York

Date: 12/28/20
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Sketch Plan

DRAWING NO.
C-100
Project no.: 20.xxx

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Exhibit 8 – Color Copy of Figure 6 of the Town of Amherst Comprehensive Plan titled "Conceptual Land Use Plan"

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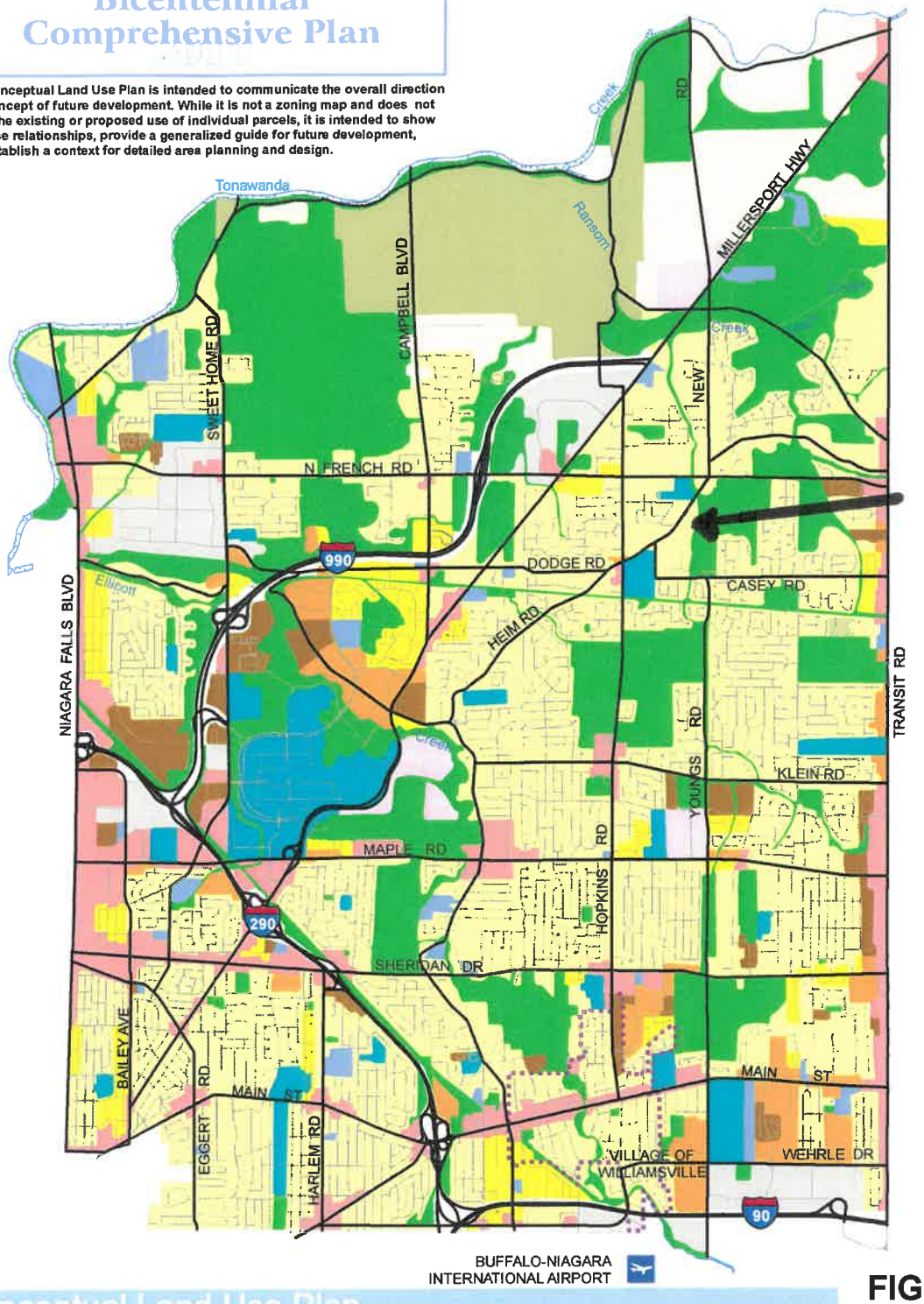
Town of Amherst Bicentennial Comprehensive Plan

The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development. While it is not a zoning map and does not show the existing or proposed use of individual parcels, it is intended to show land use relationships, provide a generalized guide for future development, and establish a context for detailed area planning and design.



Project Site Designated as Single Family Residential

FIGURE 6

Conceptual Land Use Plan

- Rural Residential
- Single Family Residential
- Mixed Residential
- Medium Residential
- Commercial / Mixed Use*
- Special Use Center
- Commercial - Office
- Industrial - Office
- Community Facilities
- Educational Campus
- Recreation, Open Space & Greenways
- Agriculture
- Transportation
- Surface Water
- Village of Williamsville Boundary

* See Map Figure 6-A for Form/Type Designation

SOURCE NOTES:

Original Source Data Provided by the Town of Amherst Information Technology Department, URS Corporation and Wallace Roberts & Todd, LLC

Map Compiled by the Town of Amherst Planning Department

Date: December 2017

N

0 0.2 0.4 0.6 0.8 1 Miles

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Full Environmental Assessment Form
Part 1 - Project and Setting

Prepared By: Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Residential Subdivision		
Project Location (describe, and attach a general location map): 1789 Dodge Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of a rezoning of approximately 6.7 acres of land at 1789 Dodge Road ("Project Site") from Suburban Agriculture ("S-A") to Residential District Three ("R-3") to accommodate a proposed 18 lot residential subdivision (17 homes) along with all related site improvements. A copy of the Sketch Plan [Drawing C-100] depicting the layout of the proposed residential subdivision as prepared by Carmina Wood Morris DPC is attached to the Rezoning Application. The proposed action has been defined broadly to include all required discretionary approvals and permits as well as all proposed site improvements including proposed detached single family homes, a public roadway, a roadway connection onto Dodge Road, driveways, lighting, an on-site storm water management system, and all required utility improvements. The project purpose is to develop the Project Site for Single Family Residential Use per the recommended land use in Figure 6 of the Town's adopted Comprehensive Plan. The Project Sponsor believes the project will not result in any potentially significant adverse environmental impacts and that the issuance of a negative declaration by the designated lead agency [anticipated to be the Amherst Town Board] is both appropriate and justified.		
Name of Applicant/Sponsor: Joe Rubino c/o Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC	Telephone: 716.510-4338 E-Mail: shopkins@hsr-legal.com	
Address: 5500 Main Street, Suite 343		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Project Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Rezoning and Public Improvement Permits	December 28, 2020
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Preliminary Plat and Final Plat Approval	To be determined
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Engineering Dept. - Stormwater Permit; Building Dept. - Demolition Permit and Building Permits	To be Determined
e. County agencies ☑Yes ☐No	ECDPW - Highway Work Permit; ECWA - Water; ECHD - Sewer and Water	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES Permit and DSCA Approval, wetlands	To be Determined
h. Federal agencies ☑Yes ☐No	USACOE - wetlands	

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐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?) ☑Yes ☐No

If Yes, identify the plan(s): [Note: The proposed action will not have any adverse impacts on the West Erie Canal Corridor.]

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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
Suburban Agriculture District ("SA")

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? Residential District Three ("R-3")

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

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

d. What parks serve the project site?
There are various Town parks that will be accessible to the future residents of the proposed residential subdivision.

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)? Residential subdivision consisting of detached single-family homes on individual lots with public roadway.

b. a. Total acreage of the site of the proposed action? 6.7 acres
b. Total acreage to be physically disturbed? 4 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.7 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? 18
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 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	17			
At completion of all phases	17			

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

If Yes,

i. Total number of structures _____

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

iii. Approximate extent of building space to be heated or cooled: _____ 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: _____

ii. If a water impoundment, the principal source of the water: ☑ Ground water ☐ Surface water streams ☐ Other specify: _____

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: 0.7 +/- acres

v. Dimensions of the proposed dam or impounding structure: N/A height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

impoundment is an excavation, does not require a dam

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): There is a small wetland with a size of 0.054 acres located on eastern portion of the Project Site and 436.3 ft. of linear ft. of a jurisdictional ditch per the wetland delineation of the Project Site conducted by Earth Dimensions, Inc. dated December 21, 2020. The small wetland area is subject to federal jurisdiction and also potentially subject to NYSDEC jurisdiction.

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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:
The subdivision has been designed to avoid any impacts to the small wetland with a size of 0.054 acres located on the Project Site.

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: 7,480 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: ECWA
- 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:
  new public water main will be installed along the new public road to serve the proposed residential lots.
- Source(s) of supply for the district: ECWA

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:
N/A

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 7,480 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: Town of Amherst Waste Water Treatment Plant on Tonawanda Creek Road.
- Name of district: Town of Amherst Consolidated Sanitary Sewer 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

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- 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:

New public sewer main will be installed along the new public road to serve the proposed residential lots.

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):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

None

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 1 +/- acres (impervious surface)

_____ Square feet or 6.7 acres (parcel size)

ii. Describe types of new point sources. roadway, roofs, driveways

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)?

storm water will be directed to a proposed storm water management area and will discharge to the existing ditch on the east side of 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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: _____

typical usage for a single family subdivision

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

National Grid

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: 7am - 7pm
- Saturday: 7am - 7pm
- Sunday: none
- Holidays: none

ii. During Operations:

- Monday - Friday: Not Applicable
- Saturday: _____
- Sunday: _____
- Holidays: _____

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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:

Construction activities in furtherance of the construction of the proposed residential subdivision will result in temporary unavoidable adverse noise impacts during daytime hours. The project will not result in any long-term adverse noise impacts.

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:

There will be lighting provided within the public right-of-way per Town's standards for a residential street.

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: 1 tons per month (unit of time)
- Operation : typical residential tons per month (unit of time)

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

- Construction: contractor may recycle wood or metal that their discretion
- Operation: will follow Town of Amherst recycling program

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

- Construction: approved NYSDEC C&D facility
- Operation: approved NYSDEC facility via municipal collection

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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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.3	1.0	+0.7
• Forested	1.9	1.5	-0.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.446	1.7	-1.746
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.054	0.054	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn	1.0	2.446	+1.446

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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:

_____
_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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):

_____
_____

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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 ft. 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:

Elnora loamy fine sand	53 %
Wayland soils complex	28 %
Cheektowaga fine sandy loam	19 %

d. What is the average depth to the water table on the project site? Average: 5 feet

e. Drainage status of project site soils:
☐ Well Drained: ____% of site
☑ Moderately Well Drained: 53 % of site
☑ Poorly Drained 47 % 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 837-47 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland, Federal Waters, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) CC-15

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:
Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life

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: _____

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m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban speices

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):

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:

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:

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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 fives 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 Joe Rubino Date December 28, 2020

Signature _____ Title Counsel for Project Sponsor

PRINT FORM

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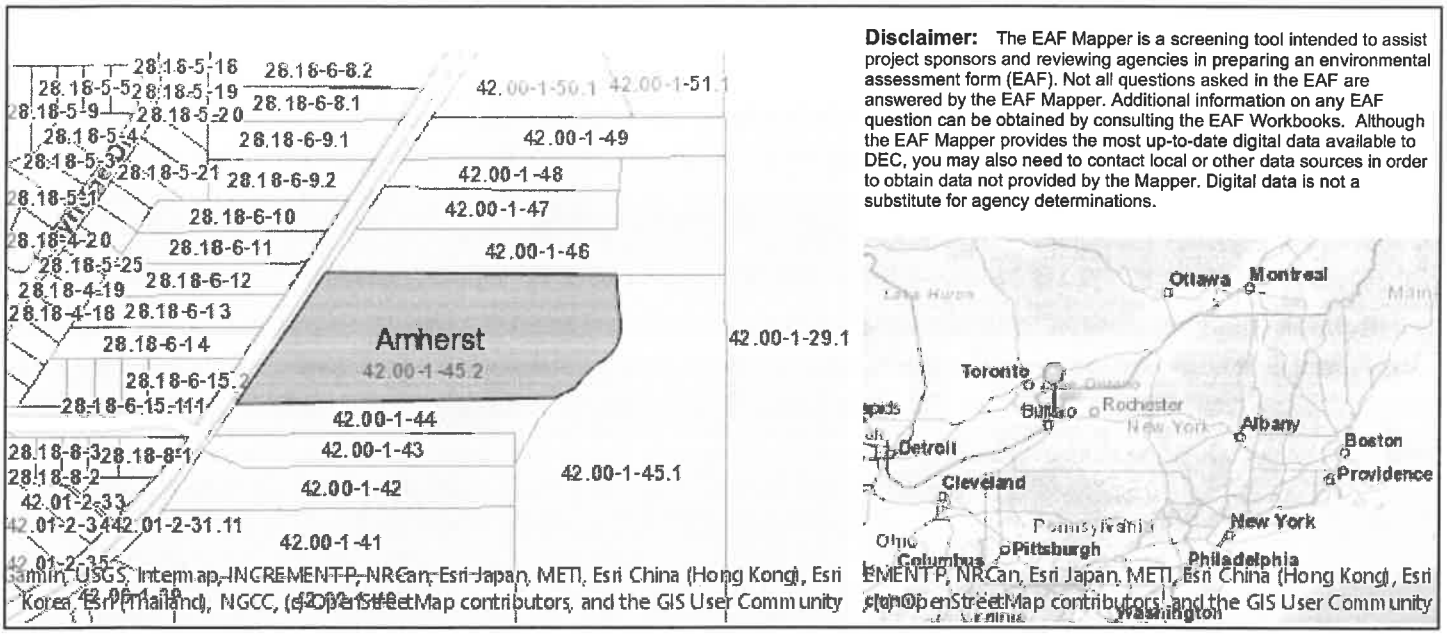
EAF Mapper Summary Report

Monday, December 21, 2020 3:37 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
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.iv [Surface Water Features - Stream Name]	837-47
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):182.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	CC-15

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E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
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]	No
E.3.i. [Designated River Corridor]	No

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Wayland Soils Complex	Severe	Severe	Severe	Severe	Severe
Cheektowaga Fine Sandy Loam	Severe	Severe	Severe	Severe	Severe
Elnora Loamy Fine Sand	Severe	Moderate	Severe	Moderate	Moderate

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

_____ Geotechnical report attached _____ Not applicable

[Note: Geotechnical Report has been ordered from Barron & Associates and three copies will be submitted prior the public hearing to be held by the Planning Board.]

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ■ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ■ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ■ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:

Not Applicable.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ■ No Describe
Proposed residential subdivision at 1696, 1701 and 1721 Dodge Road.

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per peak hour upon completion of project 17
Source: ITE Trip Generation Report

8. Will blasting occur during construction? ☐ Yes ■ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ■ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
7,480 gpd average flow 29,920 gpd peak flow.

(Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

11. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ■ No

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LOCAL LAW NO. _____-201_

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE TO REZONE 1789 DODGE ROAD FROM S-A TO R-3 AND TO AMEND THE ZONING MAP ACCORDINGLY.

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending Chapter 203 of Town of Amherst Code, Known As The Zoning Ordinance, to Rezone 1789 Dodge Road from S-A to R-3 and to Amend The Zoning Map Accordingly".

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 1789 Dodge Road from S-A to R-3 and to Amend the Zoning Map Accordingly has been filed and is in proper order. The Town Board further finds that the request including the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from S-A to R-3, the zoning of 1789 Dodge Road, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

All that tract or parcel of land, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot No: 52, Township 12, Range 7 of the Holland Land Company's Survey, described as follows:

Beginning at a point in the northerly line of the lands conveyed to Eli J. and Doris A. Bongiovanni recorded in Erie County Clerk's Office in Liber 7853 of Deeds at page 327 distant two hundred eighty and twenty-three hundredths (280.23) feet westerly from the easterly line of Lot 52; thence S 89° 52' 30" W along the northerly line of the said Bongiovanni a distance of eight hundred seven and thirty-five hundredths (807.35) feet to the centerline of Dodge Road; thence S 33° 53' 27" VV along the centerline of Dodge Road a distance of four hundred six and twenty hundredths (406.20) feet to the southwesterly corner of the said Bongiovanni; thence N 89° 30' 52" E along the southerly line of the said Bongiovanni a distance of eight hundred fifty-seven and forty-eight hundredths (857.48) feet, said point being in the approximately centerline of Town

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of Amherst Ditch 26B; thence along the approximate centerline of Ditch 26B.the following courses and distances: 1) N 43° 02' 20" East distance of eighty-three and five tenths (83.5) feet, 2) N 60° 40' 20" East a distance of one hundred twenty-five and seventy-three hundredths (125.73) feet, N 02° 43' 40" East a distance of two hundred five and eighty hundredths (205.80) feet to the point of beginning.

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Francina J. Spoth
Town Clerk
Town of Amherst
County of Erie, State of New York

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January 20, 2021

Ellen Kost, AICP, Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, New York 14221

Re: Rezoning of Portion of 1789 Dodge Road from SA to R-3 [Z-2020-15]
Proposed Residential Subdivision
Applicant/Project Sponsor: Joe Rubino
File No. 10187.1

Dear Ms. Kost:

Enclosed are three (3) copies of the Geotechnical Report prepared by Barron & Associates, P.C., dated January 14, 2021 that are being submitted on behalf of the Project Sponsor as requested in Comment No. 1 of the Memorandum of Daniel Howard of the Planning Department dated January 12, 2021.

If you have any questions regarding the enclosed Geotechnical Report, the pending requested rezoning or the proposed residential subdivision, please feel free to contact me at 510-4338 or via e-mail at shopkins@hsr-legal.com.

Thank you for your anticipated cooperation.

Sincerely,

HOPKINS SORGI & MCCARHTY PLLC

Sean W. Hopkins, Esq.

Enc.
cc: Joe Rubino [Via e-mail and mail]
Christopher Wood, P.E., Carmina Wood Morris DPC [Via e-mail]

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BARRON & ASSOCIATES, P.C.
Geotechnical Consulting and Special Inspections
10440 Main Street (716) 759-7821
Clarence, NY 14031 www.barronandassociatespc.com

January 14, 2021 Job No: 21-512

Mr. Joseph Rubino
5462 Sheridan Drive
Williamsville, New York 14221

RE: Preliminary Geotechnical Engineering Report
Proposed Rezoning of Parcel for
Residential Subdivision
1789 Dodge Road
Town of Amherst, Erie Co., New York 14051

Gentlemen:

This Barron & Associates, P.C. - Buffalo Drilling Company, Inc. (B&A-BDC) letter report presents the findings of the subsurface investigation program and the geotechnical engineering recommendations for the above referenced project. The geographic orientation of the site is illustrated on the U.S. Geologic Survey (USGS) site location map in Figure No. 1. The project site is illustrated in Figure No. 2 and entitled "Test Boring Location Plan". The test boring logs are shown in Appendix A. Refer to Appendix B entitled, "Geotechnical Reference Standards", for an explanation of the terminology that is used for soil and rock descriptions.

SITE AND SUBSURFACE CONDITIONS

SITE CONDITIONS: The proposed project site includes the parcel, addressed as 1789 Dodge Road in the Town of Amherst, New York and includes a former single family residence with grass, shrub, and tree covered vacant land to the rear. The site topography is slopes to the east with ground surface elevations between test boring locations varying by slightly more than three feet.

PREDOMINATE SUBSURFACE CONDITIONS: A synopsis of the subsurface fill, soil, bedrock and groundwater conditions is as follows:

- Topsoil: A three to six-inch-thick layer of topsoil exists at each boring location.
- Random Fill Materials: No random fill materials were encountered during subsurface exploration.
- Organic Materials: No buried topsoil or peat layers were encountered within the natural soil layers. Organic materials are unacceptable for foundation and load bearing purposes.
- Naturally Deposited Soils: The natural soil deposits in this area of the Town of Amherst are predominately composed of alluvial silty sand/sandy silt and lacustrine silty clay that mantles cohesive or granular glacial till. Beneath the topsoil, a six to eight-foot-thick layer of silty sand/sandy silt exists in a loose to medium dense and moist state. Beneath the silty sand/sandy silt, lacustrine silty clay exists and extends approximately 39 feet below existing ground surface. This moderately plastic soil ranges from moist and stiff to hard within the upper portions of the unit to soft and wet below a depth of 19 feet. Beneath the lacustrine silty clay, cohesive glacial till soils where encountered and extend the remaining depth drilled. The retrieved till samples are noted to be medium stiff and moist. Based on regional geology the till soils transition to hard consistency at or near auger refusal approximately 45 to 50 feet below ground surface.
- Bedrock: Auger refusal, generally inferred to be the top of competent bedrock, was not encountered during subsurface exploration of the site. Based upon our experience and knowledge of regional geology bedrock beneath the site is expected to be the Camillus Shale Formation.

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- Groundwater Measurements: At the completion of drilling, groundwater was not encountered. The static groundwater level is believed to be below the assumed bearing elevations and no other severe groundwater condition was encountered during the subsurface exploration.

SEISMIC/EARTHQUAKE CONSIDERATIONS: For the given site conditions, the most applicable site definition is Site Class E which corresponds to Seismic Design Category B, for residential construction (Seismic Risk Category II). The design spectral response acceleration parameters S_{DS}, at 0.2 seconds, and S_{D1}, at one second, are 0.28g and 0.13g (g = 32.2 feet/sec^2), respectively.

FOUNDATION AND CONSTRUCTION RECOMMENDATIONS

BUILDING(S): Proposed development of the site is to include the constructions of a 17 lot residential subdivision with associated asphalt roadways and stormwater management area. Top of finish first floor elevations and maximum design loads are not known at the time of this preliminary report.

FOOTINGS: For adequate frost protection, foundation excavations must extend at least 42 inches below finished exterior grade, or as required by local code. All excavation efforts should be monitored by experienced construction personnel. Bearing surfaces that are soft or in any manner unacceptable, must be undercut to a stable grade. All undercut areas beneath proposed shallow foundations must extend laterally beyond each vertically projected edge of the foundation by a minimum distance equal to one-half the total depth of the undercut or equating to a slope of two vertical to one horizontal. Undercuts shall be backfilled with granular fill that is placed in loose lifts not exceeding 12 inches deep and compacted to a minimum 95 percent of maximum dry density as determined by ASTM D1557. All footings for proposed buildings are recommended to be designed at/near the same contact pressure.

The footings should bear directly on the approved very stiff or better natural inorganic silty clay or on a thoroughly compacted (i.e., 95 percent minimum of ASTM D1557 maximum dry density) select/approved granular fill or other approved fill (i.e., fill used for a raised subgrade) section that extends to the approved stiff or better natural inorganic soil. Refer to Appendix D entitled "General Earthwork Specification", for definition of fill types and gradations, recommended minimum compaction requirements for various site developments, and placement and compaction methods.

The maximum net allowable bearing capacity for continuous strip and spread footings is preliminarily recommended not to exceed 1,500 pounds per square foot (psf) of footing area on approved natural soils or compacted select granular fill. Total and differential settlements of less than one inch and three-fourths of an inch, respectively, may be expected.

BACKFILL MATERIALS: Imported granular fill material may be used for foundation backfill material in accordance with the provisions stipulated in the RCNYS. On-site excavated soils may also be considered for placement as wall backfill and for raising site grades, providing that the following conditions are met:

- Upper silty sand/sandy silt is considered non-expansive and the upper silty and clay lacustrine soils are estimated to have an Expansion Index ranging between 10 and 20 (1-2%) with a low to medium swell potential. Properly conditioned on-site soils should be acceptable for placement as wall backfill above the perimeter drainage material. In accordance with the RCNYS, however, additional laboratory testing may be required at the discretion of the Code Enforcement Officer, to quantify the Expansion Index of on-site clay backfill materials.

- Based on experience with similar soils, excavated materials are expected to be near or slightly wet of optimum moisture content needed to achieve satisfactory compaction. If excavated soils become wet (i.e. during stockpiling), some drying efforts may be necessary for soils to be reused as compacted structural fill.

- If the excavated materials are substantially contaminated with organic or other deleterious matter, cannot be properly moisture conditioned, or are in a wet to saturated state, these materials are only acceptable for use in green or non-structural areas.

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Job No: 21-512

FLOOR SLABS: Prior to fill placement, the exposed subgrade surface would be thoroughly compacted and proofrolled. Typically, any encountered soft/medium stiff soils/fills would be removed for subsequent replacement with a select or approved compacted (i.e., minimum 92 percent of the maximum dry density from ASTM D1557) granular fill. If suitable for reuse on-site, the in-place or excavated existing fills/natural soft/medium stiff soils would be conditioned (i.e., sorted, dried, blended) and thoroughly compacted. Where required to raise the subgrade, an approved soil/fill will be placed and thoroughly compacted in thin lifts.

A geotextile fabric that separates the subgrade or raised subgrade and the select granular base layer is recommended. The use of a thin gravel cushion, as a capillary break, or a thin sand cushion over a vapor barrier that is placed beneath the concrete slabs are at the discretion of the design architect/engineer or as required by local code.

Above the approved subgrade, a minimum six-inch thick select granular fill (i.e., number two crusher run stone or equal) layer is preliminarily recommended as the base course for a concrete floor slabs. The recommended subgrade modulus at the top of the base layer for a concrete floor slab bearing on a thoroughly compacted (i.e., minimum 95 percent compaction) base layer and prepared soil/fill subgrade (i.e., minimum 92 percent compaction) is recommended not to exceed 100 pounds per cubic inch with a Poisson Ratio of 0.40. The actual design thickness, application of reinforcement, and use of a vapor barrier is at the discretion of the design architect or structural engineer.

PAVEMENT: It is preliminarily recommended that the approved subgrade surface is adequately graded and/or underdrains are installed to prevent water accumulation. Typically, on an approved subgrade surface (i.e., minimum 92 percent compaction), a minimum three-inch asphalt thickness over a minimum eight-inch thick thoroughly compacted (i.e., minimum 95 percent compaction) select granular layer, as the base course, are recommended for lightly traveled roadway and parking areas (standard duty section). Geotextile filter and strength fabric, on cohesive/fine-grained soil subgrades, and a minimum four-inch asphalt thickness over a minimum 12-inch thick thoroughly compacted base course are recommended for all truck routes and heavily traveled roadways (heavy duty section).

LIMITATIONS: This report is based on the information that is provided by project representatives and the subsurface conditions that were encountered at the test boring locations. Due to the nature of the investigation method, additional test borings and/or test pit excavations will provide a greater level of delineation of the subsurface soil/fill/rock conditions than can be defined by the single test boring data alone. As detailed in Appendix E "Limitations, modification regarding proposed building/structure locations and other site developments can result in changes to the provided recommendations.

Thank you for the opportunity to assist on this project. If questions should arise, please call either of the undersigned at your earliest convenience.

Very truly yours,
BARRON & ASSOCIATES, INC.
and
BUFFALO DRILLING COMPANY, INC.

Andrew J. Camping, PG
Senior Geologist

James S. Barron, PE
President

STATE OF NEW YORK
JAMES S. BARRON
LICENSED PROFESSIONAL ENGINEER

10.15.21

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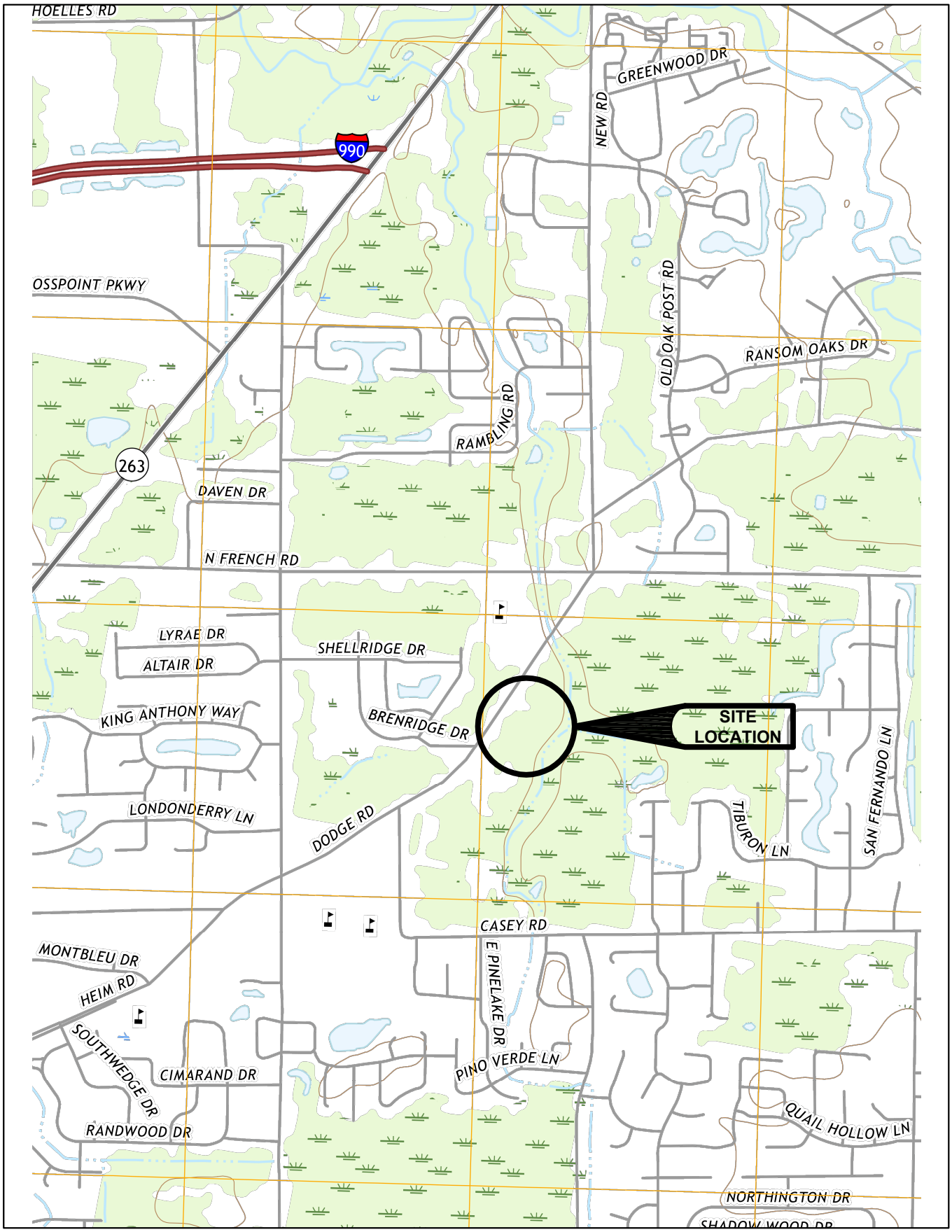

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DRAWN: DAN KASPROWICZ

CLIENT: MR. JOSEPH RUBINO
5462 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221

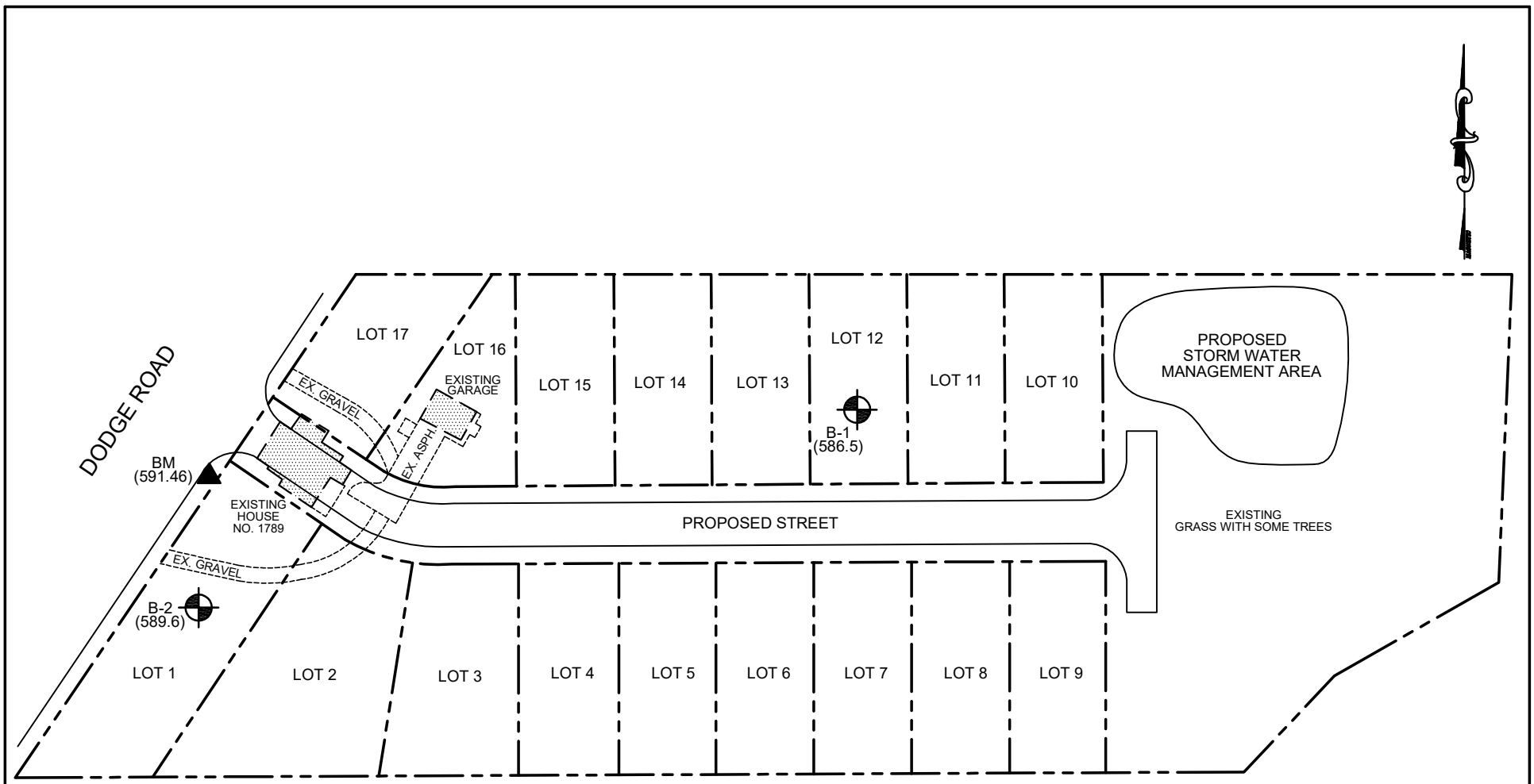
PROJECT: PROPOSED REZONING OF PARCEL FOR
RESIDENTIAL SUBDIVISION
1789 DODGE ROAD
TOWN OF AMHERST, ERIE CO., NEW YORK 14051

NEW YORK STATE
SITE LOCATION

USGS SITE LOCATION PLAN
CLARENCE CENTER
2016

JOB NO.: 21-512 | SCALE: N.T.S.
DATE: 12/28/2020 | FIGURE NO. 1

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)



LEGEND

- B-2 = TEST BORING & NO.
- (589.6) = GROUND SURFACE ELEVATION (FT.)
- BM = BENCH MARK (NORTH RIM OF MAN HOLE)

NOTES:

1. BORINGS, BUILDINGS, SITE FEATURES, PROPERTY LINE LOCATIONS, AND SCALE OF DRAWING ARE APPROXIMATE.
2. BASE MAP REFERENCE AND BENCH MARK ELEVATION PROVIDED BY CARMINA WOOD MORRIS, DPC, TITLED "CONCEPT SITE PLAN", DWG. NO. C-100, PROJECT NO. 20.XXX, DATED 12/19/2020.

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1789 DODGE ROAD
TOWN OF AMHERST, ERIE CO., NEW YORK 14051

TEST BORING LOCATION PLAN

0 50 100 200

JOB NO.: 21-512	SCALE: 1" = 100' ±
DATE: 12/28/2020	FIGURE NO. 2

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

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APPENDIX A

TEST BORING LOGS

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

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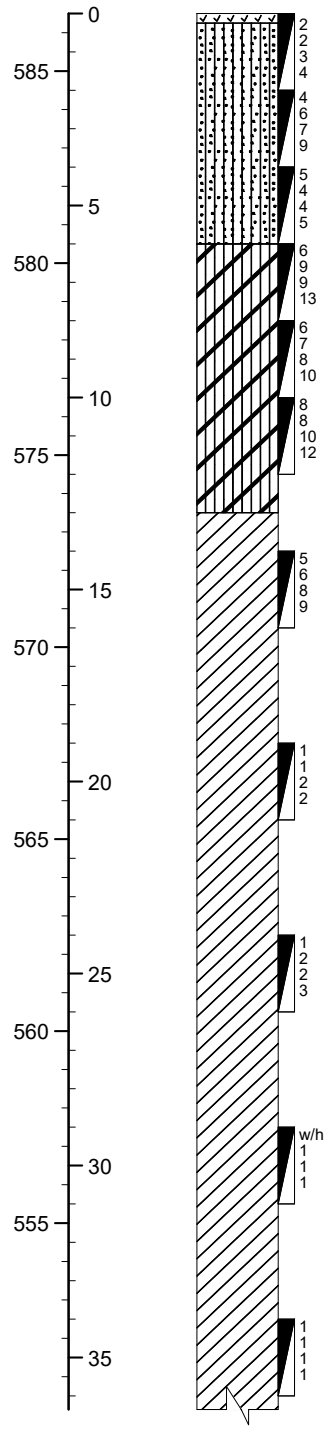
TEST BORING LOG

8.e

JOB No.: 21-512 **BORING No.:** B-1

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

DRILLER:	J. Gardner	**TYPE OF DRILL RIG:**	Diedrich D-50 (Track)
SAMPLING METHODS:	ASTM D1586	**SIZE AND TYPE OF BIT:**	2 1/4" I.D. H.S.A.
DATE STARTED:	11/7/21	**SURFACE ELEVATION (ft.):**	586.5
DATE COMPLETED:	11/7/21	**GROUNDWATER DEPTH (ft.):** (measured at completion unless indicated below)	None



Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
			Topsoil (3")
S-1 : 0.0'- 2.0'	5	75	Brown, loose f/m SAND and SILT, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM-ML)
S-2 : 2.0'- 4.0'	13	65	...grade: m. dense
S-3 : 4.0'- 6.0'	8	50	...grade: loose
S-4 : 6.0'- 8.0'	18	75	Gray, v. stiff CLAY and SILT, some f/m Sand, tr. Gravel, sl. plastic, mc (CL-ML)
S-5 : 8.0'- 10.0'	15	90	...grade: little f. Sand, wet
S-6 : 10.0'- 12.0'	18	90	Same as S-5
S-7 : 14.0'- 16.0'	14	90	Gray, stiff CLAY, some Silt, tr. Gravel, tr. f/c Sand, mod. plastic, moist (CL) (Varved)
S-8 : 19.0'- 21.0'	3	100	...grade: soft, wet
S-9 : 24.0'- 26.0'	4	100	Same as S-8
S-10 : 29.0'- 31.0'	2	100	Same as S-8
S-11 : 34.0'- 36.0'	2	100	Same as S-8

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Logged by: B. Smith

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TEST BORING LOG (CONTINU

JOB No.: 21-512 **BORING No.:** B-1

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

Elevation/ Depth (feet)	Soil Symbols Sampler Symbols Field Test Data	Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
550					
40	1 2 3 2	S-12 : 39.0'- 41.0'	5	100	Gray/brown, m. stiff CLAY and SILT, little f/c Sand, little Gravel, sl. plastic, moist (CL/ML-Till)
545					Depth to Bottom of Hole: 41.0 feet
45					
540					
50					
535					
55					
530					
60					
525					
65					
520					
70					
515					
75					
510					
80					

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

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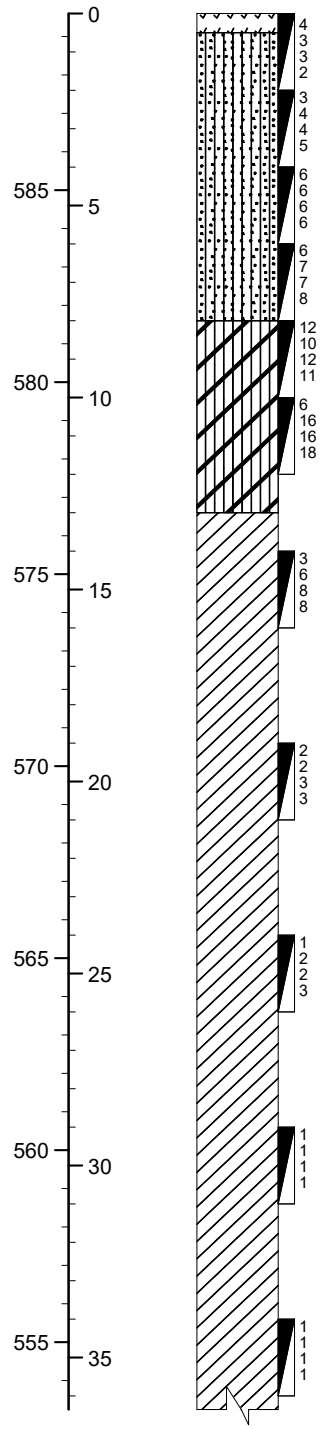
TEST BORING LOG

8.e

JOB No.: 21-512 **BORING No.:** B-2

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

DRILLER:	J. Gardner	**TYPE OF DRILL RIG:**	Diedrich D-50 (Track)
SAMPLING METHODS:	ASTM D1586	**SIZE AND TYPE OF BIT:**	2 1/4" I.D. H.S.A.
DATE STARTED:	11/6/21	**SURFACE ELEVATION (ft.):**	589.6
DATE COMPLETED:	11/7/21	**GROUNDWATER DEPTH (ft.):** (measured at completion unless indicated below)	None



Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
			Topsoil (6")
S-1 : 0.0'- 2.0'	6	40	Brown, loose f/m SAND, and SILT, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM-ML)
S-2 : 2.0'- 4.0'	8	50	Same as S-1
S-3 : 4.0'- 6.0'	12	90	...grade: m. dense
S-4 : 6.0'- 8.0'	14	90	...grade: Gray/brown
S-5 : 8.0'- 10.0'	22	90	Gray, v. stiff CLAY and SILT, some f/m Sand, tr. Gravel, sl. plastic, mc (CL-ML)
S-6 : 10.0'- 12.0'	32	90	...grade: hard
S-7 : 14.0'- 16.0'	14	60	Gray, stiff CLAY, some Silt, tr. Gravel, tr. f/c Sand, mod. plastic, moist (CL) (Varved)
S-8 : 19.0'- 21.0'	5	100	...grade: m. stiff, wet
S-9 : 24.0'- 26.0'	4	100	Same as S-8
S-10 : 29.0'- 31.0'	2	100	...grade: soft
S-11 : 34.0'- 36.0'	2	100	Same as S-10

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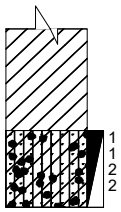
TEST BORING LOG (CONTINU

JOB No.: 21-512 **BORING No.:** B-2

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

Elevation/ Depth (feet)	Soil Symbols Sampler Symbols Field Test Data	Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
550 – 40	 1 1 2 2	S-12 : 39.0'- 41.0'	3	100	Gray/brown, soft CLAY and SILT, little f/c Sand, little Gravel, sl. plastic moist (CL/ML-Till)
					Depth to Bottom of Hole: 41.0 feet
545 – 45					
540 – 50					
535 – 55					
530 – 60					
525 – 65					
520 – 70					
515 – 75					
510 – 80					

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APPENDIX B

GEOTECHNICAL REFERENCE STANDARDS

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

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Column Header Descriptions

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TEST BORING LOG

JOB No.: BORING No.:

PROJECT:

EXAMPLE

DRILLER:
SAMPLING METHODS:
DATE STARTED:
DATE COMPLETED:

TYPE OF DRILL RIG:
SIZE AND TYPE OF BIT:
SURFACE ELEVATION (ft.):
GROUNDWATER DEPTH (ft.):
(measured at completion unless indicated below)

Elevation/ Depth (feet)	Soil Symbols Sampler Symbols Field Test Data	Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
100 — 0	1 1 1 2 / 6 8 11 14	S-1 : 0.0'- 2.0'	2	50	Dk. brown, soft, CLAY, some Silt, little f. Sand, tr. Gravel, tr. Roots, tr. Organic matter, mod. plastic, wet (CL)
		S-2 : 2.0'- 4.0'	19	50	Brown, m. dense f. SAND, some Silt, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM)

Elevation/Depth: The depth column provides the vertical scale of the boring log in feet below ground surface.

Sample No. : Range: Disturbed samples are identified with “S” preceding the sample number. Undisturbed (Shelby-tube) samples are identified with “U” preceding the sample number. Rock core samples identified with “C” preceding the core run. The range of elevation/depth where the sample was taken is identified in one-tenth foot increments.

N-value: The Standard Penetration Test N-value, as specified by ASTM D1586, is defined as the number of blows required by a 140-pound hammer falling 30 inches, each blow, to drive a 2-in outside diameter split-spoon sampler 12 inches.

% REC (RQD): “Percent Recovery” is the length of samples recovered divided by the total length sampled. The result is numerically expressed as a percent. The Rock Quality Designation (RQD) is the total length of places >4 inches divided by the total length of core run.

Soil and Rock Description / Remarks: This column denotes the exact depth of recovery and general documentation of drilling efforts. Description and classification are based on visual inspection of samples and boring operations. The stratum lines shown on the boring logs are based upon interpretation and may not represent precise subsurface conditions. Water-level readings have been made in the drill holes at time under conditions stated on the boring logs. Fluctuations in the water level may occur due to other factors than those present the time measurement was taken. See attached sheet.

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Soil and Rock Description / Remarks: Terminology Used for Soil Description

Density Description of Granular Soil

Number of Blows per ft., N	*Relative Density*
0 - 4	Very Loose
4 - 10	Loose
10 - 30	Medium
30 - 50	Dense
Over 50	Very Dense

Abbreviations Used in Soil Sample Classification

f - fine	v - very
m - medium	gr - gray
c - coarse	bn - brown
f/m - fine to medium	yel - yellow
f/c - fine to coarse	sl - slight
tr - trace	dk - dark

Consistency Description of Cohesive Soil

Number of Blows per ft., N	*Consistency*
Below 2	Very Soft
2 - 4	Soft
4 - 8	Medium
8 - 15	Stiff
15 - 30	Very Stiff
Over 30	Hard

Bedding

Parting	Less than 0.02 ft.
Band	0.02 - 0.2 ft.
Thin bed	0.2 - 0.5 ft.
Medium bed	0.5 - 1.0 ft.
Thick bed	1.0 - 2.0 ft.
Massive	Over 2.0 ft.

Grain Size

	Passing / Retained on
Boulder	LARGE / 12-in sieve
Cobble	12-in / 3-in sieve
Gravel	3-in sieve / No. 4 sieve
	No. 4 sieve / No. 10 sieve
Sand	No. 10 sieve / No. 40 sieve
	No. 40 sieve / No. 200 sieve
Silt	No. 200 sieve / 0.005 mm sieve
Clay	Smaller than 0.005 mm

Hardness

Very Soft or Plastic	Can be indented with thumb
Soft	Can be scratched with fingernail
Moderately Hard	Can be scratched with knife
Hard	Difficulty to scratch with knife
Very hard	Cannot be scratched with knife

Percentage Terminology Used in Soil Classification

Trace	0 - 10 %	Some	20 - 35 %
Little	10 - 20 %	And	35 - 50 %

Moisture

Dry	Absence of moisture, dusty, dry to the touch.
Moisture	Small quantity of moisture. Soil usually above groundwater level.
Wet	Moisture noticeable to the touch. Soil may be below groundwater level.
Saturated	Visible free water, usually soil is below groundwater level.

Plasticity

Non-plastic	An 1/8-in thread cannot be rolled at any water content.
Slight plasticity	Thread can be barley rolled.
Moderate plasticity	Thread is easy to roll and little time is required to reach the plastic limit (PL).
Plasticity	Considerable time is required to reach PL. Thread can be re-rolled several times after reaching the PL.

Crystallinity or Texture

Dense	Crystals are to small they cannot be distinguished with the naked eye.
Very Fine Crystalline	Crystals barely discernable with the naked eye.
Crystalline	Crystals are medium size, up to 1/8-in diameter.
Very Coarsely Crystalline	Crystals larger than 1/8-in diameter.

Voids

Porous	Smaller than pinhead. Their presence is indicated by the degree of absorbency.
Pitted	Pinhead size to 1/4 in. If thin walls separate the individuals pits, the core may be described as honeycomb.
Vug	1/4 inch to the diameter of the core. The upper limit will vary with core size.
Cavity	Larger than the diameter of the core.

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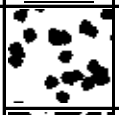
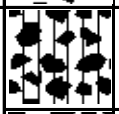
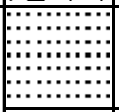
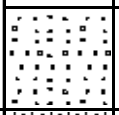
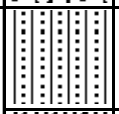
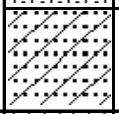
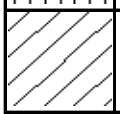
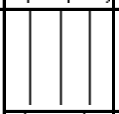
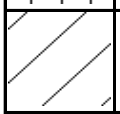
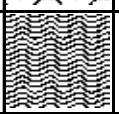
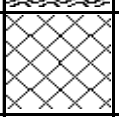
Soil Classification Chart: Unified Soil Classification System (USCS)

Major Divisions			Pattern	USCS ID	Typical Descriptions
Coarse-Grained Soils: More than 50% of material larger than No. 200 sieve	**Gravels**: More than 50% of coarse fraction larger than No. 4 sieve	Clean Gravels (little or no fines)		GW	Well-graded gravels, gravel-sand mixtures, little or no fines
				GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
		Gravels with appreciable amounts of fines		GM	Silty gravels, gravel-sand-silt mixtures
				GC	Clayey gravels, gravel-sand-silt mixtures
	Sands: Less than 50% of coarse fraction larger than No. 4 sieve	Clean sands (little or no fines)		SW	Well-graded sands, gravelly sands, little or no fines
				SP	Poorly-graded sands, gravelly sands, little or no fines
		Sand with appreciable amount of fines		SM	Silty sands, silt-sand mixtures
				SC	Clayey sands, sand-clay mixtures
Fine-Grained Soils: Less than 50% of material larger than No. 200 sieve	**Silts and Clays, Low plasticity**: Liquid Limit < 50%			ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
				CL	Inorganic clays of low to medium plasticity, gravely clays, sandy clays, silty clays, lean clays
				OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays, High plasticity: Liquid Limit > 50%			MH	Inorganic silts, micaceous or diatomaceous fine sand or silty soils
				CH	Inorganic clays of high plasticity, fat clays
				OH	Organic clays of medium to high plasticity, organic silts
Highly Organic Soils				Pt	Peat, humus, swamp soils with organic contents
Miscellaneous Fill				FILL	Miscellaneous fill may belong in any division but is identified as FILL

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

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APPENDIX C

ENGINEERING COMPUTATIONS AND SCHEMATICS

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

"PROFILE OF BORINGS"

ELEVATION (feet)

595
590
585
580
575
570
565

B-1

Topsoil (3")

5 Brown, loose f/m SAND and SILT, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM-ML)

13 ...grade: m. dense

8 ...grade: loose

18 Gray, v. stiff CLAY and SILT, some f/m Sand, tr. Gravel, sl. plastic, moist (CL-ML)

15 ...grade: little f. Sand, wet

18 Same as S-5

14 Gray, stiff CLAY, some Silt, tr. Gravel, tr. f/c Sand, mod. plastic, moist (CL) (Varved)

3 ...grade: soft, wet

4 Same as S-8

B-2

Topsoil (6")

6 Brown, loose f/m SAND, and SILT, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM-ML)

8 Same as S-1

12 ...grade: m. dense

14 ...grade: Gray/brown

22 Gray, v. stiff CLAY and SILT, some f/m Sand, tr. Gravel, sl. plastic, moist (CL-ML)

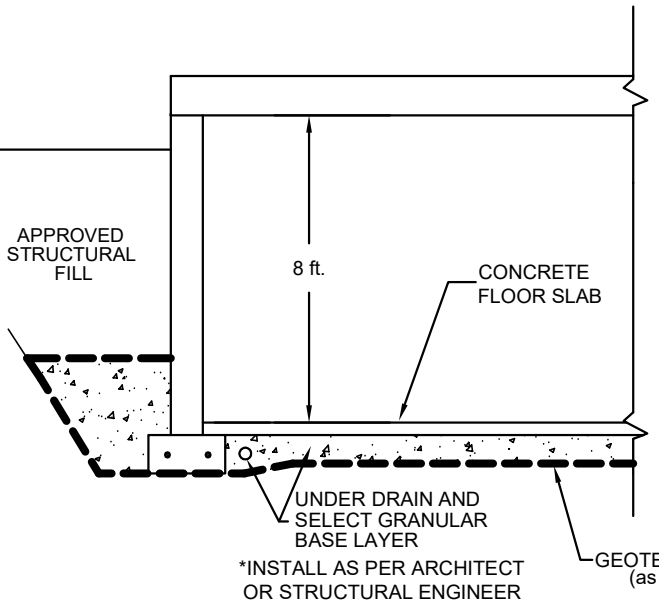
32 ...grade: hard

14 Gray, stiff CLAY, some Silt, tr. Gravel, tr. f/c Sand, mod. plastic, moist (CL) (Varved)

5 ...grade: m. stiff, wet

4 Same as S-8

Residential Foundation (Typical)



USE Q_{ALLOW} = 1,500 PSF

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

BARRON & ASSOCIATES, P.C. & BUFFALO DRILLING COMPANY, INC.
10440 MAIN STREET, CLARENCE, NEW YORK 14031

PLOTTED: 1/14/2021
BY: A. Camping

JOB NO.: 21-512

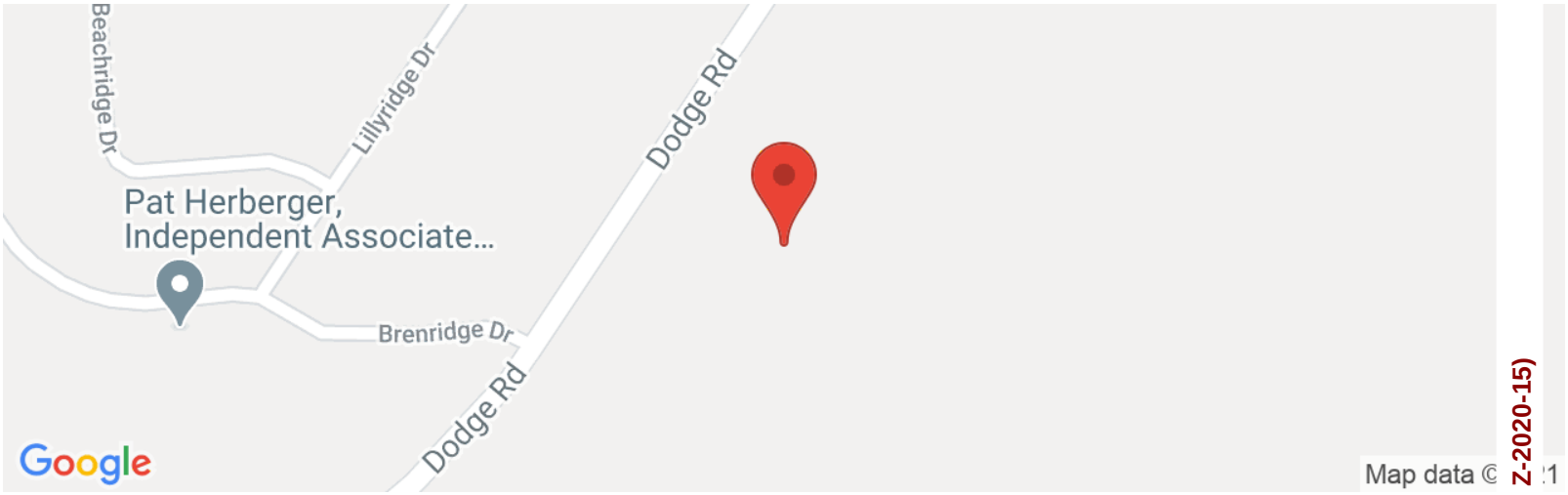
PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

PAGE NO.: 1 of 3

FIGURE NO.:

Rezoning Parcel for Residential Subdivision

Latitude, Longitude: 43.0296, -78.7274



Date	1/14/2021, 1:11:54 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	E - Soft Clay Soil

Type	Value	Description
S_S	0.172	MCE_R ground motion. (for 0.2 second period)
S_1	0.046	MCE_R ground motion. (for 1.0s period)
S_{MS}	0.413	Site-modified spectral acceleration value
S_{M1}	0.191	Site-modified spectral acceleration value
S_{DS}	0.276	Numeric seismic design value at 0.2 second SA
S_{D1}	0.128	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	B	Seismic design category
F_a	2.4	Site amplification factor at 0.2 second
F_v	4.2	Site amplification factor at 1.0 second
PGA	0.097	MCE_G peak ground acceleration
F_{PGA}	2.4	Site amplification factor at PGA
PGA_M	0.232	Site modified peak ground acceleration
T_L	6	Long-period transition period in seconds
SsRT	0.172	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	0.18	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.046	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.049	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.958	Mapped value of the risk coefficient at short periods
C_{R1}	0.934	Mapped value of the risk coefficient at a period of 1 s

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B&A JOB NO.: 21-512

DATE: 01/13/21

LATERAL EARTH PRESSURE ON GENERIC BLOCK FOUNDATIONS FOR SIGNS, FREE-STANDING RETAINING WALLS, OR BELOW GRADE/BASEMENT/TANK/POOL RETAINING WALLS (Less Than 20 Feet High)

a) Porous filter media, in contact with the basement/below grade foundation wall or retaining walls, protects and is in contact with a minimum 4 inch diameter perforated drainage pipes at the footing/base of the foundation/structural wall (exterior backfill side and interior basement side) and/or weep pipes through the wall, as needed and as applicable.

b) Where recommended, a geotextile filter fabric will protect the gravel filter media from the earth backfill. Overlap unsewn seams as per the manufacturer's recommendations.

c) Waterproof earth side of wall, as is customarily provided in practice.

d) Drainage pipes are connected to an appropriately designed collector pipe, conveyance, and/or sump pump system as is applicable for the intended purpose of the wall and as customarily provided/installed in practice.

e) For potential groundwater table conditions above the top of the basement slab-on-grade condition, install continuous waterstops (with no joints in stop) at wall and floor construction joints, as is customarily provided in practice. Interior intermediate drainage pipes beneath the slab, that are spaced on-center and in both directions, do appear to be needed.

f) Assume a uniformly graded, clean coarse sand or sandy gravel backfills:

* equivalent N-value in a dense state: $(N_1)_{60}$ = 40 blows/foot
* friction angle: ϕ' = 38 degrees {Teng, pg. 12}
* average in-place densities: moist - γ_m = 120 pcf
  saturated - γ_{sat} = 132 pcf submerged - $\gamma' = (\gamma_{sat} - \gamma_w)$ = 70 pcf

g) Assume at base of wall/footing, coefficient of friction against sliding (f_s) at base of wall (Refer to Teng, pg. 320-1):

f_s = tan (0.58 x ϕ') = 0.40 (AREA silty soil to silty coarse-grained soil)

h) Use equivalent fluid pressure design approach {Hough, pg. 249 and NAVFAC pg. 7-10-9}:

* at rest pressure coefficient - K_0 = 1 - sin (ϕ') = 0.38
* effective lateral pressure of soil - γ'_l = K_o x γ' = 26.6 pcf
* hydrostatic pressure - γ_w = 62.4 pcf
* equivalent fluid pressure with water level at the top of the grade at the wall - γ_{eo} = $\gamma'_l + \gamma_w$ = 89 pcf (say 90 pcf)
* equivalent fluid pressure with compaction induced lateral stress increase (W&F, pg 409) - γ_{eo} = 2 x K_o x γ_m = 91 pcf (say 90 pcf)
* active pressure case - K_a = [1 - sin (ϕ')] / [1 + sin (ϕ')] = 0.24
  γ_{ea} = K_a x γ_m = 29 pcf (say 30 pcf)
* passive pressure case - K_p = [1 + sin (ϕ')] / [1 - sin (ϕ')] = 4.2
  γ_{ep} = K_p x γ_m = 504 pcf (say 330 pcf with a F.S. = 1.5)

			Thoroughly Compacted ⇒⇒ Uniformly Graded & Clean Coarse Sand or Sandy Gravel Fill	Non-Plastic Silty Sand or Sandy Silt Fill	
USE:	Earth Pressure Coefficient	Static Active =	0.24	0.33	
		Static At-Rest =	0.76	1.00	
		Static Passive =	2.80	2.00	(with F.S. = 1.5)
		Static Passive =	4.20	3.00	(with F.S. = 1.0)
USE:	Equivalent Fluid Pressure	Static Active =	30 pcf		
		Static At-Rest =	90 pcf (for rigid walls)		
		Static Passive =	330 pcf (with F.S. = 1.5)	[500 pcf with (with F.S. = 1.0)]	

[For earthquakes, structural engineer may elect to use the above Static Passive case instead of the below Earthquake Lateral Load for Non-Yielding Wall movement into the soil backfill.]

USE: Simplified Model for Earthquake Lateral Load/Ft. Wall Length @ 0.6 H_{bw} above base. Loads for Non-Yielding Wall.

H_{bw} = Earth Height Behind Wall (feet)

Reduce load by 33% for Yielding Wall (active case) = (6.8 psf / foot) x H_{bw}^2 (NYS, S_{ds} = 0.25 g)

(γ_m = 120 pcf for S_{ds} value. Add to Static At Rest/ Active Pressure/Load for unsaturated backfill case) = (13.5 psf / foot) x H_{bw}^2 (NYS, S_{ds} = 0.50 g)

= (17.5 psf / foot) x H_{bw}^2 (NEern NYS, $S_{ds} \leq 0.65$ g)

[Above for Site Class C to E soils. Interpolate for other S_{ds} values.
Use 1.75 x values for walls on Class B/A rock or on rigid foundation base. (FEMA NEHRP Guidelines)]

Saturated/Liquified Soil During Earthquake = 132 pcf
(Equivalent Fluid Pressure. Add to inertial hydrodynamic pressure, not presented here.)

{For looser/denser backfills, adjust above pressures by the ratio = new density / 120 pcf or / 132 pcf (for saturated case)}

USE:	Coefficient of Friction Against Sliding (f_s)	= 0.45	(on compacted NYSDOT Item #304.12 or #304.14 gravels)
	(use lowest f_s with no underlying weaker layers)	= 0.35	(on compacted granular soil & non-plastic silt)
		= 0.20	(slab-on-grade on polyethylene on granular fill)
	[with a F.S. = 1.0]	= 0.60/0.50	(on clean, rough, & sound bedrock/smooth bedrock)
	Min. Factor of Safety Against Sliding	= 1.5	*[Rev.9-30-09]*

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

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APPENDIX D

GENERAL EARTHWORK SPECIFICATION

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

Barron & Associates, P.C.
GENERAL EARTHWORK SPECIFICATION

PART 1 GENERAL

1.1 SITE AND SUBSURFACE CONDITIONS

1.1.1 Overview

This specification is included as a courtesy to the clients of Barron & Associates, P.C, and addresses earthwork site preparation. Additions and modifications are necessary to create a job-specific specification. This specification may serve as a basis for the development for a technical specification under Division 2, *Site Work*.

1.1.2 Site Conditions

The site-specific conditions are described under separate cover or may be available from the OWNER.

1.1.3 Subsurface Conditions

The site-specific subsurface conditions are described under separate cover or may be available from the OWNER.

1.2 REFERENCES

American Standard for Testing and Measurement (ASTM):

ASTM C136	Method for Sieve Analysis of Fine and Coarse Aggregates
ASTM C2922	Density for Soil and Soil-Aggregate in Place by Nuclear Methods
ASTM D422	Test Method for Particle-Size Analysis of Soils
ASTM D1140	Amount of Material in Soils Finer Than the No. 200 Sieve
ASTM D1557	Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lb/ft^3)
ASTM D2216	Test Method for Laboratory Determination of Water (Moisture) Content of Soil and Rock
ASTM D2487	1990 Classification of Soils for Engineering Purposes
ASTM D4318	Test Method for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.

1.3 DEFINITIONS

1.3.1 Unacceptable Material

Soil material containing debris, wood, scrap material, vegetation, refuse, soft unsound particles, and other organic, frozen, deleterious, or objectionable materials. Contaminated soils shall be properly documented and removed or remediated on site. If necessary, remediation procedure will be defined by the OWNER.

1.3.2 Unsuitable Material

Brown, organic topsoil and underlying soft pockets of organic silt or wet, reworked silty clay.

1.3.3 Ordinary Fill

Friable soil containing no stone greater than two-thirds loose lift thickness and no unacceptable or unsuitable materials. In general, existing random fill is expected to be acceptable for reuse as ordinary fill given proper sorting, blending, drying, and controlled placement methods.

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1.3.4 Granular Fill

Ordinary fill meeting the designation of ASTM D2487 classification of GW with a maximum of 10 percent by weight passing ASTM D1140, No. 200 sieve.

1.3.5 Select Granular Fill

Clean, uncoated soil which contains no unacceptable materials and conforms to the gradation requirements defined in Table A: Select Granular Fill.

Table A: Select Granular Fill	
Sieve Size	Percent Finer by Weight
2/3 of the loose lift thickness	100
No. 10	30 - 95
No. 40	10 - 70
No. 200	0 - 15

1.3.6 Sand and Gravel

Clean, hard, durable, uncoated particle of sand and gravel, free from lumps of clay, containing no unacceptable matter, and conforming to gradation requirements of *Table B : Sand and Gravel*

Table B: Sand and Gravel	
Sieve	Percent Finer by Weight
*	100
No. 4	50 - 85
No. 10	--
No. 40	10 - 35
No. 100	--
No. 200	0 - 8

* Job-Specific. To be determined by the ENGINEER

1.3.7 Crushed Stone

Clean, durable, sharp-angled fragments of rock or crushed gravel stone of uniform quality, containing no unacceptable matter, free from coatings, and conforming to gradation requirements of *Table C: Crushed Stone*

Table C: Crushed Stone		
	Percent Passing	
Sieve Size	¾-inch Stone	1 ¼-inch Stone
1 ½-inch	__	100
1 ¼-inch	__	85-100
1- inch	100	__
¾-inch	90-100	10-40
5/8-inch	__	__
½-inch	10-50	0-8
3/8-inch	0-20	__
#4	0-5	__

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

1.3.8 Flowable Fill

Also known as Controlled Low Strength Material – Controlled Density Fill (CLSM-CDF), this material is available under a variety of producer names (e.g., K-Krete©, M-Crete, Flash Fill©, Flowable Mortar, Unshrinkable Fill, etc.). This non-settling backfill mixture is most commonly used for its flowable characteristics, its support strength under traffic loads, and its removability at a later date. The material may be produced on-site or off-site. In either case, the producer of such materials and the product must meet certain certification criteria. Such information is beyond the scope of this specification and will be considered on a site-specific basis.

Flowable fill may be acceptable for use as a backfill for utility trenches of other low-lying areas which require a compacted granular fill. Its use and warranty of performance is left to the CONTRACTOR in such applications.

The use of flowable fill under load-bearing structural components in place of properly placed and compacted granular fill is NOT common and is questionable. The localized use of such material may have profound affects on the performance of a foundation system. Site-specific conditions and the extent of anticipated use of flowable fill must be examined by geotechnical engineer. Cost of such consultation shall be borne by the CONTRACTOR unless specifically directed by the OWNER to seek such consultation. Without such consultation, warranty of performance for such use is left to the CONTRACTOR.

1.4 SUBMITTALS

The following submittals shall be provided in accordance with approved submittals procedures.

1. Fill Source: Provide name and source locations of fill material.

2. Field Test Reports: Field tests will be performed by OWNER's Representative as needed. CONTRACTOR may be required to perform such tests on proposed off-site fill materials.
a. Fill material grain size analyses per ASTM C136, D422, D1140, D2487
b. Moisture/Density test results per ASTM D2216
c. Liquid limit, plastic limit, and plasticity index per ASTM D4318
d. Compaction/Density test results per ASTM C2922 and D1557

3. Sample: Geotextile fabric

PART 2 PRODUCTS

Geotextile Fabric: Mirafi 600X or equal. (Also referred to as synthetic fabric).

PART 3 EXECUTION

3.1 PROTECTION

3.1.1 General

Manner of excavation shall minimize disturbance of underlying natural ground. If deemed necessary by the Engineer, alter construction procedures to reduce subgrade disturbance. Excavate areas which have been excessively disturbed to firm ground and backfill with properly compacted granular fill.

3.1.2 Roads and Walks

Keep roads and walks free of dirt and debris at all times.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

3.1.3 Trees, Shrubs, and Existing Facilities

Protect from any damage all vegetation and facilities identified to remain.

3.1.4 Utility Lines

Locate all utilities within the area of disturbance prior to the start of work. Show locations on initial plans. Protect utility lines from damage. Notify the ENGINEER immediately of damage to or an encounter with an unknown utility. Damage to utility lines are to be repaired by the CONTRACTOR at no additional cost. The CONTRACTOR shall have underground utility owners stake out utility locations prior to the start of clearing and excavation operations.

3.2 VERIFICATION OF CONDITIONS/PROOF-ROLLING

Prior to placement of the initial layer of fill over the natural ground, proof-roll the exposed natural ground above the groundwater table elevation by making two passes with a fully-loaded ten-wheel truck. Excavate unstable areas detected by this process and replace with compacted granular fill.

3.3 PREPARATION

3.3.1 Surface Preparation

Within the site limits indicated on the drawings, excavate all unsuitable material to firm natural ground in the manner specified herein. Follow a construction procedure which permits visual identification of firm natural ground. In the even that groundwater is encountered, the ENGINEER may require that the size of the open excavation be limited to that which can be handled by open pumping to allow visual inspection of the excavation bottom and the performance of backfill operations to be conducted in a dry state.

Excavation of unsuitable material shall be limited to the greater of the following:

- A distance of 5 feet beyond building lines or
- The area defined by a one-horizontal to one-vertical line sloping down from the outside bottom edge of exterior footings to firm natural ground.

3.4 PLACEMENT AND COMPACTION

3.4.1 General

Place fill in accordance with *Table D: Compaction Alternatives*. These alternatives are provided as minimum compaction
standards only and in no way relieve the CONTRACTOR of his obligation to achieve any specified degree of compaction by whatever means may be necessary.

Grade to provide positive drainage and a smooth surface which will readily shed water. To the extent practicable, compact each layer to the specified density on the same day placed. Place fill in horizontal layers. Where horizontal layers meet a natural slope, key layer into slope by cutting a bench.

Fill that is too wet for proper compaction: Disc, harrow, or otherwise dry to proper moisture content for compaction to the required density.

Fill that is too dry for proper compaction: Uniformly apply water over the surface of the loose layer in sufficient quantity to allow compaction to the required density.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

Table D: Compaction Alternatives					
Compaction Method	Max. Stone Size	Maximum Loose Lift Thickness (inches)		Maximum Number of Passes	
		Below Structure and Pavements	Less Critical Areas	Below Structure and Pavements	Less Critical Areas
Hand operated vibratory plate of light roller in confined areas	3	4	4	4	4
Hand operated vibratory drum rollers weighing at least 1,000 pounds in confined areas	4	6	8	4	4
Loaded 10-wheel truck or D-8 crawler	6	10	12	4	2
Light vibratory drum roller; Min. weight at drum 8,000lbs; Min. dynamic force 10,000lbs.	8	12	12	6	2
Minimum vibratory drum; Min. weight at drum 10,000lbs; Min. dynamic force 20,000lbs.	8	18	18	6	4

3.4.2 Dewatering

Provide adequate pumping and drainage facilities to keep excavated areas sufficiently dry of groundwater and surface run-off. Dewatering shall avoid adversely affection construction procedures or causing excessive disturbance of underlying natural ground. Drain all pumped water in such a manner as to avoid damage to adjacent property.

If requested by the ENGINEER, place a 6-inch to 12-inch layer of sand and gravel or crushed stone over the natural underlying soil to stabilize area which have been disturbed due to groundwater seepage pressures and to expedite dewatering operations. Particular attention shall be given areas under proposed foundations.

3.5 FIELD QUALITY CONTROL

3.5.1 Compaction Requirements

Allow the ENGINEER sufficient time to make necessary observations and tests. Base the degree of compaction on maximum dry density as determined by ASTM D1557. The minimum degree of compaction for placed fill shall be as indicated *in Table E: Compaction Requirements.*

Table E: Compaction Requirements	
Area	Minimum Degree of Compaction (%)
Below foundation	95
Pavement and building subbase and base courses	95
Below building slab base course and above bottom of foundation	92
Below pavement subbase and base courses	90
Trench backfill outside of building	90
Trench backfill inside of building	Refer to one of the above-listed categories
Ordinary fill within 5 feet of grade	90
Vegetated areas below 5 feet of grade	85

3.5.2 Testing

Site work should be monitored and tested by geotechnical ENGINEER or his representative and in accordance with requirements of the design team to assure compliance with earthwork and foundation construction specifications.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

The owner will retain a geotechnical ENGINEER or his representative to perform on-site observations and testing during this phase of construction operations. The geotechnical ENGINEER or his representative will:

- Observe excavation and dewatering of building and controlled fill areas;
- Observe backfill and compaction within building and controlled fill areas;
- Laboratory test and analyze fill material; and
- Observe construction – and performing water content, gradation, and compaction tests.

On a timely basis, the CONTRACTOR will receive copies of test results submitted to the OWNER. In addition, during construction the geotechnical ENGINEER will advise the OWNER and CONTRACTOR in writing of conditions which fail to conform to the Contract Documents. The CONTRACTOR shall take immediate action to remedy indicated deficiencies.

The geotechnical ENGINEER or his representative will not supervise or direct the actual work of the CONTRACTOR or employees and representatives of the CONTRACTOR. The presence of, observations by, and testing performed by the geotechnical ENGINEER or his representatives shall not excuse the CONTRACTOR from defects discovered in the work.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

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Clarence, NY 14031
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APPENDIX E

LIMITATIONS

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

LIMITATIONS

1. This report is based on the data that was obtained from the subsurface explorations and on the information submitted to the geotechnical engineer. A geotechnical engineer, who is experienced in foundation construction and earthwork, should be engaged to review the final design and specifications in order to determine whether any change in concept may have any effect on the validity of the conclusions presented herein, and whether these conclusions have, in fact, been implemented in the design and specifications.

2. The subsurface conditions, including thickness, between the exploration locations are approximate and simplified representations of the strata and transitions. There is the possibility that variations in soil and rock conditions and boundaries will be encountered during construction. In order to permit correlation between the exploratory soil data and the actual soil conditions encountered during construction and so as to assess conformance with the plans and specifications as originally contemplated, it is recommended that a geotechnical engineer, who is experienced in foundation construction and earthwork monitoring, should be retained to perform continuous construction review during the site preparation and foundation construction operations.

3. The subsurface exploration logs and subsurface conditions may aid in estimating material quality and quantities, such as topsoil/organic matter, fills, natural soils, and rock, but are not to be relied upon as the exclusive means for bid preparation purposes. It is the responsibility of the contractor to perform any additional site examinations and explorations and to prepare an accurate bid.

4. Disclaimers:
   a. In the event that any changes in the nature, design or location of the structure are planned, the conclusions that are contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified in writing.
   b. The geotechnical engineering report has been prepared for this project by Barron & Associates, P.C. This report is for assistance in design only and is not a sufficient basis on which to prepare an accurate bid.
   c. This report has been prepared for the exclusive use of Mr. Joseph Rubino and his designated design representatives, for specific application to the rezoning of a parcel to be developed as a residential subdivision at 1789 Dodge Road the Town of Amherst, Erie County, New York and in accordance with generally accepted geotechnical engineering practice. No other warranty, expressed or implied, is made.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

Wetland and Waterbodies Delineation Report

for

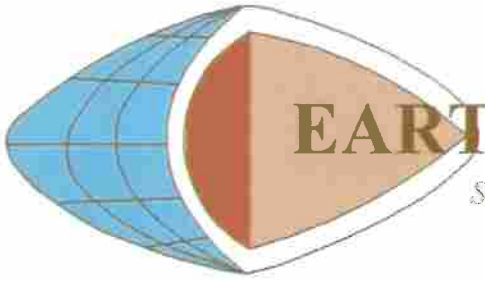
1789 DODGE ROAD

Town of Amherst

Erie County, New York

for

Joe Rubino



EARTH DIMENSIONS, INC.

Soils Investigations • Wetland Delineations

December 21, 2020
EDI Project Code: **W20J20a**

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

REPORT SUMMARIZING THE RESULTS OF A WETLAND DELINEATION SURVEY OF

1789 DODGE ROAD

Prepared for Submission to:

U.S. ARMY CORPS OF ENGINEERS
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207

AND

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
270 MICHIGAN AVENUE
BUFFALO, NEW YORK 14203

Prepared By:

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REPORT DATE: December 21, 2020

EDI PROJECT CODE: W20J20a

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

PROJECT INFORMATION

Project Name	1789 Dodge Road
Street Address	1789 Dodge Road
SBL Number	42.00-1-45.2
Town	Clarence Center
County	Erie
State	New York
Latitude/Longitude (NAD83)	43.02971°N, 78.72732°W
Investigation Area	6.71± Acres
USGS 7.5 Minute Topographical Map	Clarence Center Quadrangle
Waterway	tributary to Ransom Creek
Hydrologic Unit Code	04120104
Date of Delineation	November 23, 2020
Consultant	Earth Dimensions, Inc. 1091 Jamison Road Elma, New York 14059
Point of Contact	Scott Livingstone (716) 655-1717 slivingstone@earthdimensions.com
Engineer	NA
Property Owner	Joe Rubino
Authority	Section 404, Article 24
Permit/Letter Being Requested	Jurisdictional Determination

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EXECUTIVE SUMMARY

Joe Rubino has proposed the development of a 6.71± acre parcel located along the east side of Dodge Road in the Town of Amherst, County of Erie, and State of New York. Joe Rubino has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation report that would allow the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYSDEC) to determine their jurisdictional authority over the investigation area, pursuant to Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

A preliminary review of available information pertaining to vegetation, soils, and hydrology in the project area was implemented prior to conducting a field investigation at the site. Sources of information included the United States Geological Survey (USGS), Natural Resources Conservation Service (NRCS), National Wetland Inventory (NWI), and NYSDEC Freshwater Wetland maps. The USGS, NRCS and NWI maps indicate the potential for wetlands under federal jurisdiction. The NYSDEC map indicates the potential for wetland under state jurisdiction.

EDI applied methodology specified by the Corps of Engineers Wetlands Delineation Manual (January 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region Version 2.0 (January 2012) to perform a delineation of Federal jurisdictional wetlands within the site. EDI identified one (1) wetland area totaling 0.054± acre within the investigation area. A tributary to Ransom Creek flows along the eastern limits of the investigation area. The identification number of the wetland, its acreage and boundary flags are as follows:

TABLE 1: WETLAND SUMMARY

Wetland Identification #	Geographic Center (NAD83)		Boundary Flag #	Total Acreage On-site	Wetland Type (Cowardin)	Wetland Type (Reschke)	Jurisdictional Determination
	Latitude	Longitude					
Wetland 1	43.02960	78.72558	W1-1 through W1-7	0.054±	R4SBC	Riverine	Jurisdictional
Total Wetland Acreage:				0.054±			

TABLE 2: STREAM & DRAINAGE SUMMARY

Stream Identification #	Waterway	DEC Class	Linear Feet On-site	Highwater Width (Ft)	Flow Regime	Substrate	Classification (Cowardin)	Jurisdictional Determinatio
Stream 1	UNT to Ransom Creek/ Town of Amherst Ditch 26B	C	436.3 feet	20 to 25	Intermittent	Organic, silt	R4SB6	Jurisdictional

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SECTION I: INTRODUCTION

Joe Rubino has proposed the development of a 6.71± acre parcel on the east side of Dodge Road in the Town of Amherst, County of Erie, and State of New York. The project has been given the name 1789 Dodge Road and is located on USGS 7.5 minute quadrangle map indexed as Clarence Center/2002 DeLorme (Figure 1). The field work was completed on November 23, 2020 using a hand held Garmin GPSmap 62s to locate wetland and drainage boundaries.

Howard Hanna has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation study at this site. The investigation was designed to facilitate a determination of the extent of USACE and NYSDEC jurisdiction over the project area pursuant to Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

EDI has performed a wetland delineation study at the site under guidelines specified by the *Corps of Engineers Wetlands Delineation Manual*, dated January 1987 (referred to hereafter as the Corps Manual) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region version 2.0* (January 2012) (referred to hereafter as the Northcentral and Northeast Regional Supplement). The purpose of this report is to present EDI's methods, results, conclusions and recommendations with respect to the 1789 Dodge Road project site.

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SECTION II: SITE DESCRIPTION

The 1789 Dodge Road project area is comprised of a 6.71± acre irregular shaped investigation area on the east side of Dodge Road which is outlined on Figure 1 and depicted on the Wetland Delineation Map included in Appendix A (Figure 6).

The natural topography of the 1789 Dodge Road site is flat to gently sloping. The uplands within the investigation area consisted of successional northern hardwoods and mown lawn communities. The wetland area was found to consist of a shallow emergent marsh community. The vegetative communities of the investigation area are described according to *Ecological Communities of New York State* (Edinger et al. 2014).

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SECTION III: PRELIMINARY DATA REVIEW

A. SUMMARY OF FINDINGS

Several sources of information may be reviewed to facilitate the completion of a wetland delineation study. In some cases it is even possible to make a preliminary office wetland determination based upon available vegetation, soils, and hydrologic information for a project area. EDI completed a preliminary review of several data sources at the onset of this study. The results of the review are summarized as follows:

1. USGS 7.5 MINUTE TOPOGRAPHICAL MAP

Figure 1 depicts the 1789 Dodge Road project site on the Clarence Center/2002 DeLorme quadrangle map. The figure depicts the flat to gently sloping topography of the site. A tributary to Ransom Creek is depicted along the eastern limits of the investigation area.

2. USFWS NATIONAL WETLANDS INVENTORY MAP

The National Wetlands Inventory (NWI) map obtained from the USFWS Wetland Mapper http://www.fws.gov/wetlands/Data/Mapper.html displays two (2) streams, R4SBCx and R4SBC within the investigation area. The streams can be decoded as:

[R] Riverine, [4] Intermittent, [SB] Stream Bed, [C] Seasonally flooded, [x] excavated; and

[R] Riverine, [4] Intermittent, [SB] Stream Bed, [C] Seasonally flooded

3. NATURAL RESOURCES CONSERVATION SERVICE SOILS MAP

Figure 3 presents the project area outlined on a copy of the Erie County Soil Survey map from the National Cooperative Soil Survey. As shown on that figure, the site has the following soil types:

Soil Conservation Service Legend

Map Unit Symbol	Map Unit Name	Hydric Soil/Inclusions?
Ch	Cheektowaga fine sandy loam	Hydric Soil
ElB	Elnora loamy fine sand, 3 to 8 percent slopes	Inclusions Unlikely
Wd	Wayland soils complex, 0 to 3 percent slopes	Hydric Soil

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Cheektowaga: The Cheektowaga series consists of very deep, poorly drained and very poorly drained soils formed in sandy deposits overlying clayey lacustrine sediments. They are nearly level soils on lake plains. Permeability is rapid in the surface and sandy subsoil, and slow or very slow in the substratum. Mean annual temperature is 48 degrees F., and mean annual precipitation is 40 inches.

Elnora: The Elnora series consists of very deep, moderately well drained soils formed in sandy glacial lake, eolian, and deltaic sediments. They are primarily on beach ridges and relict longshore bars on lake plains. Permeability is rapid. Slopes range from 0 to 8 percent. The mean annual temperature is 49 degrees F, and mean annual precipitation is 37 inches.

Wayland: The Wayland series consists of very deep, poorly drained and very poorly drained, nearly level soils formed in recent alluvium. These soils are in low areas or slackwater areas on flood plains. Saturated hydraulic conductivity is moderately high or high in the mineral soil. Slope ranges from 0 through 3 percent. Mean annual temperature is about 8 degrees C (46 degrees F) and mean annual precipitation is about 1080 mm (42.5 in).

The U.S. Department of Agriculture's National Technical Committee for Hydric Soils Criteria has developed a list of soils that often display hydric soil characteristics. Hydric soil typically forms in places of the landscape where surface water periodically collects for some time and/or where groundwater discharges sufficient to create waterlogged or anaerobic soils. Such anaerobic soils can support the growth and survival of hydrophytic vegetation that is tolerant of such conditions. Wayland and Cheektowaga are hydric soils and therefore may support wetland vegetation. Wetland hydrologic conditions, hydric soils, and hydrophytic vegetation are the three criteria of a wetland.

4. NYSDEC Freshwater Wetlands Map

The NYSDEC Freshwater Wetlands map obtained from the online NYSDEC Environmental Resource Mapper displays state jurisdictional Freshwater Wetland CC-15 within and adjacent to the investigation area pertaining primarily to the Ransom Creek floodplain.

B. RESULTS OF AGENCY INFORMATION REVIEW

The preliminary data review revealed that the Corps may have jurisdiction over wetlands at the project location. The evidence consisted of potential federally regulated wetlands on the NWI map (Figure 2) and hydric soils and soils with possible inclusions depicted within the project area as shown on the NRCS map (Figure 3). The preliminary data review indicated that NYSDEC may have jurisdiction

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SECTION IV: FIELD INVESTIGATION PROCEDURES

WETLANDS:

Step 1

EDI applied methodology specified by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region to perform a delineation of Federal jurisdictional wetlands within the site. EDI used the Level 2 Routine Determination method (on-site inspection necessary) since insufficient information was available for making a determination for the entire project area. This methodology is consistent with Part IV, Section D of the Corps Manual.

Step 2

EDI's initial evaluation of the project area revealed that no atypical situations existed. If an atypical situation had existed, EDI would have used methodology outlined in Part IV, Section F of the Corps manual and/or Section 5 of the Northcentral and Northeast Supplement.

Step 3

EDI made the determination that normal environmental conditions were present, as the area was not lacking hydrophytic vegetation or hydrologic indicators due to annual, seasonal or long-term fluctuations in precipitation, surface water, or groundwater levels. The Northcentral and Northeast Supplement defines the growing season as beginning when one of the following indicators of biological activity are evident in a given year: (1) above-ground growth and development of vascular plants and/or (2) soil temperature measured at 12" below ground surface reaches 41°F. The end of the growing season is defined as the point at which deciduous species lose their leaves or the last herbaceous plants cease flowering and their leaves become dry or brown, whichever comes latest.

Step 4

In order to accurately identify the limits of various vegetative communities and extent of wetlands on-site, a routine determination method was used. As depicted in Appendix A and included in Appendix B, two (2) data points were used to characterize the site.

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Step 5

The plant community inhabiting each observation point was characterized in accordance with methods specified in the Northcentral and Northeast Regional Supplement. Dominant plant species were identified within four vegetative strata (i.e. herb, sapling/shrub, tree and liana (woody vines) at each sampling point. The Northcentral and Northeast Regional Supplement defines the vegetative strata in the following manner:

Herb – A non-woody individual of a macrophytic species. Seedlings of woody plants (including vines) that are less than 3.28 feet in height are considered to be herbs.

Sapling/Shrub – A layer of vegetation composed of woody plants < 3.0 inches in diameter at breast height but greater than 3.28 feet in height, exclusive of woody vines.

Tree – A woody plant > 3.0 inches in diameter at breast height, regardless of height (exclusive of woody vines)

Liana – A layer of vegetation in forested plant communities that consist of woody vines greater than 3.28 feet in height.

As outlined in the manual, the quadrant sizes used for the vegetative strata were (i) a 3.28-foot radius for herbs; (ii) a ten-foot radius for saplings/shrubs and woody vines; and (iii) a 30-foot radius for trees. Dominant plant species were estimated using aerial coverage methods. Dominant species are defined in the Corps Manual as the most abundant plant species that when ranked in descending order of abundance and cumulatively totaled immediately exceed 50 percent of the total dominance measure for the stratum, plus any additional species comprising 20 percent or more of the total dominance measure.

The wetland indicator status (OBL, FACW, FAC, FACU, or UPL) listed for each identified species by the U.S. Fish and Wildlife Service in the National List of Plant Species that Occur in Wetlands: Northeast (Region 1) was recorded. The U.S. Fish and Wildlife wetland indicator status listings are defined as follows:

OBL – Plants that occur almost always (estimated probability >99 percent) in wetlands under natural conditions, but which may also occur rarely (estimated probability < 1 percent) in nonwetlands.

FACW – Plants that occur usually (estimated probability >67 percent to 99 percent) in wetlands, but also occur (estimated probability 1 percent to 33 percent) in nonwetlands.

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FAC – Plants with a similar likelihood (estimated probability 33 percent to 67 percent) of occurring in both wetlands and nonwetlands.

FACU – Plants that occur sometimes (estimated probability 1 percent to <33 percent) in wetlands, but occur more often (estimated probability >67 percent to 99 percent) in nonwetlands.

UPL – Plants that occur rarely (estimated probability < 1 percent) in wetlands, but occur almost always (estimated probability >99 percent) in nonwetlands under natural conditions.

The plant community data was summarized on the data forms provided in the Northcentral and Northeast Regional Supplement included in this report as Appendix B.

Step 6

Plant data from each observation point were tested against the hydrophytic vegetation criterion specified in the Corps Manual and Northcentral and Northeast Regional Supplement. The Northcentral and Northeast Regional Supplement identifies a four-tiered approach for making a determination of whether or not the hydrophytic vegetation criteria is met for a sample plot. Indicator 1 (Rapid Test for Hydrophytic Vegetation) was first applied to determine if all dominant species across all strata are rated OBL and/or FACW. If Indicator 1 did not meet the hydrophytic vegetation criteria, Indicator 2 was then applied (dominance test); if greater than 50% of all plant species across all strata were rated OBL, FACW, or FAC, the hydrophytic vegetation criteria was considered met. In rare cases, when Indicators 1 and 2 did not meet the hydrophytic vegetation criteria but soils and hydrology criteria were met, Indicators 3 (Prevalence Index) and 4 (Morphological Adaptations) were used to make a final determination. All observation points that met the hydrophytic vegetation criterion were considered potential wetlands. Soils were then characterized.

Step 7

The Corps Manual specifies that soils need not be characterized (and are assumed hydric soils) at sampling points meeting the hydrophytic vegetation criterion if: (i) all dominant plant species have an indicator status of OBL, or (ii) all dominant species have an indicator status of OBL and/or FACW, and the wetland boundary is abrupt (at least one dominant OBL species must be present). All observation points sampled during this field investigation were examined directly for soil and hydrologic characteristics.

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Step 8

At observation points requiring a soil evaluation, soil borings were performed by an EDI Soil Scientist using methods specified in the Northcentral and Northeast Regional Supplement. Soil pits were dug using a tile spade. Testpits were generally dug to a depth of 20 inches below ground surface. Soils were examined for any of the hydric soil indicators, as outlined in the Field Indicators of Hydric Soils in the United States. A determination was made as to whether or not the hydric soil criterion was met. Soils data was recorded on the data forms included in Appendix B of this report.

Step 9

EDI's Soil Scientist examined hydrologic indicators using methods specified by the Northcentral and Northeast Regional Supplement at each observation point. The wetland hydrology criterion was met if: (i) one or more primary field indicators was materially present, (ii) available hydrologic records provided necessary evidence, or (iii) two or more secondary indicators were present. Results were recorded on data forms taken from the Corps Manual and are included in this report as Appendix B.

Step 10

A wetland determination was made for every observation point. If a sample plot met the hydrophytic vegetation, hydric soil, and wetland hydrology criteria, the area was considered to be wetland.

Step 11

Based on the results of the transected data, wetland boundaries were established for each identified wetland using survey ribbon labeled "wetland delineation" and numbered consecutively along each wetland boundary. As outlined in the Corps Manual, the placement of flags was based on the limits of areas where all three parameters were met. Wetland flags were labeled W1-1 through W1-7.

STREAMS & DRAINAGES:

The federally regulated Ordinary High Water (OHW) mark of streams within the Project area were delineated utilizing the definitional criteria as presented in Title 33, Code of Federal Regulations, Part 328, and the USACE Regulatory Guidance Letter 05-05 – Guidance on Ordinary

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High Water Mark Identification. Each stream is categorized in regard to its flow regime as perennial, intermittent, or ephemeral, as defined by the USACE. The Ordinary High Water (OHW) mark for each stream is surveyed using the handheld Garmin GPSmap 62s. Each stream is assigned a letter designation, and survey points are numbered consecutively. Substrate characteristics and water depth are noted. Streams classified as AA, A, B, C, C(t), C(ts) and D in the State of New York are regulated by NYSDEC under Article 15 Use and Protection of Waters. Streams are given classifications which designate the level of protection afforded to each waterbody. Class AA and A are assigned to sources of drinking water. Class B streams are best suited for swimming and other contact recreation, but not drinking water. Class C streams identify waters that support fishing and non-contact activities. A classification with (t) designated a stream with the potential to support trout populations. A classification of (ts) identifies waters that may support trout spawning. Class D waters are the lowest classification, and are often highly imperiled.

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SECTION V: RESULTS AND CONCLUSIONS

Earth Dimensions, Inc. (EDI) has completed a wetland delineation study at the 1789 Dodge Road site located in the Town of Amherst, County of Erie, and State of New York. A field investigation was conducted by a Soil Scientist and a Wetland Ecologist from EDI. The wetland delineation study identified one (1) wetland totaling 0.054 ± acre present within the 1789 Dodge Road site. In addition, a 436.3 foot portion of a tributary to Ransom Creek/ Town of Amherst Ditch 26B, a Class C stream, was identified. No waterbodies were identified within the investigation area.

Figure 5 depicts the vegetative communities as they existed at the time of the investigation. The uplands within the investigation area were comprised of successional northern hardwoods and mown lawn communities. The wetland area was found to consist of a shallow emergent marsh community. The vegetative communities of the investigation area are described according to Ecological Communities of New York State (Edinger et al. 2014).

The successional northern hardwood community was dominated by the following species: box elder (*Acer negundo),* black willow (*Salix nigra),* common red raspberry (*Rubus idaeus),* multiflora rose (*Rosa multiflora),* dame's rocket (*Hesperis matronalis),* garlic mustard (*Aliaria petiolata),* white snake root (*Ageratina altissima),* orchard grass (*Dactylis glomerata),* enchanter's nightshade (*Circea lutetiana)* and sticky willy (*Galium aparine).*

The mown lawn (with some trees) community was dominated by the following species: red pine (*Pinus resinosa),* quaking aspen (*Populus tremuloides),* Kentucky bluegrass (*Poa pratensis*), pussy willow (*Salix discolor),* common dandelion (*Taraxacum officinale*), heal all (*Prunella vulgaris*), spreading bentgrass (*Agrostis stolonifera),* tall buttercup (*Ranunculus acris),* tatarian honeysuckle (*Lonicera tatarica*), red clover (*Trifolium pratensis),* ground ivy (*Glechoma hederacea)* and orchard grass (*Dactylis glomerata).*

Wetland W1 is a 0.054± acre shallow emergent marsh. No data was collected. It is EDI's professional opinion that Wetland W1/Stream 1 is Federally jurisdictional under the Navigable Waters Protection Rule since it is a perennial stream.

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Stream 1 is identified as a Tributary to Ransom Creek/ Town of Amherst Ditch 26B and flows north along the eastern limits of the site and ultimately empties into Ransom Creek. This intermittent channel is identified as a Class C stream by NYSDEC standards. The substrate consists of silt and gravel, with emergent vegetation along the banks. Within the project area, stream 1 is approximately 20-25 feet wide (30 feet at top of bank) with an average water depth of 6-24 inches.

A map which depicts the site boundaries and the location of all observation points established during the field survey is included as Figure 6 in Appendix A of this report. Data forms are included as Appendix B. Appendix C includes representative photographs of the project area. Appendix D notes the references used during the preparation of this report and during the field investigation. Appendix E provides the names, addresses and phone numbers of the survey personnel involved in the wetland delineation study.

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SECTION VI: RECOMMENDATIONS

One (1) wetland area and one (1) stream were identified during the course of a field investigation based upon the three parameter technique (vegetation, soils, and hydrology) outlined in the Corps Manual and Northcentral and Northeast Regional Supplement. It is EDI's professional opinion that wetland W1 is regulated by the USACE under Section 404 of the Clean Water Act. It is also EDI's opinion that wetland W1 is part of Freshwater Wetland CC-15 and would be regulated by NYSDEC under Article 24 of the New York Conservation Law. Stream 1 is regulated under both Section 404 and Article 15. USACE and NYSDEC approach their regulatory analyses by first considering avoidance of wetlands and minimization of wetland losses. EDI recommends the following:

(1) Submit this report to USACE and NYSDEC with a request for a wetland boundary confirmation and jurisdictional determination.

(2) If no impacts are proposed to federal or state regulated wetlands, state regulated 100-foot adjacent area or streams based on the outcome of the jurisdictional determination, it is the professional opinion of EDI that the project may proceed without the need for Section 404, Article 15 or Article 24 Permits.

(3) If any NYSDEC regulated upland adjacent area or federal or state jurisdictional wetland impacts are proposed, it is EDI's recommendation that a Joint Application for Permit and supporting documentation be submitted to the USACE and NYSDEC with a request for a Section 404 Permit, Section 401 Water Quality Certification, Article 15 Permit and/or an Article 24 Permit.

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1789 Dodge Road

Appendix A - Figures

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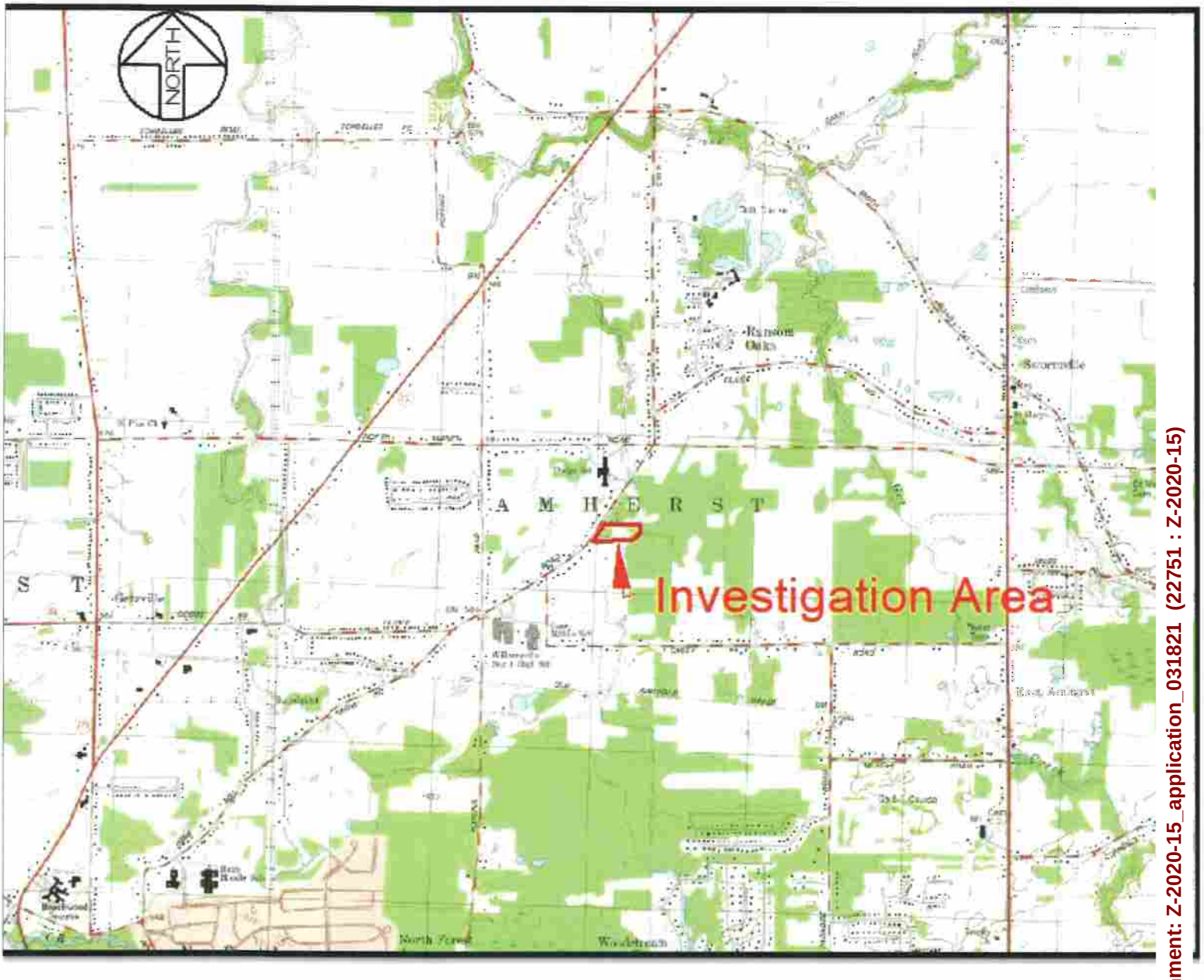

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FIGURE 1: USGS 7.5 MINUTE TOPOGRAPHICAL MAP

Clarence Center Quadrangle / 2002 DeLorme

1789 Dodge Road

Town of Amherst, Erie County, New York



FIGURE 2: NATIONAL WETLANDS INVENTORY MAP

http://www.fws.gov/wetlands/data/mapper.HTML (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York

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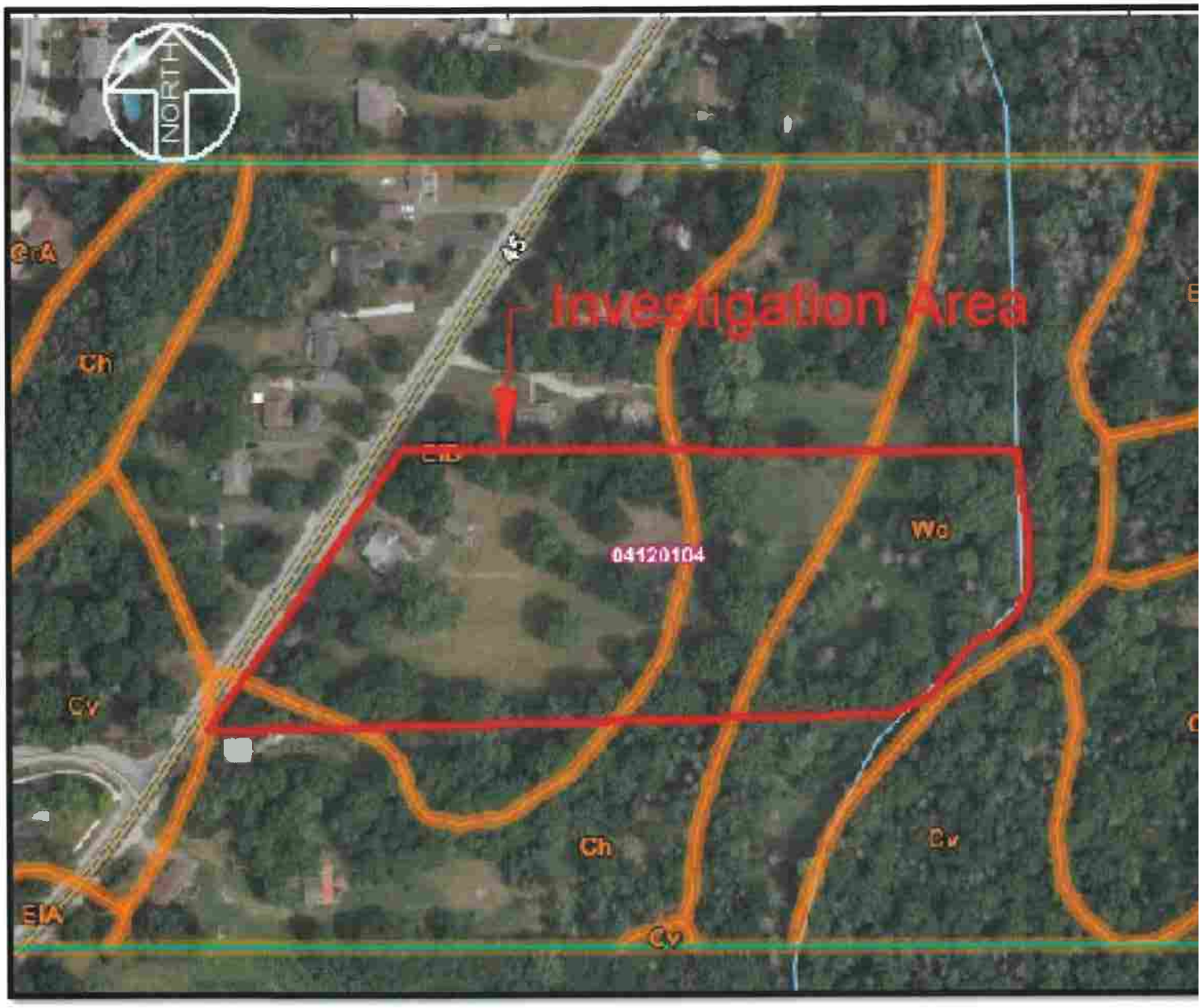

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FIGURE 3: NRCS ERIE COUNTY SOIL SURVEY MAP

http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York



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FIGURE 4: NYSDEC ENVIRONMENTAL RESOURCE MAPPER

http://www.dec.ny.gov/imsmaps/ERM/viewer.htm (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York

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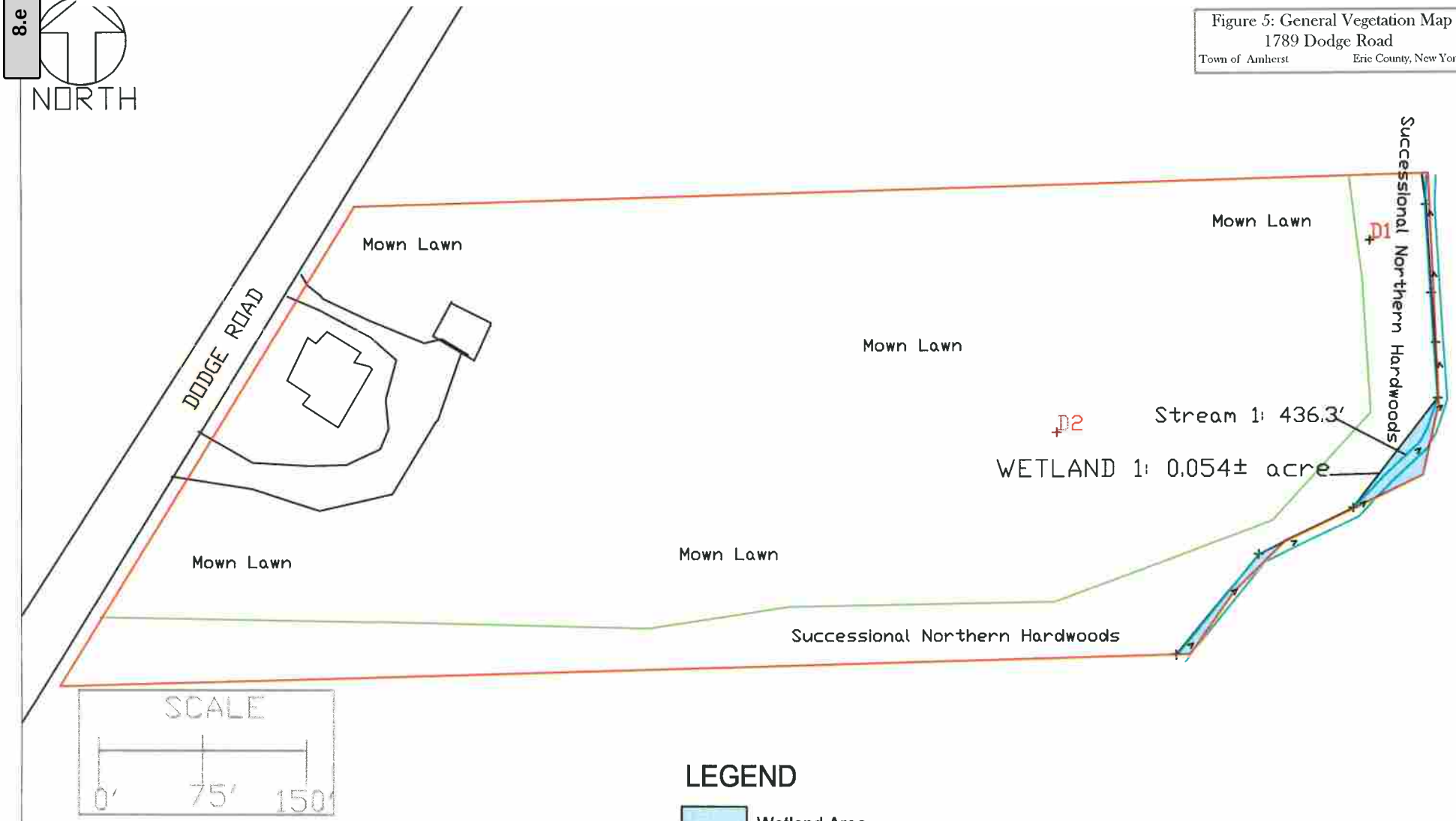
Figure 5: General Vegetation Map
1789 Dodge Road
Town of Amherst Erie County, New York



LEGEND

- Wetland Area
- Stream
- D1 Data Point Location
- Investigation Area

Scale: as shown
Map Date: December 21, 2020 JMC/EDI Revised:
Base Map Provided By: GPS Mapping
File Name: VEG MAP.DWG
EDI Project Code: W20J20a

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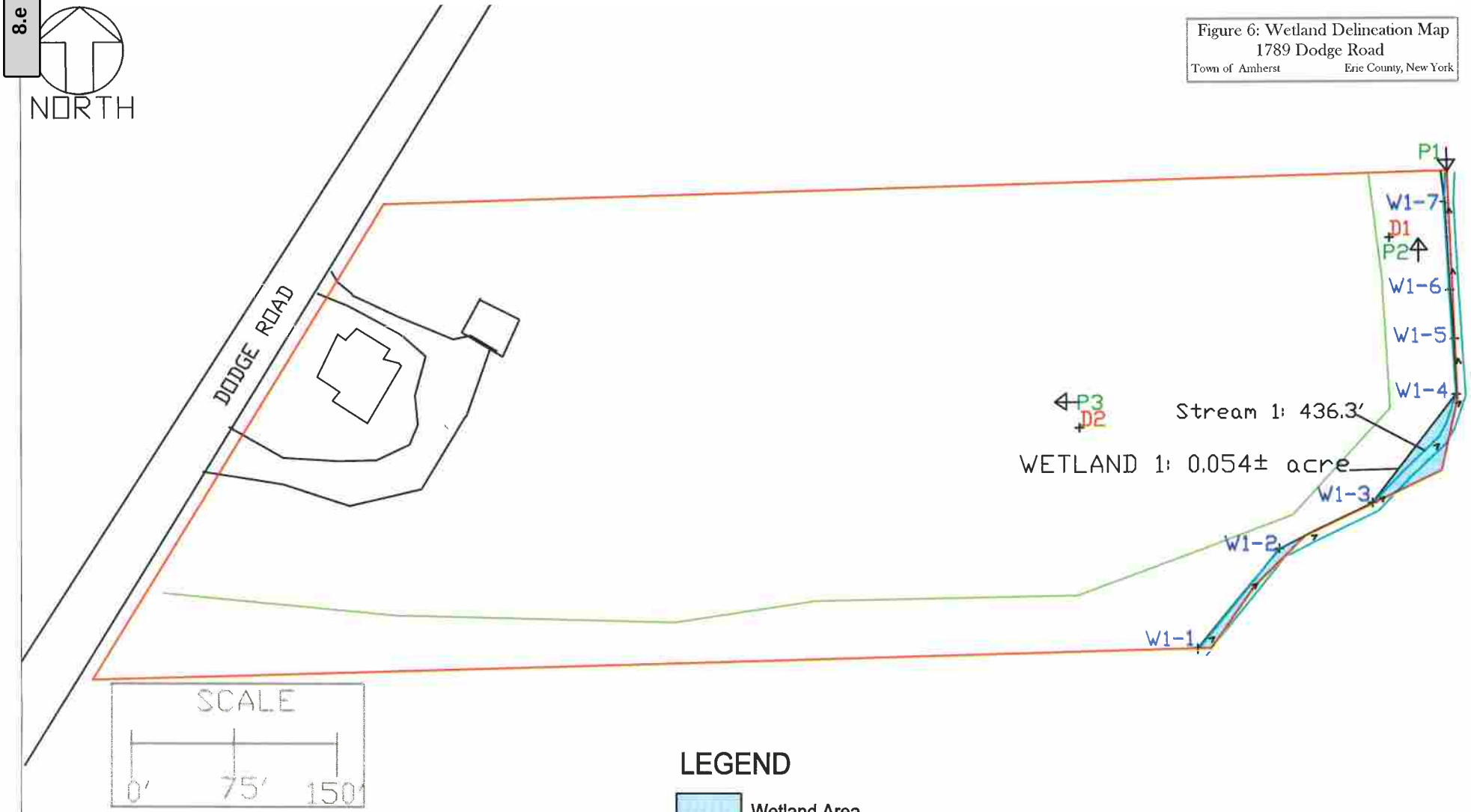
Figure 6: Wetland Delineation Map
1789 Dodge Road
Town of Amherst Erie County, New York



LEGEND

- Wetland Area
- P1 Photo location
- D1 Data Point Location
- Investigation Area
- W1-1 Wetland Flag
- Stream

Scale: as shown
Map Date: December 21, 2020 JMC/EDI Revised:
Base Map Provided By: GPS Mapping
File Name: DD MAP.DWG
EDI Project Code: W20J20a

EARTH DIMENSIONS, INC.

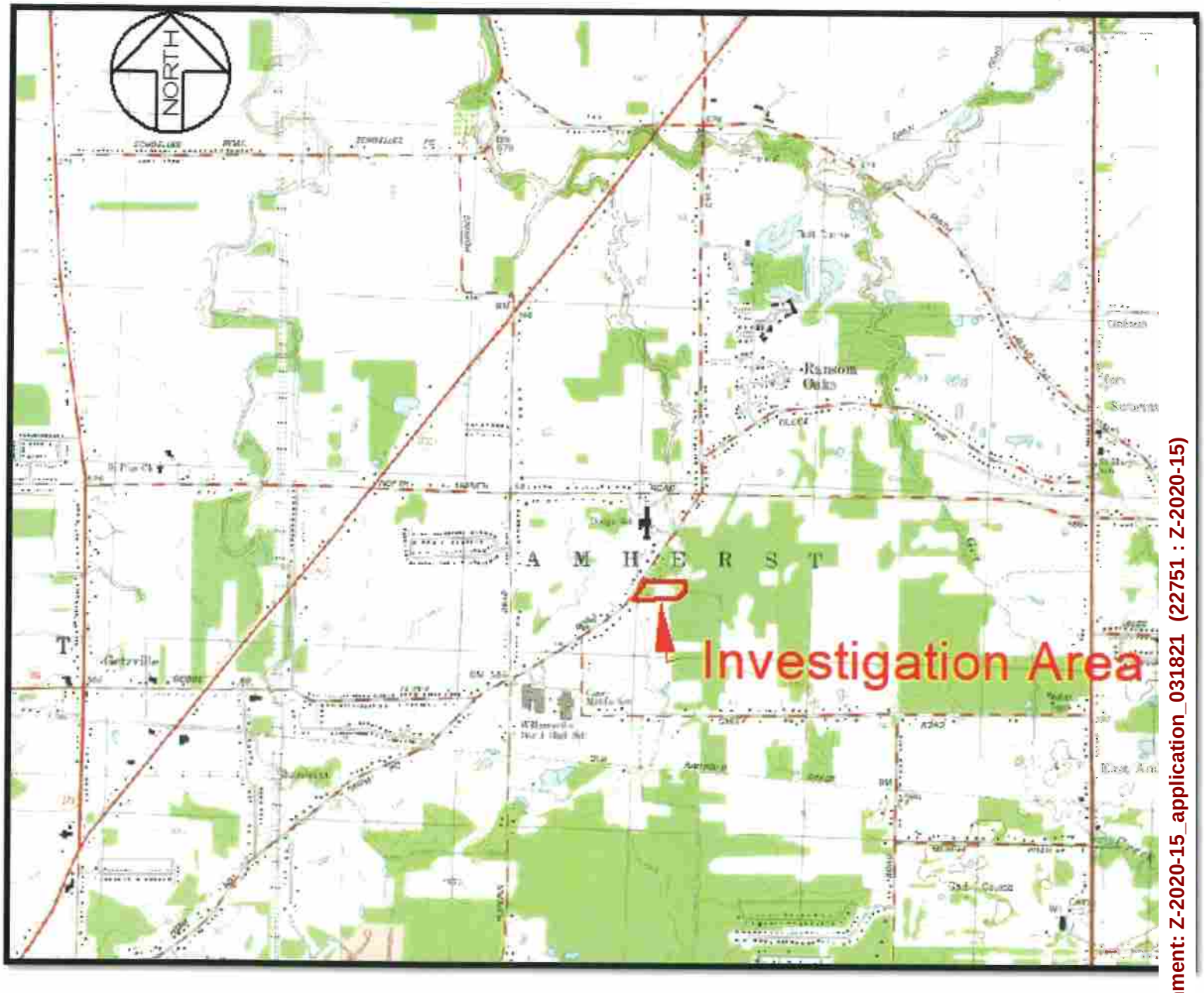


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FIGURE 7: DRAINAGE MAP

Clarence Center Quadrangle / 2002 DeLorme

1789 Dodge Road

Town of Amherst, Erie County, New York



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FIGURE 8: SITE AERIAL PHOTOGRAPH

http://gis2.erie.gov/HTML5/ErieCountyNY/PublicLaunchPage.aspx (Visited 12/21/2020)

1789 Dodge Road

Town of Amherst, Erie County, New York

1789 Dodge Road

Appendix B – Data Sheets

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

Project Code: W20J20a

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 1789 Dodge Road Town/County: Amherst/Erie County Sampling Date: November 23, 2020

Applicant/Owner: Joe Rubino State: New York Sampling Point: D1

Investigator(s): Scott Livingstone & Jody Celeste Section, Township, Range: 42.00-1-45.2

Landform (hillslope, terrace, etc.): TERRACE Local relief (concave, convex, none): CONVEX Slope (%): 3

Subregion (LRR or MLRA) LRRL Lat: 43.02999 Long: 78.72573 Datum: NAD83

Soil Map Unit Name: WAYLAND SOILS COMPLEX, 0-3% NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No _____	**Is the Sampled Area within a Wetland?**	Yes _____ No X
Hydric Soil Present?	Yes _____ No _____		
Wetland Hydrology Present?	Yes _____ No _____	If yes, optional Wetland Site ID:	N/A

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND SUCCESSIONAL WOODS

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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VEGETATION : Use scientific names of plants.

Sampling Point: D1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix nigra	10	Y	FACW
2. Acer negundo	5	Y	FAC
3.			
4.			
5.			
6.			
7.			
	15	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15')			
1. Rubus idaeus	10	Y	FACW
2. Rosa multiflora	5	Y	↓
3.			
4.			
5.			
6.			
7.			
	15	= Total Cover	

Herb Stratum (Plot size: 5')			
1. Hesperis matronalis	45	Y	FACU
2. Alliaria petiolata	35	Y	FACU
3. Galium aparine	5	N	FACU
4. Circaea lutetiana	5	N	NI
5. Dactylis glomerata	5	N	FACU
6. Ageratina altissima	5	N	NI
7.			
8.			
9.			
10.			
11.			
12.			
	100	= Total Cover	

Woody Vine Stratum (Plot size: 30')			
1. NA			
2.			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	5	x 3 =	15
FACU species	105	x 4 =	420
UPL species	0	x 5 =	0
Column Totals:	120 (A)		455 (B)

Prevalence Index = B/A = 3.79

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is < 3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SUCCESSIONAL NORTHERN HARDWOODS

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # 2 Direction of Photo NORTH

MANY DEAD ASH

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

SOIL

Sampling Point: D1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 4/2	100					S;l	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and **wetland** hydrology must be present, unless **disturbed** or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes _____ No X

Remarks:

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 1789 Dodge Road Town/County: Amherst/Erie County Sampling Date: November 23. 2020

Applicant/Owner: Joe Rubino State: New York Sampling Point: NZ

Investigator(s): Scott Livingstone & Jody Celeste Section, Township, Range: 42.00-1-45.2

Landform (hillslope, terrace, etc.): LAKE Plain Local relief (concave, convex, none): CONVEX Slope (%): 2

Subregion (LRR or MLRA) LRRL Lat: 43.02962 Long: 78.72659 Datum: NAD83

Soil Map Unit Name: CHEEKTOWAGA FINE SANDY LOAM NW I classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	If yes, optional Wetland Site ID: N/A

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND LAWN WITH TREES

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- __ Surface Water (A1)
- __ High Water Table (A2)
- __ Saturation (A3)
- __ Water Marks (B1)
- __ Sediment Deposits (B2)
- __ Drift Deposits (B3)
- __ Algal Mat or Crust (B4)
- __ Iron Deposits (B5)
- __ Inundation Visible on Aerial Imagery (B7)
- __ Sparsely Vegetated Concave Surface (B8)
- __ Water-Stained Leaves (B9)
- __ Aquatic Fauna (B13)
- __ Marl Deposits (B15)
- __ Hydrogen Sulfide Odor (C1)
- __ Oxidized Rhizospheres on Living Roots (C3)
- __ Presence of Reduced Iron (C4)
- __ Recent Iron Reduction in Tilled Soils (C6)
- __ Thin Muck Surface (C7)
- __ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- __ Surface Soil Cracks (B6)
- __ Drainage Patterns (B10)
- __ Moss Trim Lines (B16)
- __ Dry-Season W ater Table (C2)
- __ Crayfish Burrows (C8)
- __ Saturation Visible on Aerial Imagery (C9)
- __ Stunted or Stressed Plants (D1)
- __ Geomorphic Position (D2)
- __ Shallow Aquitard (D3)
- __ Microtopographic Relief (D4)
- __ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

Project Code: W20J20a

VEGETATION : Use scientific names of plants.

Sampling Point: D2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus resinosa	20	Y	FACU
2. Populus tremuloides	5	Y	↓
3.			
4.			
5.			
6.			
7.			
	25	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15')			
1. Lonicera tatarica	10	Y	FACU
2. Salix discolor	5	Y	FACW
3.			
4.			
5.			
6.			
7.			
	15	= Total Cover	

Herb Stratum (Plot size: 5')			
1. Prunella vulgaris	15	Y	FACU
2. Agrostis stolonifera	15	Y	FACW
3. Poa pratensis	45	Y	FACU
4. Ranunculus acris	5	N	FAC
5. Trifolium pratense	5	N	FACU
6. Taraxacum officinale	5	N	↓
7. Glechoma hederacea	5	N	
8. Dactylis glomerata	5	N	
9.			
10.			
11.			
12.			
	100	= Total Cover	

Woody Vine Stratum (Plot size: 30')			
1. NA			
2. ↓			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 29 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	5	x 3 =	15
FACU species	115	x 4 =	460
UPL species	0	x 5 =	0
Column Totals:	140 (A)		515 (B)

Prevalence Index = B/A = 3.67

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is < 3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

MOWN LAWN

Community Type: _____

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # 3 Direction of Photo NORTH

MANY DEAD ASH NEAR BY

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

SOIL

Sampling Point: D2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR4/3	100					l	
7-16	10YR5/6	100					FSl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes _____ No X

Remarks:

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

1789 Dodge Road

Appendix C - Site Photographs

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)



Photo 1: Facing south. Depicts wetland W1/Stream W1 from the northeastern corner of the investigation area.



Photo 2: Facing north from data point D1. Depicts the successional northern hardwood community of data point D1.



Photo 3: Facing west from data point D2. Depicts the mown lawn community of data point D2.

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

1789 Dodge Road

Appendix D - References

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

INFORMATIONAL REFERENCES
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Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

Appendix E - Wetland Investigation Personnel

Soils and Hydrology Sampling
Scott Livingstone, Senior Soil Scientist
Earth Dimensions, Inc.
1091 Jamison Road
Elma, New York 14059
(716) 655-1717

Vegetation Sampling
Jody Celeste, Ecologist
Earth Dimensions, Inc.
1091 Jamison Road
Elma, New York 14059
(716) 655-1717

Report Preparation
Jody Celeste, Ecologist
Earth Dimensions, Inc.
1091 Jamison Road
Elma, New York 14059
(716) 655-1717

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

February 1, 2021

Ellen Kost, AICP, Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, New York 14221

Re: Rezoning of Portion of 1789 Dodge Road from SA to R-3 [Z-2020-15]
Proposed Residential Subdivision
Applicant/Project Sponsor: Joe Rubino
File No. 10187.1

Dear Ellen:

Enclosed are seven (7) full size sets of the updated Concept Site Plan [Drawing C-100] prepared by Christopher Wood, P.E. of Carmina Wood Morris DPC and the Topographic Survey of 1789 Dodge Road ("Project Site") prepared by Nussbaumer & Clarke, Inc. The Concept Plan was updated for purpose of consistency with Topographic Survey. Reduced size copies of the Concept Site Plan [Drawing C-100] and the Topographic Survey are attached as Exhibits "1" and "2".

If you have any questions regarding the enclosed project documentation or the proposed residential subdivision, please feel free to contact me at 510-4338 or via e-mail at shopkins@hsr-legal.com.

Thank you for your anticipated cooperation.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC

Sean W. Hopkins, Esq.

Enc.
cc: Joe Rubino [Via mail]
Christopher Wood, P.E., Carmina Wood Morris DPC [Via e-mail]

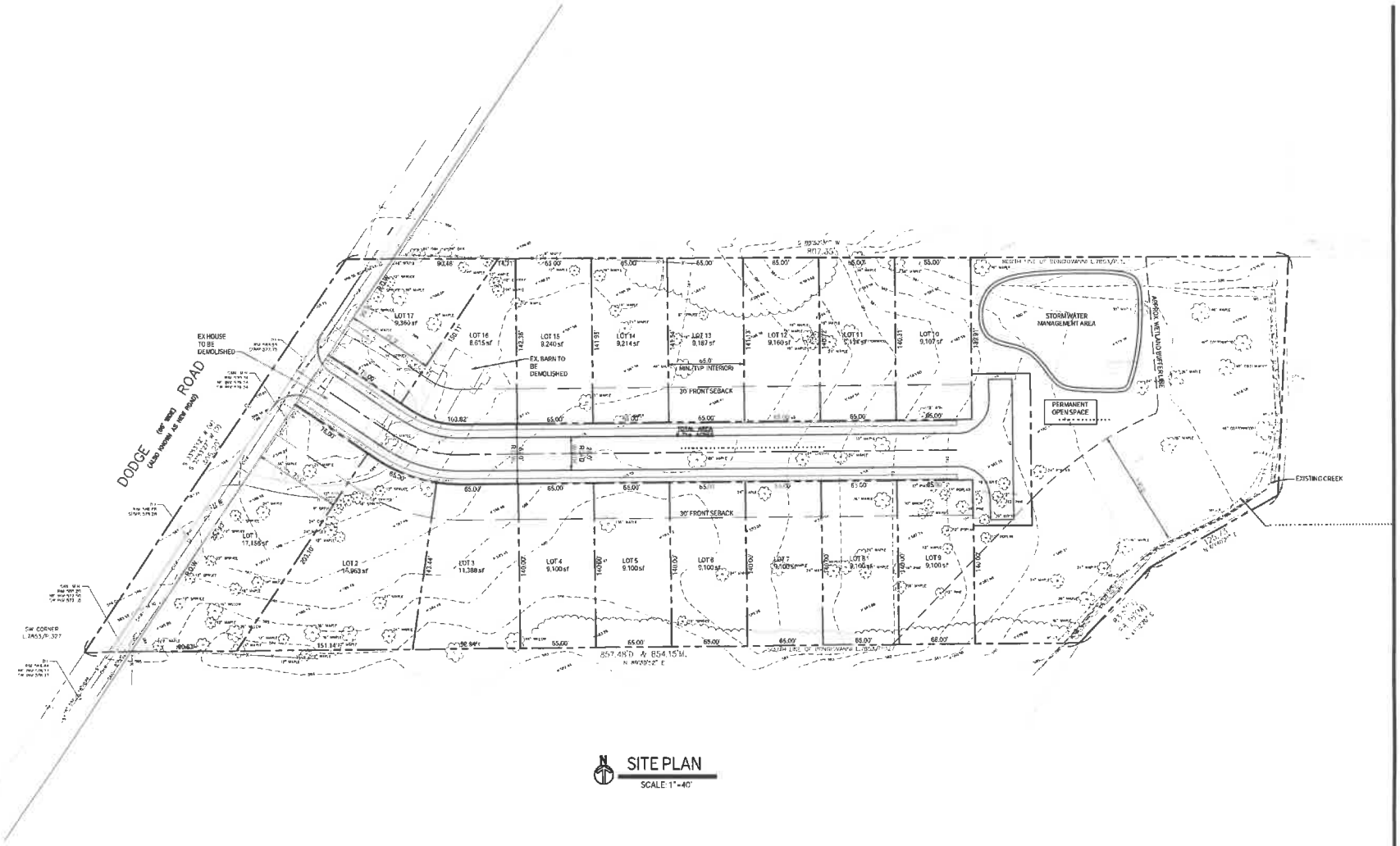
Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

HOPKINS SORGI & MCCARTHY PLLC
Attorneys at Law
5500 Main Street, Suite 343 • Williamsville, New York 14221
Direct: 716-510-4338 • E-mail: shopkins@hsr-legal.com • www.hsr-legal.com

Exhibit 1 – Reduced Size Copy of Updated Concept Site Plan [Drawing C-100] as Prepared by Carmina Wood Morris DPC

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

© Carmina Wood Morris DPC
All rights reserved. Review of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209C and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered each P.A., P.E. or L.S. shall affix his or her seal, signature, the date, the notation "Altered by" and a specific description of the alteration.



SITE PLAN
SCALE: 1" = 40'

SITE DATA (REZONED FROM SA TO R3 ZONING)

MIN. LOT WIDTH = 65 FT INTERIOR LOTS
MIN. LOT WIDTH = 75 FT CORNER LOTS

MIN. LOT AREA = 8,450 SF INTERIOR LOTS
MIN. LOT AREA = 9,750 SF CORNER LOTS

FRONT SETBACK = 30 FT (OFF EDGE OF PVMT)
SIDE SETBACK = 5 FT
REAR SETBACK = 30 FT

MAXIMUM LOT COVERAGE = 25%
MAXIMUM BUILDING HEIGHT = 35 FT

MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 40 0 40 80FT.

Carmina Wood Morris DPC
441 Main Street Suite 800
Buffalo, New York 14203
P 716.843.3160
F 716.842.0263

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Single Family Subdivision
1789 Dodge Road
Amherst, New York

Date: 12/1/20
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Concept Site Plan

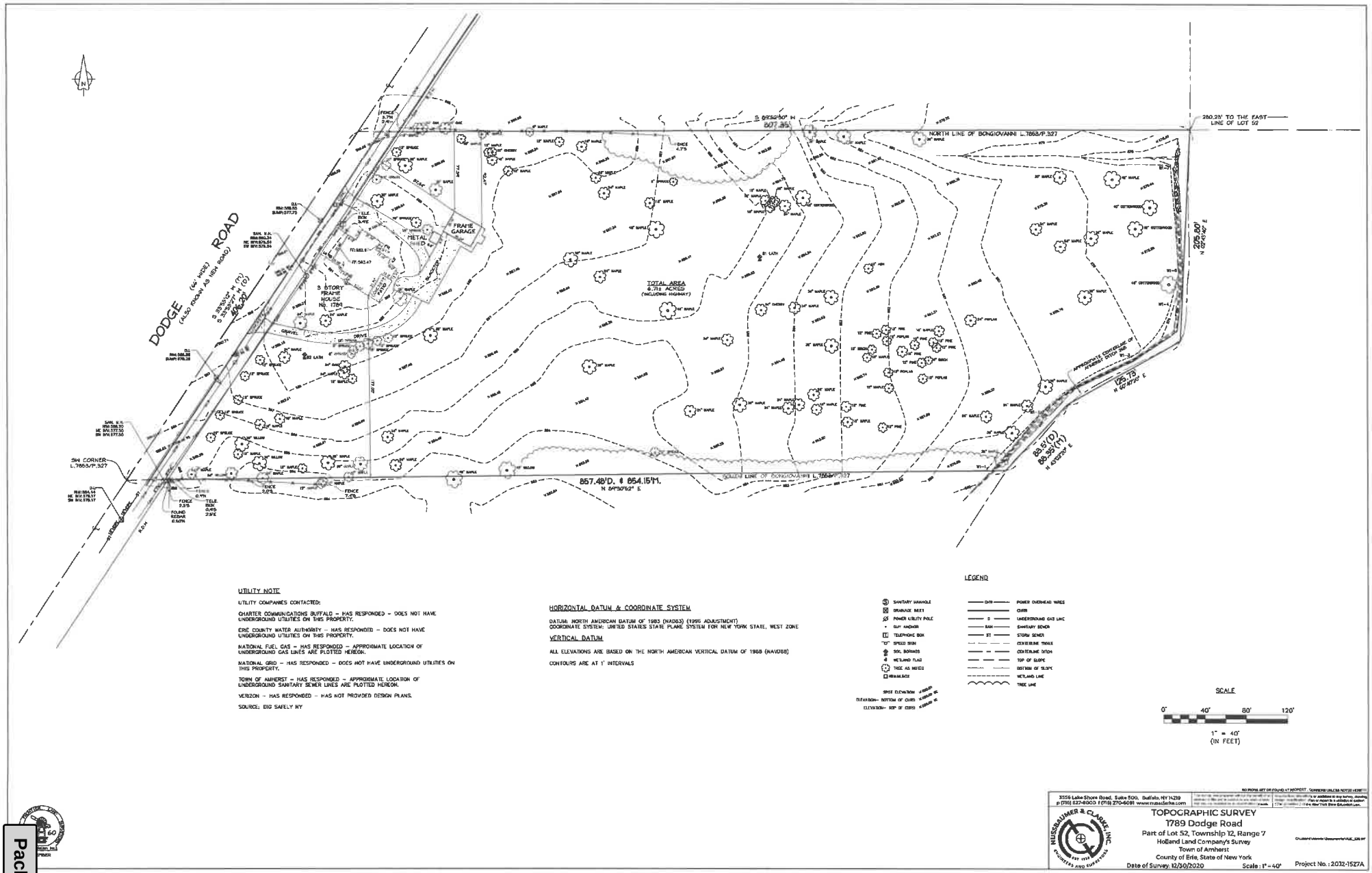
DRAWING NO.
C-100

Project no.: 20.247

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

Exhibit 2 – Reduced Size Copy of Topographic Survey as Prepared by Nussbaumer & Clarke, Inc. dated December 30, 2020

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)



UTILITY NOTE

UTILITY COMPANIES CONTACTED:

CHARTER COMMUNICATIONS BUFFALO – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

ERIE COUNTY WATER AUTHORITY – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

NATIONAL FUEL GAS – HAS RESPONDED – APPROXIMATE LOCATION OF UNDERGROUND GAS LINES ARE PLOTTED HEREON.

NATIONAL GRID – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

TOWN OF AMHERST – HAS RESPONDED – APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINES ARE PLOTTED HEREON.

VERIZON – HAS RESPONDED – HAS NOT PROVIDED DESIGN PLANS.

SOURCE: DIG SAFELY NY

HORIZONTAL DATUM & COORDINATE SYSTEM

DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) (1996 ADJUSTMENT)
COORDINATE SYSTEM: UNITED STATES STATE PLANE SYSTEM FOR NEW YORK STATE, WEST ZONE

VERTICAL DATUM

ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CONTOURS ARE AT 1' INTERVALS

LEGEND

SANITARY MANHOLE
DRAINAGE INLET
POWER UTILITY POLE
GUY ANCHOR
TELEPHONE BOX
"D" SPECIAL SIGN
SOIL BORINGS
WETLAND FLAG
TREE AS NOTED
MAILBOX
SPOT ELEVATION
ELEVATION- BOTTOM OF CURB
ELEVATION- TOP OF CURB
POWER OVERHEAD WIRES
CURB
UNDERGROUND GAS LINE
SANITARY SEWER
STORM SEWER
CENTERLINE SWALE
CENTERLINE DITCH
TOP OF SLOPE
BOTTOM OF SLOPE
WETLAND LINE
TREE LINE

SCALE

0' 40' 80' 120'

1" = 40'
(IN FEET)

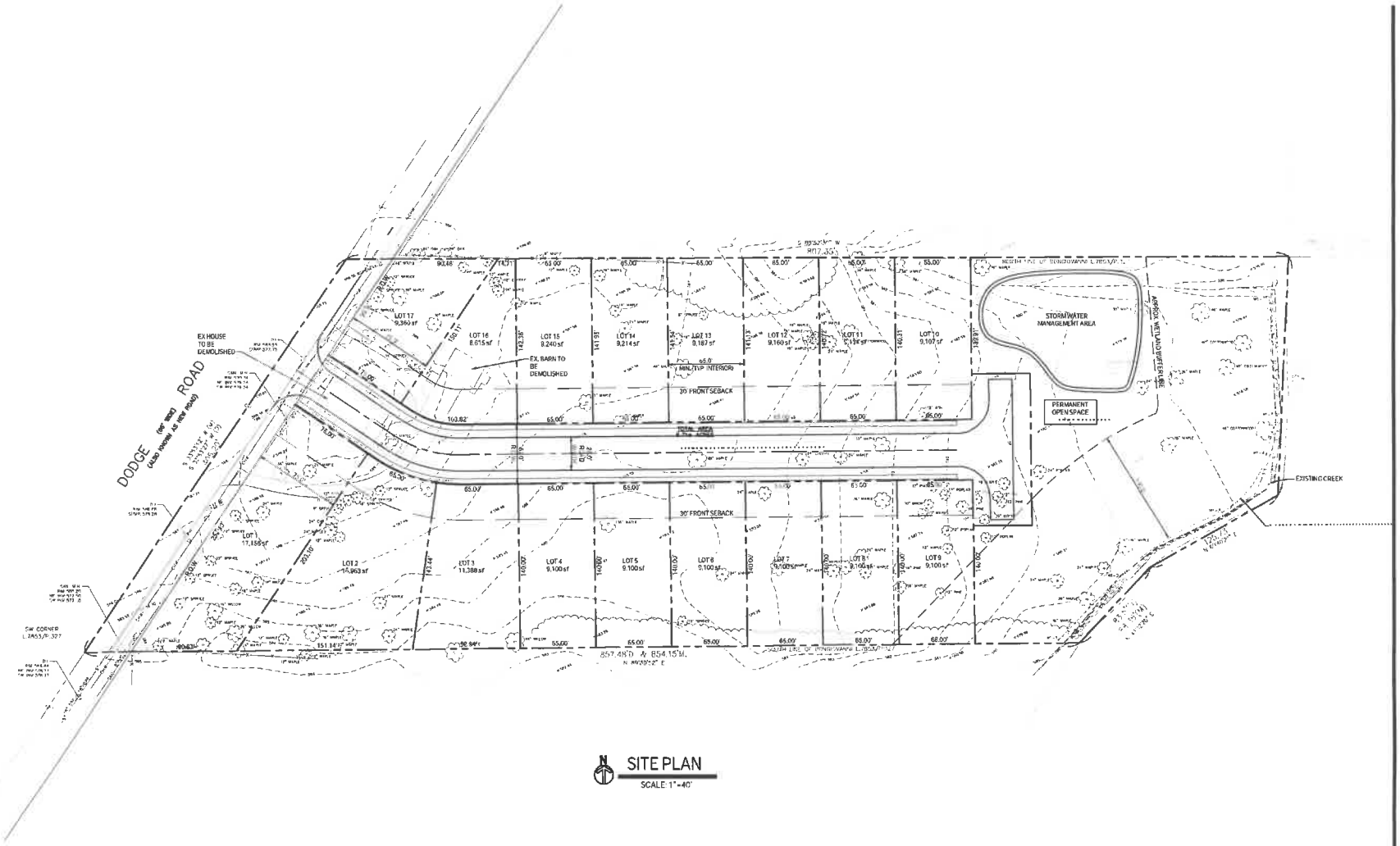
3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

NUSSBAUMER & CLARKE, INC
ENGINEERS AND SURVEYORS

TOPOGRAPHIC SURVEY
1789 Dodge Road
Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 12/30/2020 Scale: 1" = 40' Project No.: 2032-1527A

Attachment: Z-2020-15_application_031821 (22751 : Z-2020-15)

© Carmina Wood Morris DPC
All rights reserved. Review of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209C and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered each P.A., P.E. or L.S. shall affix his or her seal, signature, the date, the notation "Altered by" and a specific description of the alteration.



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40' 40 0 40 80FT.

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461 Main Street Suite 800
Buffalo, New York 14203
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REVISIONS:
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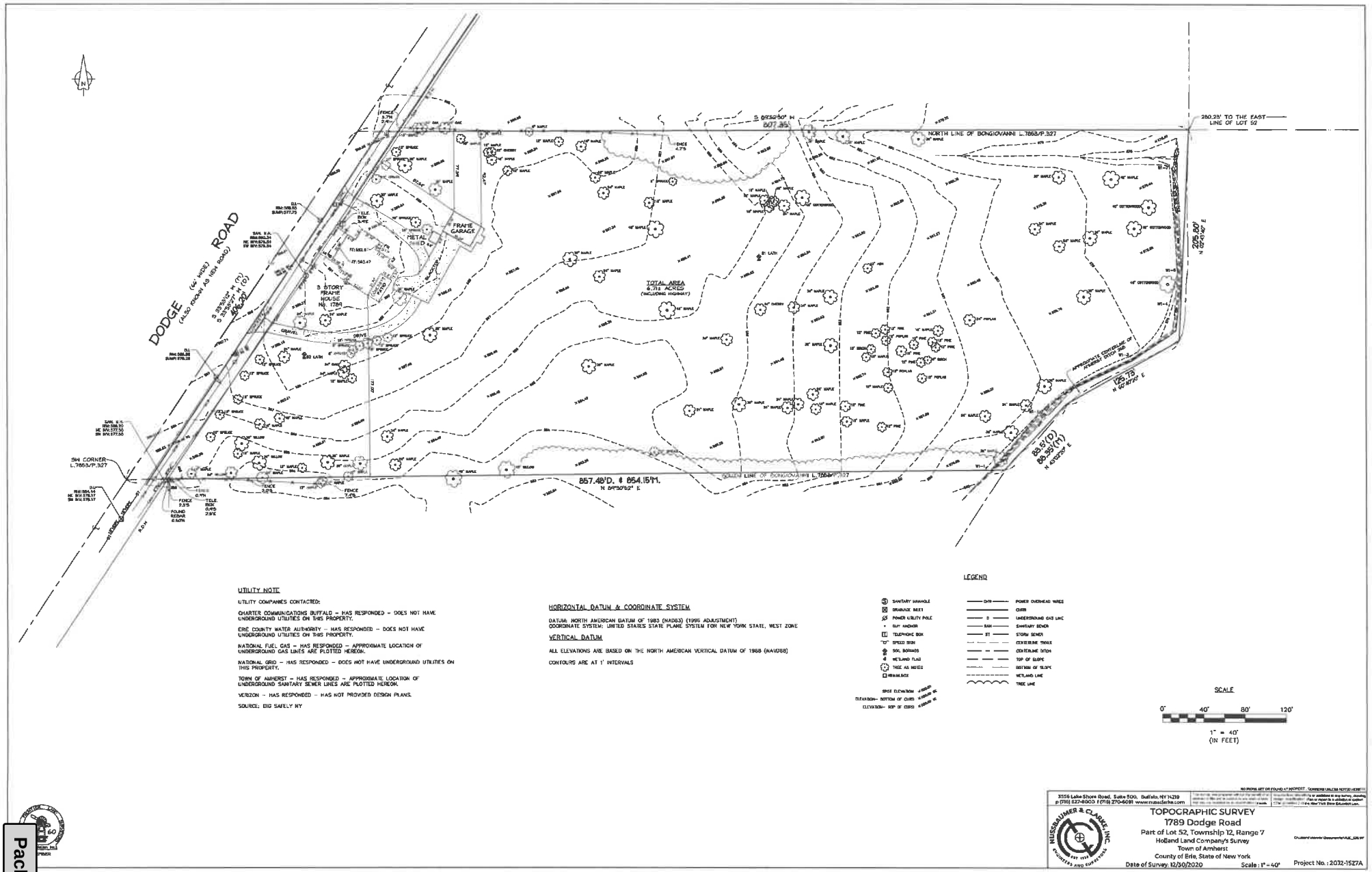
New Construction
Single Family Subdivision
1789 Dodge Road
Amherst, New York

Date: 12/1/20
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Concept Site Plan

DRAWING NO.
C-100

Project no.: 20.247



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"D" SPEED SIGN
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WETLAND FLAG
TREE AS NOTED
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SPOT ELEVATION
ELEVATION- BOTTOM OF CURB
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POWER OVERHEAD WIRES
CURB
UNDERGROUND GAS LINE
SANITARY SEWER
STORM SEWER
CENTERLINE SWALE
CENTERLINE DITCH
TOP OF SLOPE
BOTTOM OF SLOPE
WETLAND LINE
TREE LINE

SCALE

0' 40' 80' 120'

1" = 40'
(IN FEET)

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NUSSBAUMER & CLARKE, INC
ENGINEERS AND SURVEYORS

TOPOGRAPHIC SURVEY
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Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 12/30/2020 Scale: 1" = 40' Project No.: 2032-1527A

Attachment: Z-2020-15_drawings_031821 (22751 : Z-2020-15)

DRAFT (03/18/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2020-15

PETITIONER

Joe Rubino
c/o Sean Hopkins, Esq.
Hopkins, Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, New York 14221

PROPERTY LOCATION

1789 Dodge Road

WHEREAS the Town of Amherst Planning Board on Thursday, February 18 and March 18, 2021 held a remote public hearing on the proposed rezoning of land from SA to R-3, and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

The proposal is consistent with the Conceptual Land Use Plan which shows Single Family Residential (R-3) use in this area of the Town.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current versus the proposed district.

E. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is required since hydric/potentially hydric soils have been identified on the parcel.

Attachment: Z-2020-15_Draft Resolution_031821 (22751 : Z-2020-15)

DRAFT (03/18/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2020-15

PETITIONER

Joe Rubino

PROPERTY LOCATION

1789 Dodge Road

Pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be **approved/denied** subject to the following conditions:

1.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

RR/ac
X:\Current_Planning\Files\Rezonings\2020\Z-2020-15_(1789_Dodge_Rd)_2020\Z-2020-15_Blurb_031821.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Sean Hopkisn, Esq. Hopkins Sorgi & McCarthy, PLLC, 5500 Main St., Ste. 343, Williamsville, NY 14221
Christopher Wood, P.E., Carmina Wood Morris, DPC, 487 Main St., Suite 600, Buffalo, NY 14202

Attachment: Z-2020-15_Draft Resolution_031821 (22751 : Z-2020-15)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor
Daniel C. Howard, AICP
Planning Director
Ellen M. Kost, AICP
Assistant Planning Director

March 24, 2021

Joe Rubino
c/o Sean Hopkins, Esq.
Hopkins, Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, New York 14221

SUBJECT: REQUEST TO REZONE 6.7± ACRES OF LAND FROM SA TO R3; **Z-2020-15**; PROPERTY LOCATED AT **1789 DODGE ROAD**.

Dear Sir/Madam:

At its meeting of March 18, 2021 the Planning Board considered your request to rezone the subject property and voted to adjourn per your request.

This matter will be placed on the Planning Board agenda for the April 15, 2021 meeting.

Should you have any questions regarding the Planning Board's decision, please do not hesitate to call us.

Very truly yours,

Daniel C. Howard, AICP
Planning Director

DH/ac/bf
X:\Current_Planning\Files\Rezonings\2020\Z-2020-15_(1789_Dodge_Rd)_2020\Z-2020-15_Adjourned Letter_031821.docS:\Current Planning Files\Rezonings
cc: Christopher Wood, P.E., Carmina Wood Morris, DPC, 487 Main St., Suite 600, Buffalo, NY 14202

Attachment: Z-2020-15_Adjourned Letter_031821 (22751 : Z-2020-15)

Amended Rezoning Application & Supporting Documentation
Rezoning of 1789 Dodge Road from SA to MFR-4A - Applicant: Joe Rubino
Date: March 22, 2021

Applicant: Joe Rubino c/o
Sean Hopkins, Esq.,
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning Review and, if required Comprehensive Plan Amendment

For Official Use

File #: _____ **Acreage** _____ **Fee $** _____

Address Verified by Assessor's Office _____ VERIFIED BY DATE

Materials Accepted by Town Clerk & Fee Paid _____ ACCEPTED BY DATE

Materials Checked by Building Dept. _____ RECEIVED BY DATE

Materials Received by Planning Dept. _____ RECEIVED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	**$1,250**	$1,250.00
2 – 20 ACRES **$1,250 + $250/acres or fraction thereof over 2 acres**		$1,250.00
20 – 30 ACRES **$5,700 + $150/acre or fraction thereof over 20 acres**		_____
OVER 30 ACRES **$6,900 +$75/acre or fraction thereof over 30 acres**		_____
Request for Relief of/Change to Conditions of Zoning Approval	**$ 1,200**	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	**$ 15.00**	$15.00
	TOTAL FEE:	$ 2,515.00

RECEIVED
MAR 22 2021
TOWN OF AMHERST
PLANNING DEPT.

[Note: A completed Amended Part 1 of the Full Environmental Assessment Form dated March 22, 2021 along with Page 5[a] is attached as Exhibit "2".]

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:** Name: Joe Rubino

Address: c/o Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, New York 14221
City State Zip Code

Phone: 510-4338 Fax:

E Mail shopkins@hsr-legal.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property**

From: SA District

To: MFR-4A District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

1789 Dodge Road

SBL #: 42.00-1-45.2

4. **Area of land to be rezoned** (in acres): 6.7 acres

5. **Owner of Land:**

Name: Joe Rubino

Address: 1789 Dodge Road, East Amherst, NY 14051

Telephone:

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Other Representative:
Christopher Wood, P.E.
Carmina Wood Morris DPC
487 Main Street, Suite 600
Buffalo, New York 14202
Tel: 842-3165 [Ext. 103]
E-mail: cwood@cwm-ae.com

Name: Sean W. Hopkins, Esq.

Address: 5500 Main Street, Suite 343
Williamsville, New York 14221
Tel: 716.510-4338 - E-mail: shopkins@hsr-legal.com
City State Zip Code

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

7. **Petitioner's interest in property**

_____Option to purchase

__X__Owner

_____Other (explain) _____

[Note: Authorization Letter of the Property Owner signed on December 28, 2020 attached as Exhibit "1" of this Amended Rezoning Application.]

8. **The following are all others having an interest in this application and join herein with the petitioner named above:** (describe extent of interest; attach sheets as needed)

Not Applicable.

9. **Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor.** Legal description of property to be rezoned from SA to MFR-4A is attached as Exhibit "3" and copy of the Survey prepared by Nussbaumer & Clarke Inc. is attached as Exhibit "4".

10. **Said property has the following deed restrictions or Covenants:** (attach copy) Not Applicable.

Liber _____ Page _____

11. **Information on proposed project:**

A. Description of the character of the proposed development:

See Exhibit 5.

B. Rationale for rezoning request:

1. Why was this site chosen? _____

See Exhibit 5.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

2. Why cannot land be used with the existing zoning?

See Exhibit 5.

3. How will this rezoning impact surrounding properties?

See Exhibit 5.

4. How will this rezoning impact the school system?

See Exhibit 5.

12. Quantitative Data:

A. Total # of dwelling units 17

B. Distribution of dwelling units by type The dwelling units will consist exclusively of detached single-family homes on individual lots.

C. Gross Residential Density per acre 2.53 homes per acre.

D. Total amount of Open Space 2.1 acres

E. Proposed Non-Residential Floor Area Not Applicable

[Note: A reduced size copy of the Concept Plan Plan [Drawing C-100] prepared by Carmina Wood Morris is provided at Exhibit "7" and a full size copy is also attached.]

13. Development Schedule:

Start Fall 2021

Finish 2022 [Completion date dependent on build-out period for the single-family homes.]

Stages (# of) 1

14. If any portion of the proposed development is planned to be sold or leased, please describe:

The single-family homes and residential lots will be sold.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

15. Open Space ownership and maintenance provisions (if applicable):

Greenspace and landscaping will be privately owned and maintained. Permanent Open Space to be owned and maintained by association to be formed.

16. Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)

A. The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

See Exhibit 6.

2. Pursuant to NYS Town Law Section 272a(11), "all Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Town Board adopted the Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

Cite all text, map, and / or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

See Exhibit 6.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

See Exhibit 6.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer
   Yes.
2. Storm Sewer/Drainage
   Yes.
3. Water
   Yes.
4. Other Yes.

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

See Exhibit 6.

D. Suitability of the subject property for uses permitted by the current versus the proposed district:

See Exhibit 6.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

E. **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:**

See Exhibit 6.

17. The petitioner encloses herewith the sum of $ 2,515.00 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

[Note: Authorization Letter of Property Owner signed attached as Exhibit "1".]

Counsel for Petitioner
Signature of Petitioner

Subscribed and sworn to before me this 22nd day of March, 20 22

Notary Public, Erie County, New York

Anthony S Pecoraro
Notary Public, Erie County, NY
My Commission Expires 7-12-23

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

P/CurrPlan/Applications2007/Rezoning & Comp Plan Amend App.
10/08

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Exhibit 1 – Authorization Form of Property Owner as Signed on December 28, 2020

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

AUTHORIZATION

Joe Rubino, as the owner of property located at 1789 Dodge Road in the Town of Amherst [SBL 42.00-1-45.2] (the "Project Site") hereby authorizes Hopkins Sorgi & McCarthy PLLC and Carmina Wood Morris DPC, to seek all required approvals and permits from the Town of Amherst and other involved governmental agencies relative to the intended use of the Project Site as a residential subdivision including but not limited to an amendment of the zoning classification of the Project Site from SA to R-3.

Date: December 28, 2020

Joe Rubino

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Exhibit 2 – Amended Part 1 of Full Environmental Assessment Form Prepared Pursuant to the State Environmental Quality Review Act ("SEQRA") with Attached Page 5[a]

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Amended Part 1 of Full Environmental Assessment Form - Rezoning of 1789 Dodge Road from SA to MFR-4A
Date: March 22, 2021

Full Environmental Assessment Form
Part 1 - Project and Setting

Prepared By: Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 510-4338
E-mail: shopkins@hsr-legal.com

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Residential Subdivision		
Project Location (describe, and attach a general location map): 1789 Dodge Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of a rezoning of approximately 6.7 acres of land at 1789 Dodge Road ("Project Site") from Suburban Agriculture ("S-A") to Multifamily Residential District Four-A ("MFR-4A") to accommodate a proposed 18 lot residential subdivision (17 homes) along with all related site improvements. A copy of the updated Concept Plan [Drawing C-100] depicting the layout of the proposed residential subdivision as prepared by Carmina Wood Morris DPC is attached to the Amended Rezoning Application. The proposed action has been defined broadly to include all required discretionary approvals and permits as well as all proposed site improvements including proposed detached single family homes, a public roadway, a roadway connection onto Dodge Road, driveways, lighting, an on-site storm water management system, and all required utility improvements. The project purpose is to develop the Project Site for Single Family Residential Use per the recommended land use in Figure 6 of the Town's adopted Comprehensive Plan. The Project Sponsor believes the project will not result in any potentially significant adverse environmental impacts and that the issuance of a negative declaration by the designated lead agency [anticipated to be the Amherst Town Board] is both appropriate and justified.		
Name of Applicant/Sponsor: Joe Rubino c/o Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC	Telephone: 716.510-4338 E-Mail: shopkins@hsr-legal.com	
Address: 5500 Main Street, Suite 343		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Project Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Rezoning and Public Improvement Permits	December 28, 2020; Amended Application submitted on March 22, 2021
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Preliminary Plat and Final Plat Approval	To be determined
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Engineering Dept. - Stormwater Permit; Building Dept. - Demolition Permit and Building Permits	To be Determined
e. County agencies ☑Yes ☐No	ECDPW - Highway Work Permit; ECWA - Water; ECHD - Sewer Extension and Waterline Ext.	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES Permit, DSCA Approval, and potential minor impact to 100 ft. AA of wetland.	To be Determined
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐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?) ☑Yes ☐No

If Yes, identify the plan(s): [Note: The proposed action will not have any adverse impacts on the West Erie Canal Corridor.]

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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
Suburban Agriculture District ("SA")

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? Multifamily District Four-A ("MFR-4A").

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

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

d. What parks serve the project site?
There are various Town parks that will be accessible to the future residents of the proposed residential subdivision.

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)? Residential subdivision consisting of detached single-family homes on individual lots with public roadway.

b. a. Total acreage of the site of the proposed action? 6.7 acres
b. Total acreage to be physically disturbed? 4 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.7 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? 18
iv. Minimum and maximum proposed lot sizes? Minimum 7,550 sq. ft Maximum 15,339 sq. ft

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 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	17			
At completion of all phases	17			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ 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: _____
ii. If a water impoundment, the principal source of the water: ☑ Ground water ☐ Surface water streams ☐ Other specify: _____
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: 0.7 +/- acres
v. Dimensions of the proposed dam or impounding structure: N/A height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
impoundment is an excavation, does not require a dam

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): _____

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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: 7,480 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: ECWA
- 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:
  new public water main will be installed along the new public road to serve the proposed lots
- Source(s) of supply for the district: ECWA

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:
N/A

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 7,480 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: Town of Amherst Waste Water Treatment Plant on Tonawanda Creek Road.
- Name of district: Town of Amherst Consolidated Sanitary Sewer 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

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- 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: new public sewer main will be installed along the new public road to serve the proposed lots

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):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

None

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 1 +/- acres (impervious surface)

_____ Square feet or 6.7 acres (parcel size)

ii. Describe types of new point sources. Roadway, roofs and driveways.

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)?

Storm water will be directed to a proposed storm water management area and will discharge to the existing ditch on the east side of 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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: _____
typical usage for a single family subdivision

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

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: 7am - 7pm
- Saturday: 7am - 7pm
- Sunday: none
- Holidays: none

ii. During Operations:
- Monday - Friday: Not Applicable
- Saturday: _____
- Sunday: _____
- Holidays: _____

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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:

Construction activities in furtherance of the construction of the proposed residential subdivision will result in temporary unavoidable adverse noise impacts during daytime hours. The project will not result in any long-term adverse noise impacts.

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:

There will be lighting provided within the public right-of-way per Town's standards for a residential street.

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: 1 tons per month (unit of time)
- Operation : typical residential tons per month (unit of time)

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

- Construction: contractor may recycle wood or metal that their discretion
- Operation: will follow Town of Amherst recycling program

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

- Construction: approved NYSDEC C&D facility
- Operation: approved NYSDEC facility via municipal collection

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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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.3	1.0	+0.7
• Forested	1.9	1.5	-0.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.446	1.7	-1.746
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.054	0.054	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn	1.0	2.446	+1.446

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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:
Dodge Road Elementary School located at 1900 Dodge Road.

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:

iii. Describe any development constraints due to the prior solid waste activities: _____

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):

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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 ft. 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:

Elnora loamy fine sand	53 %
Wayland soils complex	28 %
Cheektowaga fine sandy loam	19 %

d. What is the average depth to the water table on the project site? Average: 5 feet

e. Drainage status of project site soils:
☐ Well Drained: % of site
☑ Moderately Well Drained: 53 % of site
☑ Poorly Drained 47 % 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 837-47 Classification C
- Lakes or Ponds: Name Classification
- Wetlands: Name NYS Wetland, Federal Waters, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) CC-15

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:
Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life

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:

A copy of the correspondence issued by Angela G. Driscoll of the New York State Department of Environmental Conservation confirming the boundary of the 0.054 acre wetland on the easternmost portion of the Project Site is attached as Attachment "A" of this Amended Part 1 of the Full EAF.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban speices

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):

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:

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:

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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 fives 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 Joe Rubino Date March 22, 2021

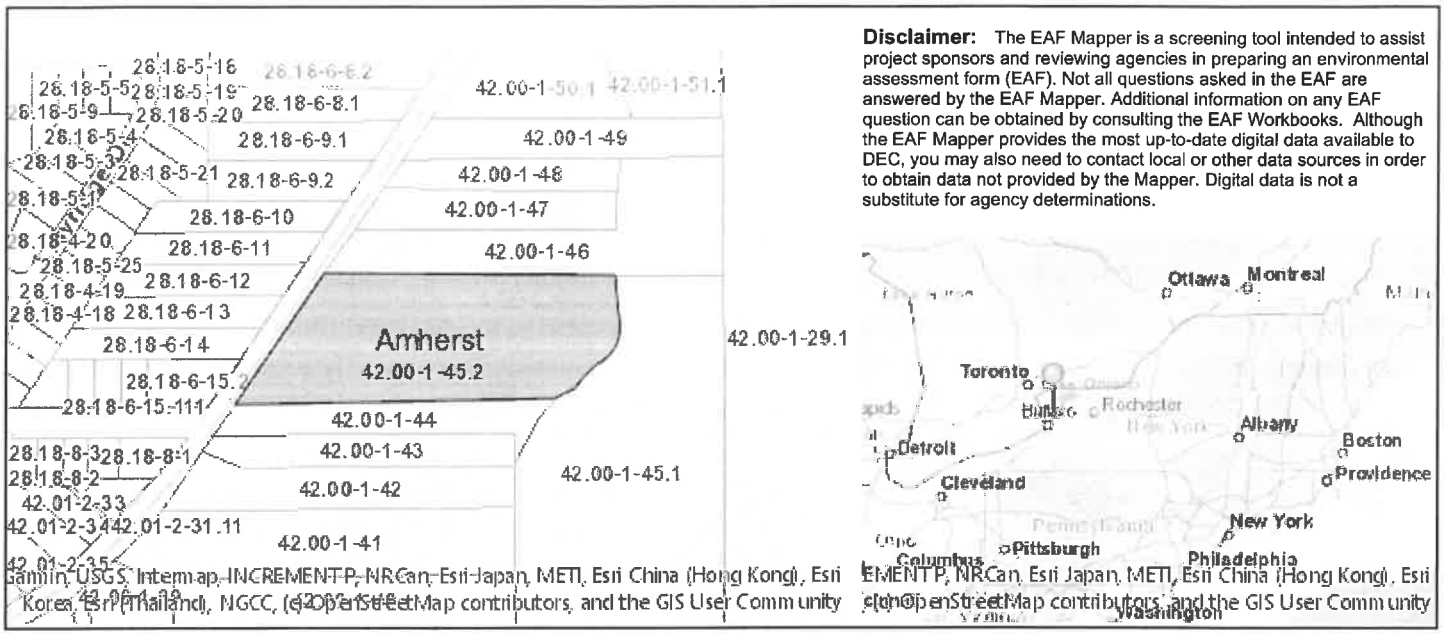
Signature Sean Hopkins Title Counsel for Project Sponsor

PRINT FORM

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

EAF Mapper Summary Report

Monday, December 21, 2020 3:37 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
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.iv [Surface Water Features - Stream Name]	837-47
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):182.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	CC-15

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
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]	No
E.3.i. [Designated River Corridor]	No

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Wayland Soils Complex	Severe	Severe	Severe	Severe	Severe
Cheektowaga Fine Sandy Loam	Severe	Severe	Severe	Severe	Severe
Elnora Loamy Fine Sand	Severe	Moderate	Severe	Moderate	Moderate

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

   ✓ Geotechnical report attached _____ Not applicable

   [Note: Three copies of the Geotechnical Report prepared by Barron & Associates dated January 14, 2021 were submitted to the Planning Department on January 20, 2021.]

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ■ No
   On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ■ No

   If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ■ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:

   Not Applicable.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ■ Yes ☐ No Describe

   Proposed residential subdivision at 1696, 1701 and 1721 Dodge Road that received Final Plat Approval on 03/18/21

   (Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per peak hour upon completion of project 17
   Source: ITE Trip Generation Report

8. Will blasting occur during construction? ☐ Yes ■ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ■ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
    7,480 gpd average flow 29,920 gpd peak flow.

    (Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

11. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ■ No

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Attachment "A" of Amended Part 1 of the Full Environmental Assessment Form – Wetland Boundary Determination Letter of the NYS Department of Environmental Conservation dated March 10, 2021

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, Region 9
270 Michigan Avenue, Buffalo, NY 14203-2915
P: (716) 851-7010 I F: (716) 851-7005
www.dec.ny.gov

March 10, 2021

Joe Rubino
Howard Hanna Office
4562 Sheridan Drive
Williamsville, New York 14221

Dear Joe Rubino:

Wetland CC-15
Boundary Delineation
1789 Dodge Road
Town of Amherst, Erie County

This letter serves as notification that I completed an office review of your property at 1789 Dodge Road, parcel #42.00-1-45.2, to determine whether wetlands present within and adjacent to the parcel meet New York State Department of Environmental Conservation (NYSDEC) criteria for state wetlands jurisdiction.

Based on our review, we verified the boundary, delineated by Earth Dimensions, Inc. (EDI), of Wetland CC-15, denoted as "Wetland 1" by EDI. The wetland boundary is identified with pink plastic flagging consecutively numbered from W1-1 through W1-7 and extends generally south to north across the eastern property boundary, as depicted in Figure 6 in EDI's December 2020 Wetland and Waterbodies Delineation Report.

In 1975, the New York State Legislature passed the Freshwater Wetlands Act to preserve and protect wetlands and their functions, such as flood protection and fish and wildlife habitat. Activities that may have a negative impact on the wetlands and their functions, such as construction, filling, draining, clearing vegetation, or polluting, are regulated. Landowners must first obtain permits in order to ensure that no problems result from their proposed activities in the wetland or the regulated 100-foot adjacent area. Contact our Division of Environmental Permits Office for information regarding permit requirements at:

New York State Department of Environmental Conservation
Division of Environmental Permits
270 Michigan Avenue
Buffalo, New York 14203-2915
Telephone: (716) 851-7165

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Locations of wetland flags were recorded with a hand-held Global Positioning System and, therefore, may not be survey-accurate. For precise locations of the boundaries, have the flags surveyed relative to the property boundary. Note that wetland boundaries may change over time and this map does not fix the wetland boundary indefinitely.

If you would like to document the precise boundary of the wetland relative to your property boundary, it is your responsibility to have the wetland boundary surveyed. If you choose to complete a survey, the wetland boundary survey map should be submitted to me for verification. A copy of this Department's Requirements for Wetland Survey and Mapping is enclosed. Please note that a surveyed wetland boundary that has been verified by this Department will be considered valid for **five** years.

Please note that, for the purpose of an Article 24 application, this Department will not require a surveyed wetland boundary map. Instead, you may submit a sketch of the planned work areas on the wetland delineation map and indicate distances between the work areas and the wetland boundary using on-the-ground measurements.

Be advised that the U.S. Army Corps of Engineers may also have wetland jurisdiction irrespective of the Department of Environmental Conservation. For more information, you may contact the Corps at:

United States Army Corps of Engineers Regulatory Branch
1776 Niagara Street
Buffalo, New York 14207
Telephone: (716) 879-4330

If you have any questions about this wetland delineation, please feel free to call me in the Buffalo office at (716) 851-7010.

Sincerely,

Angela G. Driscoll
Wetlands & Waters Ecologist
Region 9 - Buffalo

AGD:ef

Attach: Survey Requirements
Wetland Information Handout

cc: Ms. Jody Celeste, Earth Dimensions, Inc.
Wetland CC-15 file

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Exhibit 3 – Legal Description of Property to be Rezoned from Suburban Agriculture District ("S-A") to Multifamily Residential District Four-A ("MFR-4A")

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

EXHIBIT 3 OF AMENDED REZONING APPLICATION

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED FROM SUBURBAN AGRICULTURE DISTRICT ("SA") TO MULTIFAMILIY RESIDENTAIL DISTRICT FOUR-A ("MFR-4A")

All that tract or parcel of land, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot No: 52, Township 12, Range 7 of the Holland Land Company's Survey, described as follows:

Beginning at a point in the northerly line of the lands conveyed to Eli J. and Doris A. Bongiovanni recorded in Erie County Clerk's Office in Liber 7853 of Deeds at page 327 distant two hundred eighty and twenty-three hundredths (280.23) feet westerly from the easterly line of Lot 52; thence S 89° 52' 30" W along the northerly line of the said Bongiovanni a distance of eight hundred seven and thirty-five hundredths (807.35) feet to the centerline of Dodge Road; thence S 33° 53' 27" VV along the centerline of Dodge Road a distance of four hundred six and twenty hundredths (406.20) feet to the southwesterly corner of the said Bongiovanni; thence N 89° 30' 52" E along the southerly line of the said Bongiovanni a distance of eight hundred fifty-seven and forty-eight hundredths (857.48) feet, said point being in the approximately centerline of Town of Amherst Ditch 26B; thence along the approximate centerline of Ditch 26B.the following courses and distances: 1) N 43° 02' 20" East distance of eighty-three and five tenths (83.5) feet, 2) N 60° 40' 20" East a distance of one hundred twenty-five and seventy-three hundredths (125.73) feet, N 02° 43' 40" East a distance of two hundred five and eighty hundredths (205.80) feet to the point of beginning.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Exhibit 4 – Survey of Project Site as Prepared by Nussbaumer & Clarke, Inc. [11" x 17"]

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

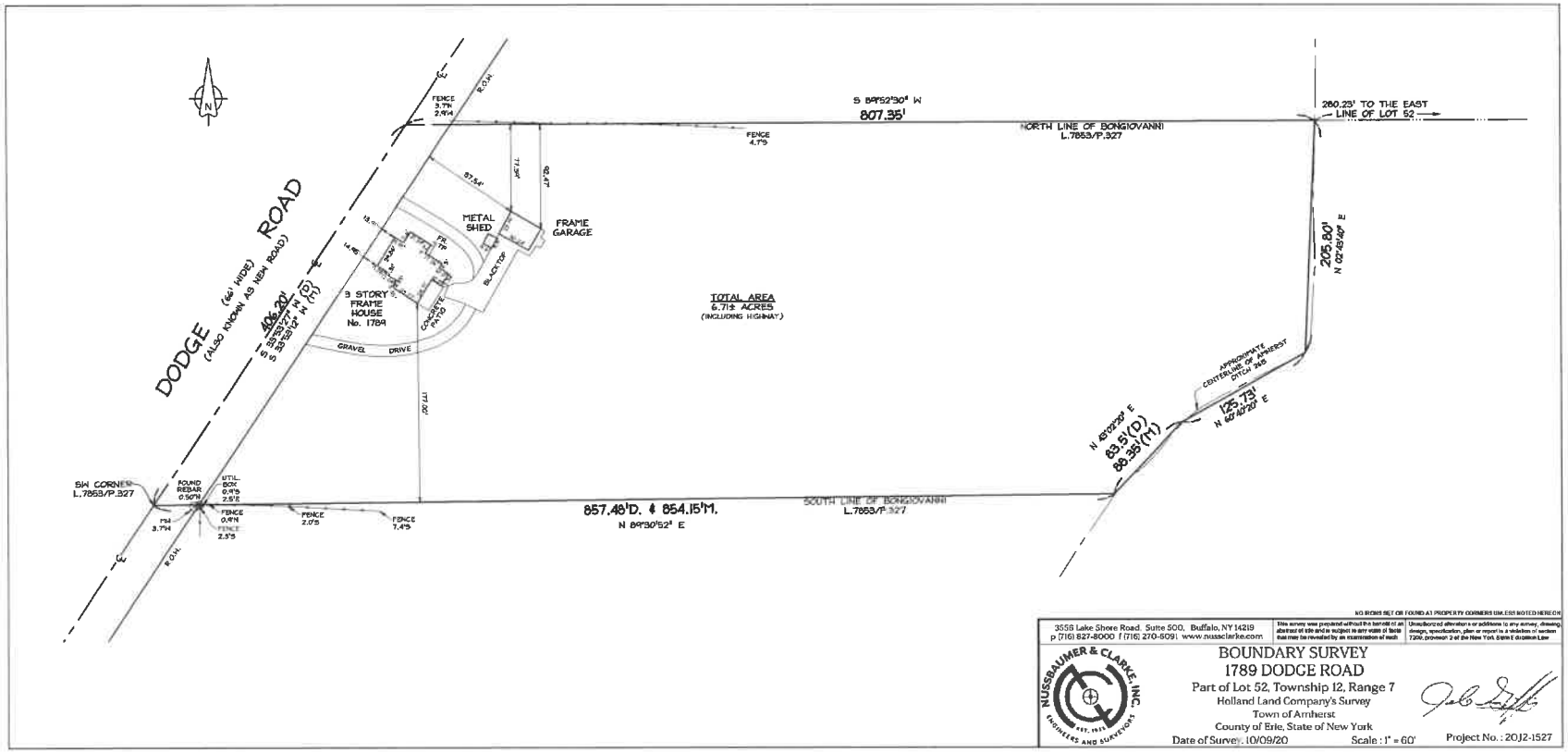

DODGE ROAD
(66' WIDE)
(ALSO KNOWN AS NEW ROAD)
406.20'
S 39°39'27" W (D)
S 39°39'12" W (M)
S 84°52'30" W
807.35'
FENCE
4.7'N
2.9'W
R.O.W.
FENCE
4.1'S
NORTH LINE OF BONGIOVANNI
L.7853/P.327
260.23' TO THE EAST
LINE OF LOT 52
205.80'
N 02°49'40" E
METAL
SHED
FRAME
GARAGE
87.54'
11.9'W
18.7'S
14.4'E
FR
1.9'
2.4'
2.3'
3 STORY
FRAME
HOUSE
No. 1789
CONCRETE
PATIO
BLACKTOP
GRAVEL
DRIVE
TOTAL AREA
6.719 ACRES
(INCLUDING HIGHWAY)
APPROXIMATE
CENTERLINE OF MIDDLE
DITCH 2±S
125.73'
N 60°40'20" E
N 45°02'00" E
83.5'(D)
86.35'(M)
SW CORNER
L.7853/P.327
ROUND
REBAR
0.5'N
UTIL.
BOX
0.9'S
2.5'E
FENCE
0.4'N
FENCE
2.3'S
FENCE
2.0'S
FENCE
7.4'S
857.48'D. & 854.15'M.
N 84°30'52" E
SOUTH LINE OF BONGIOVANNI
L.7853/P.327
NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON
3558 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-5091 www.nussclarke.com
This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such
Unauthorized alteration or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law
NUSSBAUMER & CLARKE, INC.
ENGINEERS AND SURVEYORS
EST. 1925
BOUNDARY SURVEY
1789 DODGE ROAD
Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 10/09/20
Scale : 1" = 60'
Project No. : 20J2-1527

Exhibit 5 – Responses to Questions 11A & 11B of the Rezoning Application

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

EXHIBIT 5

REZONING OF 1789 DODGE ROAD FROM S-A TO MFR-4A

Question 11(A): Description of the character of the proposed development:

Response to Question 11(A): The proposed residential project on the parcel 1789 Dodge Road ("Project Site") will be upscale in character and will feature seventeen lots for detached single-family homes. The conceptual layout of the proposed residential subdivision is depicted on the updated Concept Plan [Drawing C-100 – Date: 03/19/21] prepared by Carmina Wood Morris P.C. attached to this Amended Rezoning Application and a reduced size copy of the updated Concept Plan is also provided at Exhibit "7". The proposed residential lots will be accessed via a proposed public roadway complying with the Town specifications as depicted on the Concept Plan. Approximately 2.1 acres of the approximately 6.7 acre Project Site will be consist of Permanent Open Space [31.3% of the Project Site].

Question 11(B)(1): Rationale for rezoning request: 1. What was this site chosen?

Response to Question 11(B)(1): The Project Site is an appropriate location for the requested rezoning from S-A to MFR-4A given the character and scale of nearby land uses. It is also important to mention that the requested amendment of the zoning classification of the Project Site is consistent with the Conceptual Land Use Plan for the Town of Amherst provided Figure 6 of the adopted Bicentennial Comprehensive Plan ("Comprehensive Plan"), which designates the Project Site as appropriate for "Single Family Residential" use. A color copy of Figure 6 of the Comprehensive Plan is attached as Exhibit "9" of this Amended Rezoning Application.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Question 11(B)(2): Why cannot land be used with the existing zoning?

Response to Question 11(B)(2): The Project Site is currently zoned S-A and is not a suitable location for agricultural uses given that the predominant use of nearby parcels consists of single-family homes. It would not be feasible to develop a residential subdivision on the Project Site without amending the zoning classification of the Project Site.

Question 11(B)(3): How will this rezoning impact surrounding properties?

Response to Question 11(B)(3): The requested rezoning of the Project Site from S-A to MFR-4A to accommodate the proposed eighteen lot residential subdivision (17 homes) will not result in any potentially significant adverse impacts on surrounding properties. The density of the proposed residential subdivision is only 2.54 homes per acre and is less than the density of many of the nearby residential subdivisions on parcels zoned R-3, CR-3A and MFR-4A.

Question 11(B)(4): How will this rezoning impact the school system?

Response to Question 11(B)(4): The proposed project will have positive impacts on the school district since the property taxes that will be generated on an annual basis will be substantially higher than the current property taxes. The proposed project will potentially generate demand for educational services provided by the Williamsville Central School District but the proposed residential subdivision will have positive fiscal impacts since the annual school taxes will be higher than the cost of educational services for school age children of the owners of the detached single-family homes.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Exhibit 6 – Responses to Questions 16A, 16B, 16D & 16E of the Rezoning Application

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

EXHIBIT 6

REZONING OF 1789 DODGE ROAD FROM S-A TO MFR-4A

Question 16(A)(1): **State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps and/or figures in the plan that support the proposed zoning at this location.**

Response to Question 16(A)(1): The Town of Amherst adopted the Bicentennial Comprehensive Plan in January of 2007 after completing a lengthy planning process that included numerous public meetings and public hearings involving the Comprehensive Plan Advisory Committee, the Planning Board and the Town Board.[1] In June of 2019, the Town Board adopted amendments to the Bicentennial Comprehensive Plan.

Figure 6 of the Bicentennial Comprehensive Plan is the Conceptual Land Use Plan and it depicts the parcel at 1789 Dodge Road (the "Project Site") as being appropriate for "Single Family Residential" use. A copy of Figure 6 of the Comprehensive Plan is provided at Exhibit "9". The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development in the Town of Amherst.

Single Family Residential is described on Pages 3-30 and 3-31 of the Comprehensive Plan as consisting of 2 to 4 residential units per acre. The density of the proposed residential subdivision will only be 2.54 residential units (detached single-family homes) per acre. The text on Page 3-31

[1] A copy of the resolution adopted by the Town Board on January 2, 2007 for the purpose of adopting the Bicentennial Comprehensive Plan pursuant to Town Law Section 272-a is included at the beginning of the Comprehensive Plan. This resolution recites the lengthy planning history that incorporated numerous opportunities for public input as well as a coordinated environmental review pursuant to SEQRA that involved the preparation a Generic EIS and the issuance of a Findings Statement.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

of the Comprehensive Plan indicates that opportunities exist for infill residential development. The Project Site represents an example of an appropriate location for an infill residential subdivision since the proposed use and the proposed MFR-4A zoning classification is consistent with the adopted Comprehensive Plan.

Question 16(A)(2): Cite all text, map, and/or figures that must be amended to support the proposed zoning at this location and provide detailed suggested amendments.

Response to Question 16(A)(2): The Applicant does not believe that the proposed rezoning of the Project Site from S-A to MFR-4A to accommodate the proposed low-density residential subdivision requires an amendment to the Bicentennial Comprehensive Plan.

Question 16(A)(3): State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

Response to Question 16(A)(3): Section 1-2-1 of the Zoning Code is titled "Purpose" and it states as follows:

> *"The purpose of this Zoning Ordinance and the intent of the legislative authority in its adoption is to promote the environment of the town and its public health, safety, convenience, comfort, prosperity and the general welfare by regulating the use of buildings, other structures and land for residences, open space, public facilities, business, services, industry or other purposes; by regulating and restricting the bulk, height, design, building coverage and location of structures; by regulating and limiting population density; and for the aforesaid purposes, to divide the land within the limits of the town into districts of such number and dimensions generally consistent with the policies of the Comprehensive Plan and to provide procedures for the administration and amendment of said Zoning Ordinance."*

The proposed rezoning of the Project Site from S-A to MFR-4A to accommodate the proposed residential subdivision is consistent with the "Purpose" of the Zoning Code. Section 1-2-2 of the Zoning Code sets forth the objectives of the Zoning Code. This section of the Zoning Code lists 13 objectives that are discussed below as follows:

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

A. To protect the character and values of residential, institutional and public uses, business, commercial and manufacturing uses and to insure their orderly and beneficial development;

Response: The proposed rezoning and will be consistent with the objective of protecting the character and value of existing land uses. The proposed rezoning will allow the Project Site to be utilized as a residential subdivision that represents orderly and beneficial development.

B. To provide adequate open spaces for light, air and outdoor uses to include public, common and private open space areas;

Response: The proposed rezoning of the Project Site from S-A to MFR-4A and the proposed residential subdivision will not be inconsistent with this objective.

C. To prevent overcrowding of land;

Response: The proposed rezoning and the proposed residential subdivision will not result in the overcrowding of land. The density of the project will only be 2.53 residential units per acre.

D. To prevent excessive concentration of population and to prevent spare and uncoordinated development;

Response: The proposed rezoning of the Project Site from S-A to MFR-4A will not result in excessive concentration of population. The project consists of a low density residential subdivision.

E. To regulate and control the location and spacing of buildings on the lot and in relation to the surrounding property generally consistent with the policies of the Comprehensive Plan.

Response: The responses to the Questions in Section 16 of the Amended Rezoning Application set forth the reasons the proposed rezoning is consistent with the policies of the Comprehensive Plan.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

F. To protect persons and property from damage and injury due to fire or flood;

Response: The Preliminary Plat review process will trigger the need for an Engineer's Report and SWPPP prepared by a licensed engineer to be prepared for review and approval by the Town's Engineering Department. The project will not increase the likelihood of damage and injury due to fire and flood. The proposed single-family homes will be constructed per the stringent requirements of the NYS Building Code including the fire safety standards contained therein.

G. To preserve and protect significant natural features and vegetation, thereby preventing ecological damage and visual blight which occur when those features or vegetation are eliminated or substantially altered to serve development purposes only.

Response: The proposed rezoning and residential project will not be inconsistent with this objective. The Project Sponsor has made a deliberate effort to propose a layout for the proposed residential subdivision that will avoid the 0.054 acres of wetlands on the Project Site.

H. To assure that structure and land use arrangements are aesthetically harmonious with nearby areas and structures.

Response: The development of the Project Site in a manner consistent with the updated Concept Plan [Drawing C-100 – Date: 03/119/21] will be aesthetically harmonious with nearby areas and structures.

I. To regulate the location of buildings and intensity of uses in relation to streets according to plans so as to cause the least interference with and be damaged least by traffic movements and hence result in lessened street congestion and improved public safety.

Response: The layout of the proposed low-density residential subdivision as depicted on the updated Concept Plan attached to this Amended Rezoning Application prepared by Carmina Wood Morris DPC demonstrates the residential project will not result in any potentially significant traffic impacts. The Project Sponsor acknowledges that

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

it will be required to obtain a Highway Work Permit from the Erie County Department of Public Works since Dodge Road is an Erie County Highway.

J. To establish zoning patterns that insure economical extensions for sewers, water supply waste disposal and other public utilities, as well as development of recreation, schools and other public facilities;

Response: The Project Site has access to sanitary sewer and water lines as well as necessary public utilities to service the proposed residential subdivision.

K. To guide the future development of the town so as to being the gradual conformity of land, structures and uses generally consistent with the policies of the Comprehensive Plan.

Response: The proposed rezoning of the Project Site from S-A to MFR-4A is consistent with this objective since the project is consistent with the policies contained in the Comprehensive Plan.

L. To accomplish the specific intents and goals set forth in the introduction to the respective sections.

Response: The proposed rezoning of the Project Site from S-A to MFR-4A will be consistent with this objective.

M. To protect the community from visual pollution resulting from the unregulated use of signs and other advertising devices.

Response: The proposed rezoning and residential project will not be inconsistent with this objective.

Question 16(C): Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

Response to Question 16(C): The proposed residential subdivision is compatible with the present zoning and conforming uses of nearby properties and the character of the neighborhood. There are numerous residential subdivisions in the vicinity of the Project Site. The proposed MFR-4A

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

zoning classification is clearly more suitable than the existing S-A zoning classification which expressly permits high intensity agricultural uses that would be inconsistent with character of the surrounding neighborhoods.

Question 16(D): **Suitability of the subject property for uses permitted by the current versus the proposed district:**

Response to Question 16(D): The Project Site is not suitable for agricultural uses given its size and location. The Applicant believes the proposed residential subdivision is more appropriate for the Project Site than uses permitted in the existing S-A zoning classification.

Question 16(E): **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:**

Response to Question 16(D): The proposed change in the zoning classification of the Project Site from S-A to MFR-4A to accommodate the proposed residential subdivision will have positive impacts on the balance of uses in the Town since there is demand for upscale detached single-family homes on individual lots.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Exhibit 7 – Reduced Size Copy of the Concept Plan [Drawing C-100] as Prepared by Carmina Wood Morris DPC [Note: Full Size Copy of the Concept Plan is also attached]

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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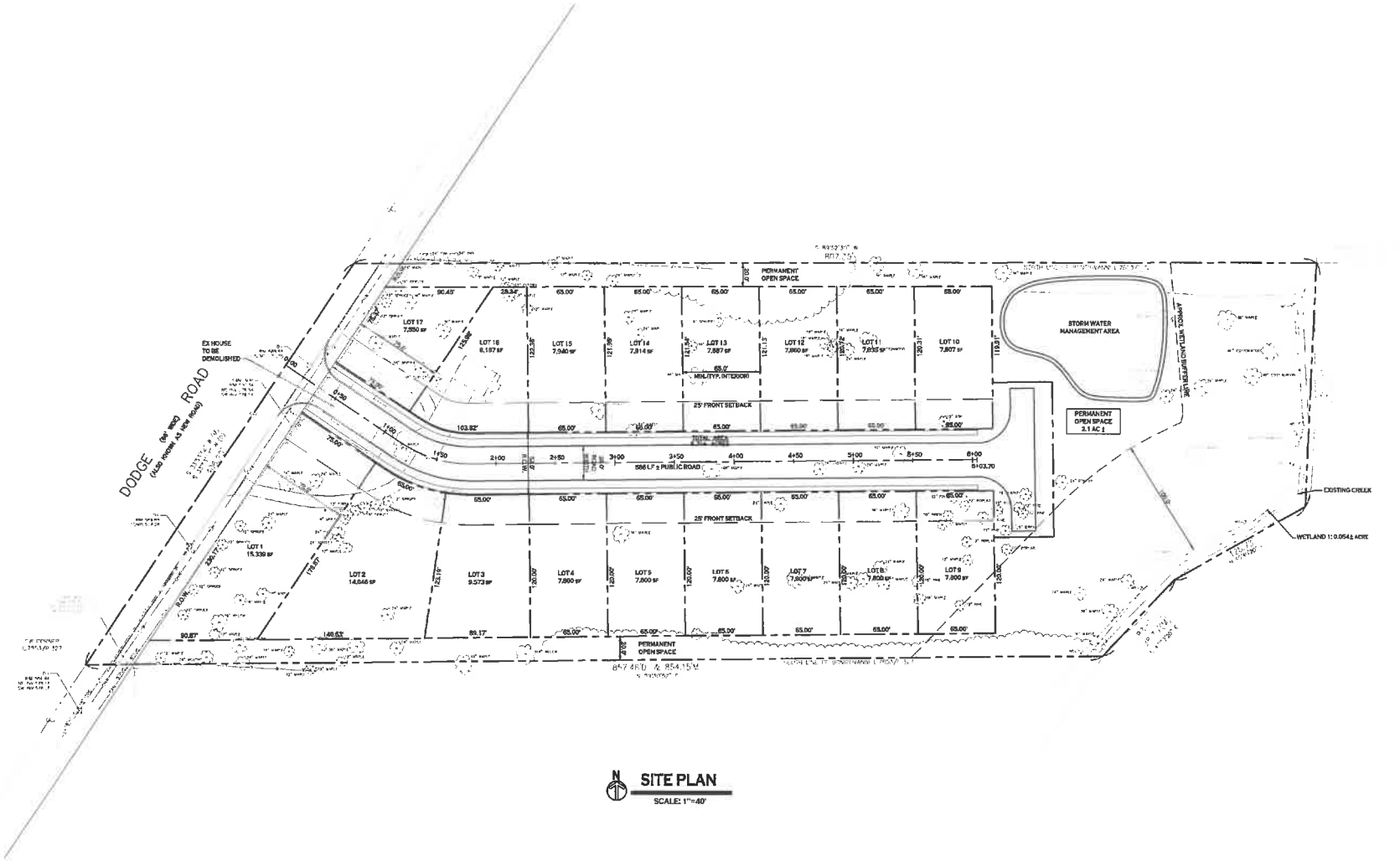
All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 section 7209H and 7209 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.S., shall affix his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



SITE PLAN
SCALE: 1"=40'

SITE DATA (REZONED FROM SA TO MFRMA ZONING)

AREA = 6.7 ACRES ±

MIN. LOT WIDTH = 50 FT (INTERIOR LOTS
MIN. LOT WIDTH = 60 FT CORNER LOTS

MIN. LOT AREA = 6,000 SF INTERIOR LOTS
MIN. LOT AREA = 7,200 SF CORNER LOTS

FRONT SETBACK = 25 FT (OFF EDGE OF PVMT)
SIDE SETBACK = 8 FT
REAR SETBACK = 20 FT

MAXIMUM LOT COVERAGE = 40%
MAXIMUM BUILDING HEIGHT = 35 FT

MINIMUM FLOOR AREA = 1,200 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 0 40 80FT.

Carmina Wood Morris
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.2161
F 716.842.0263

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Single Family Subdivision
1789 Dodge Road
Amherst, New York

Date: 3/19/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Concept Plan

DRAWING NO.
C-100
Project no.: 20,247

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Exhibit 8 – Reduced Size Copy of Previous Concept Plan [Drawing C-100 – 01/18/21] as Prepared by Carmina Wood Morris DPC

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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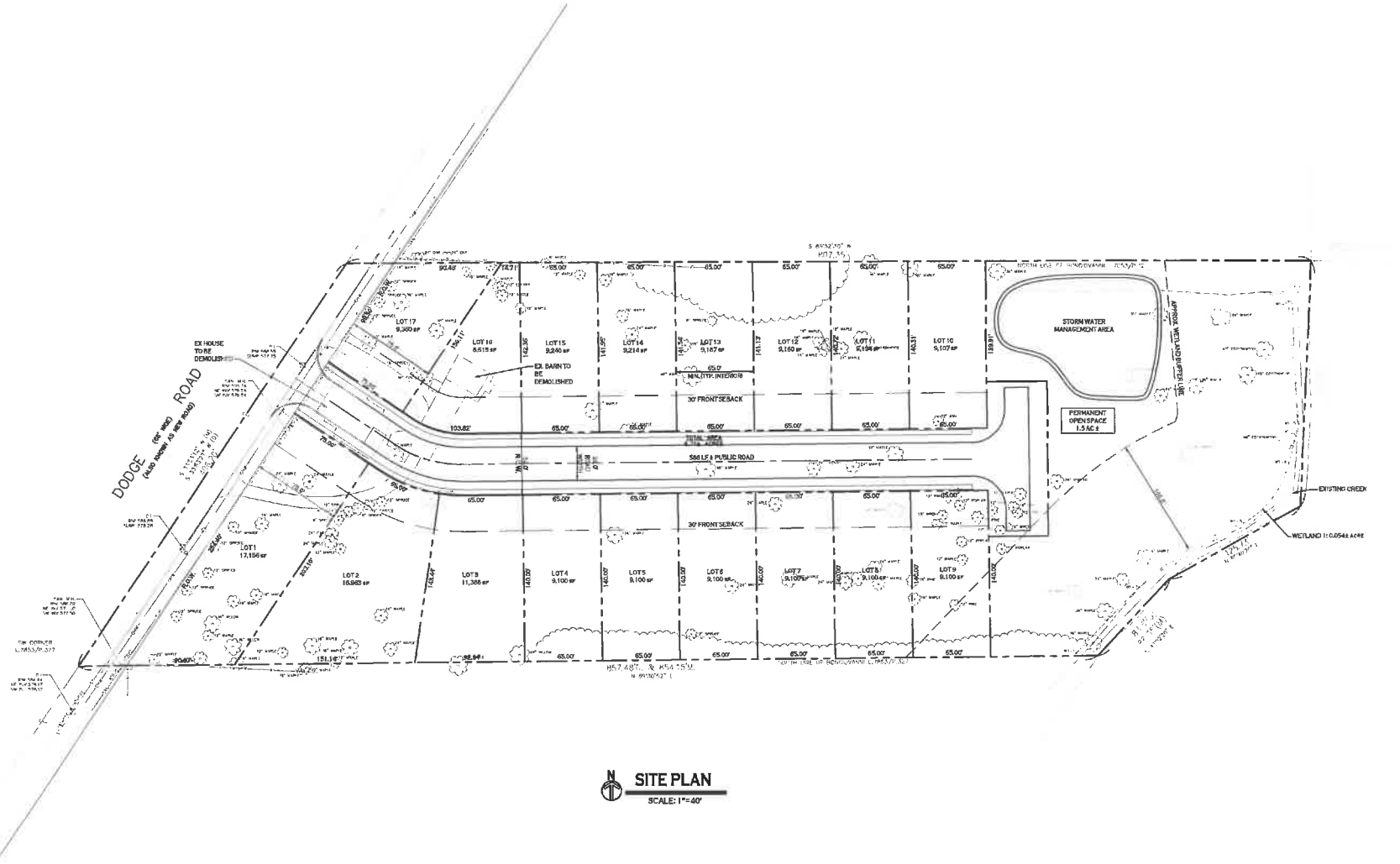
All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 section 7209N and 7209 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall with his or her seal, signature, the date, the notation "altered by" and a specific description of the alteration.



SITE PLAN

SCALE: 1"=40'

SITE DATA (REZONED FROM SA TO R-3 ZONING)
AREA = 6.7 ACRES ±
MIN. LOT WIDTH = 65 FT INTERIOR LOTS MIN. LOT WIDTH = 75 FT CORNER LOTS
MIN. LOT AREA = 8,450 SF INTERIOR LOTS MIN. LOT AREA = 9,750 SF CORNER LOTS
FRONT SETBACK = 30 FT (OFF EDGE OF PVMT) SIDE SETBACK = 5 FT REAR SETBACK = 30 FT
MAXIMUM LOT COVERAGE = 35% MAXIMUM BUILDING HEIGHT = 35 FT
MINIMUM FLOOR AREA = 1,000 SF (1 STORY) MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 40 0 40 80FL

Carmina Wood Morris
487 Main Street Suite 500
Buffalo, New York 14203
P 716.842.3165
F 716.842.0265

REVISIONS:

No.	Description	Date

PROJECT NAME:
New Construction
Single Family Subdivision
1789 Dodge Road
Amherst, New York

Date: 01/18/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Concept Site Plan -

DRAWING NO.
C-100

Project no.: 20.247

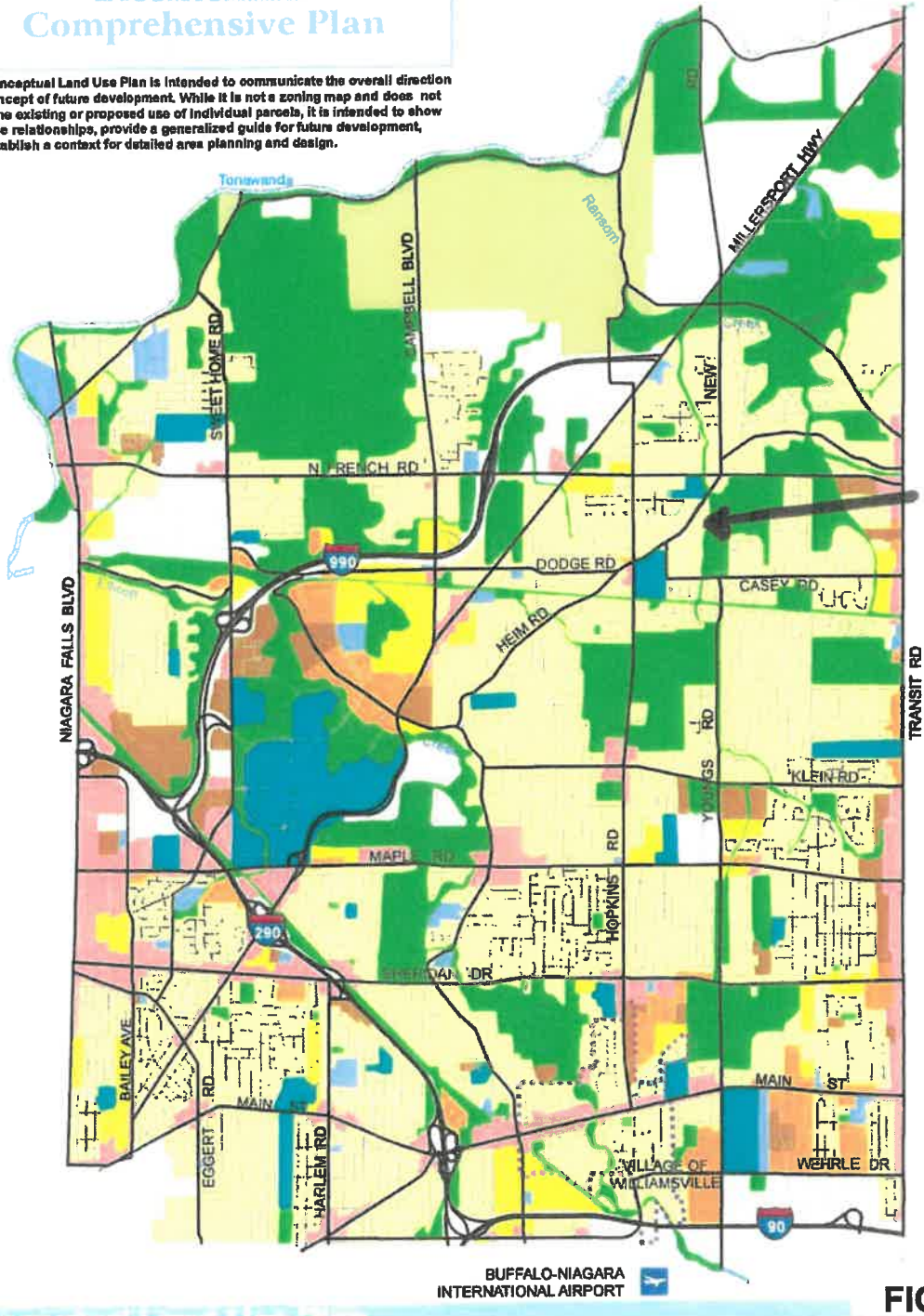
8.i

Exhibit 9 – Color Copy of Figure 6 of the Town of Amherst Comprehensive Plan titled "Conceptual Land Use Plan"

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Town of Amherst Bicentennial Comprehensive Plan

The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development. While it is not a zoning map and does not show the existing or proposed use of individual parcels, it is intended to show land use relationships, provide a generalized guide for future development, and establish a context for detailed area planning and design.



Project Site Designated as Single Family Residential

FIGURE 6

Conceptual Land Use Plan

- Rural Residential
- Single Family Residential
- Mixed Residential
- Medium Residential
- Commercial / Mixed Use*
- Special Use Center
- Commercial - Office
- Industrial - Office
- Community Facilities
- Educational Campus
- Recreation, Open Space & Greenways
- Agriculture
- Transportation
- Surface Water
- Village of Williamsville Boundary

* See Map Figure 6-A for Form/Type Designation

SOURCE NOTES:

Original Source Data Provided by the Town of Amherst Information Technology Department, URS Corporation and Wallace Roberts & Todd, LLC

Map Compiled by the Town of Amherst Planning Department

Date: December 2017

N

0 0.2 0.4 0.6 0.8 1 Miles

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, Region 9
270 Michigan Avenue, Buffalo, NY 14203-2915
P: (716) 851-7010 I F: (716) 851-7005
www.dec.ny.gov

March 10, 2021

Joe Rubino
Howard Hanna Office
4562 Sheridan Drive
Williamsville, New York 14221

Dear Joe Rubino:

Wetland CC-15
Boundary Delineation
1789 Dodge Road
Town of Amherst, Erie County

This letter serves as notification that I completed an office review of your property at 1789 Dodge Road, parcel #42.00-1-45.2, to determine whether wetlands present within and adjacent to the parcel meet New York State Department of Environmental Conservation (NYSDEC) criteria for state wetlands jurisdiction.

Based on our review, we verified the boundary, delineated by Earth Dimensions, Inc. (EDI), of Wetland CC-15, denoted as "Wetland 1" by EDI. The wetland boundary is identified with pink plastic flagging consecutively numbered from W1-1 through W1-7 and extends generally south to north across the eastern property boundary, as depicted in Figure 6 in EDI's December 2020 Wetland and Waterbodies Delineation Report.

In 1975, the New York State Legislature passed the Freshwater Wetlands Act to preserve and protect wetlands and their functions, such as flood protection and fish and wildlife habitat. Activities that may have a negative impact on the wetlands and their functions, such as construction, filling, draining, clearing vegetation, or polluting, are regulated. Landowners must first obtain permits in order to ensure that no problems result from their proposed activities in the wetland or the regulated 100-foot adjacent area. Contact our Division of Environmental Permits Office for information regarding permit requirements at:

New York State Department of Environmental Conservation
Division of Environmental Permits
270 Michigan Avenue
Buffalo, New York 14203-2915
Telephone: (716) 851-7165

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Locations of wetland flags were recorded with a hand-held Global Positioning System and, therefore, may not be survey-accurate. For precise locations of the boundaries, have the flags surveyed relative to the property boundary. Note that wetland boundaries may change over time and this map does not fix the wetland boundary indefinitely.

If you would like to document the precise boundary of the wetland relative to your property boundary, it is your responsibility to have the wetland boundary surveyed. If you choose to complete a survey, the wetland boundary survey map should be submitted to me for verification. A copy of this Department's Requirements for Wetland Survey and Mapping is enclosed. Please note that a surveyed wetland boundary that has been verified by this Department will be considered valid for **five** years.

Please note that, for the purpose of an Article 24 application, this Department will not require a surveyed wetland boundary map. Instead, you may submit a sketch of the planned work areas on the wetland delineation map and indicate distances between the work areas and the wetland boundary using on-the-ground measurements.

Be advised that the U.S. Army Corps of Engineers may also have wetland jurisdiction irrespective of the Department of Environmental Conservation. For more information, you may contact the Corps at:

United States Army Corps of Engineers Regulatory Branch
1776 Niagara Street
Buffalo, New York 14207
Telephone: (716) 879-4330

If you have any questions about this wetland delineation, please feel free to call me in the Buffalo office at (716) 851-7010.

Sincerely,

Angela G. Driscoll
Wetlands & Waters Ecologist
Region 9 - Buffalo

AGD:ef

Attach: Survey Requirements
Wetland Information Handout

cc: Ms. Jody Celeste, Earth Dimensions, Inc.
Wetland CC-15 file

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

HSM

March 22, 2021

RECEIVED
MAR 22 2021
TOWN OF AMHERST
PLANNING DEPT.

Ellen Kost, AICP, Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, New York 14221

Re: Rezoning of Portion of 1789 Dodge Road from SA to MFR-4A [Z-2020-15]
Amended Rezoning Application & Supporting Documentation
Proposed Residential Subdivision
Applicant/Project Sponsor: Joe Rubino
File No. 10187.1

Dear Ms. Kost:

Our firm represents Joe Rubino ("Project Sponsor") in connection with his request to amend the zoning classification of 1789 Dodge Road from SA to MFR-4A to accommodate a proposed eighteen (18) lot residential subdivision consisting of seventeen (17) lots for single-family homes and one (1) lot consisting of approximately 2.1 acres of Permanent Open Space that will include the northernmost twenty feet (20') and southernmost twenty feet (20') of the Project Site.

Enclosed please find the following:

1. Original and fifteen (15) copies of the Amended Rezoning Application and supporting documentation consisting of Exhibits "1" to "8" and a full size copy of the updated Concept Plan [Drawing C-100 – Date: 03/19/21] prepared by Christopher Wood, P.E. of Carmina Wood Morris DPC depicting the updated layout of the proposed residential subdivision. The Exhibits to the Amended Rezoning Application consist of the following:

   - **Exhibit 1**: Authorization Form signed by Joe Rubino on December 28, 2020;
   - **Exhibit 2**: Amended Part 1 of Full Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") with attached Page 5[a] and Attachment "A";
   - **Exhibit 3**: Legal Description of Property to be Rezoned from Suburban Agriculture District ("S-A") to Multifamily Residential District Four-A ("MFR-4A");
   - **Exhibit 4**: Survey of Project Site as prepared by Nussbaumer & Clarke, Inc.;
   - **Exhibit 5**: Responses to Questions 11A & 11B of the Rezoning Application;
   - **Exhibit 6**: Responses to Questions 16A, 16B, 16D & 16E of the Rezoning Application;

HOPKINS SORGI & MCCARTHY PLLC
Attorneys at Law
5500 Main Street, Suite 343 • Williamsville, New York 14221
Direct: 716-510-4338 • E-mail: shopkins@hsr-legal.com • www.hsr-legal.com

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

- **Exhibit 7**: Reduced Size Copy of Sketch Plan [Drawing C-100 – Date: 034/19/21] prepared by prepared by Christopher Wood, P.E. of Carmina Wood Morris DPC;

- **Exhibit 8**: Reduced Size Copy of the previous Sketch Plan [Drawing C-100 – Date: 01/18/21] prepared by prepared by Christopher Wood, P.E. of Carmina Wood Morris DPC; and

- **Exhibit 9**: Color Copy of Figure 6 of the Town of Amherst Comprehensive Plan titled "Conceptual Land Use Plan"

2. Draft of Local Law for requested rezoning of a Portion of 1789 Dodge Road from SA to MFR-4A;

The proposed project is a Type I action pursuant to SEQRA pursuant to the Section 104-3 of the Town of Amherst Town Code due to the presence of a small amount of a NYSDEC Freshwater Wetland consisting of only 0.054 acres on the easternmost portion of the Project Site. The wetland boundary along with the boundary of the regulated 100 ft. Adjacent Area is depicted on the updated Concept Plan [Drawing C-100] and the subdivision has been deliberately designed to include a parcel consisting of 2.1 acres of Permanent Open Space incorporating the wetland.

It would be greatly appreciated if the Planning Department would provide a copy of this correspondence, the enclosed Amended Rezoning Application and supporting documentation along with an updated lead agency solicitation letter to be issued pursuant to SEQRA to the involved and interested agencies, as well as the Erie County Division of Environment and Planning ("ECDEP") for the purpose of complying with the referral requirement set forth in NYS General Municipal Law §239-m.

Additionally, please provide copies of all correspondence, departmental reviews, etc. to my office as well as the following individuals involved in the proposed project.

1. Christopher Wood, P.E.
   Carmina Wood Morris DPC
   487 Main Street, Suite 600
   Buffalo, New York 14203

2. Joe Rubino
   85 Belmont Place
   Williamsville, New York 14221

Please include the requested rezoning of the Project Site from SA to MFR-4A to accommodate the proposed low-density residential subdivision with 2.1 acres of Permanent Open Space on the agenda of the meeting of the Planning Board to be held on **Thursday, April 15th at 6:30 p.m.**

If you have any questions regarding the enclosed Amended Rezoning Application and supporting documentation or the proposed residential subdivision, please feel free to contact me at 510-4338 or via e-mail at shopkins@hsr-legal.com.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Thank you for your anticipated cooperation.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC

Sean W. Hopkins, Esq.

Enc.
cc: Joe Rubino [Via e-mail w/enclosures]
Christopher Wood, P.E., Carmina Wood Morris DPC [Via e-mail]

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

RECEIVED
MAR 22 2021
TOWN OF AMHERST
PLANNING DEPT.

LOCAL LAW NO. _____-201_

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE TO REZONE 1789 DODGE ROAD FROM S-A TO MFR-4A AND TO AMEND THE ZONING MAP ACCORDINGLY.

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending Chapter 203 of Town of Amherst Code, Known As The Zoning Ordinance, to Rezone 1789 Dodge Road from S-A to MFR-4A and to Amend The Zoning Map Accordingly".

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 1789 Dodge Road from S-A to MFR-4A and to Amend the Zoning Map Accordingly has been filed and is in proper order. The Town Board further finds that the request including the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from S-A to MFR-4A, the zoning of 1789 Dodge Road, **subject to any conditions imposed by the authorizing resolution**; legally described as follows:

All that tract or parcel of land, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot No: 52, Township 12, Range 7 of the Holland Land Company's Survey, described as follows:

Beginning at a point in the northerly line of the lands conveyed to Eli J. and Doris A. Bongiovanni recorded in Erie County Clerk's Office in Liber 7853 of Deeds at page 327 distant two hundred eighty and twenty-three hundredths (280.23) feet westerly from the easterly line of Lot 52; thence S 89° 52' 30" W along the northerly line of the said Bongiovanni a distance of eight hundred seven and thirty-five hundredths (807.35) feet to the centerline of Dodge Road; thence S 33° 53' 27" VV along the centerline of Dodge Road a distance of four hundred six and twenty hundredths (406.20) feet to the southwesterly corner of the said Bongiovanni; thence N 89° 30' 52" E along the southerly line of the said Bongiovanni a distance of eight hundred fifty-seven and forty-eight hundredths (857.48) feet, said point being in the approximately centerline of Town

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

of Amherst Ditch 26B; thence along the approximate centerline of Ditch 26B.the following courses and distances: 1) N 43° 02' 20" East distance of eighty-three and five tenths (83.5) feet, 2) N 60° 40' 20" East a distance of one hundred twenty-five and seventy-three hundredths (125.73) feet, N 02° 43' 40" East a distance of two hundred five and eighty hundredths (205.80) feet to the point of beginning.

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York.

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Francina J. Spoth
Town Clerk
Town of Amherst
County of Erie, State of New York

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

BARRON & ASSOCIATES, P.C.
Geotechnical Consulting and Special Inspections
10440 Main Street (716) 759-7821
Clarence, NY 14031 www.barronandassociatespc.com

January 14, 2021 Job No: 21-512

Mr. Joseph Rubino
5462 Sheridan Drive
Williamsville, New York 14221

RE: Preliminary Geotechnical Engineering Report
Proposed Rezoning of Parcel for
Residential Subdivision
1789 Dodge Road
Town of Amherst, Erie Co., New York 14051

Gentlemen:

This Barron & Associates, P.C. - Buffalo Drilling Company, Inc. (B&A-BDC) letter report presents the findings of the subsurface investigation program and the geotechnical engineering recommendations for the above referenced project. The geographic orientation of the site is illustrated on the U.S. Geologic Survey (USGS) site location map in Figure No. 1. The project site is illustrated in Figure No. 2 and entitled "Test Boring Location Plan". The test boring logs are shown in Appendix A. Refer to Appendix B entitled, "Geotechnical Reference Standards", for an explanation of the terminology that is used for soil and rock descriptions.

SITE AND SUBSURFACE CONDITIONS

SITE CONDITIONS: The proposed project site includes the parcel, addressed as 1789 Dodge Road in the Town of Amherst, New York and includes a former single family residence with grass, shrub, and tree covered vacant land to the rear. The site topography is slopes to the east with ground surface elevations between test boring locations varying by slightly more than three feet.

PREDOMINATE SUBSURFACE CONDITIONS: A synopsis of the subsurface fill, soil, bedrock and groundwater conditions is as follows:

- Topsoil: A three to six-inch-thick layer of topsoil exists at each boring location.
- Random Fill Materials: No random fill materials were encountered during subsurface exploration.
- Organic Materials: No buried topsoil or peat layers were encountered within the natural soil layers. Organic materials are unacceptable for foundation and load bearing purposes.
- Naturally Deposited Soils: The natural soil deposits in this area of the Town of Amherst are predominately composed of alluvial silty sand/sandy silt and lacustrine silty clay that mantles cohesive or granular glacial till. Beneath the topsoil, a six to eight-foot-thick layer of silty sand/sandy silt exists in a loose to medium dense and moist state. Beneath the silty sand/sandy silt, lacustrine silty clay exists and extends approximately 39 feet below existing ground surface. This moderately plastic soil ranges from moist and stiff to hard within the upper portions of the unit to soft and wet below a depth of 19 feet. Beneath the lacustrine silty clay, cohesive glacial till soils where encountered and extend the remaining depth drilled. The retrieved till samples are noted to be medium stiff and moist. Based on regional geology the till soils transition to hard consistency at or near auger refusal approximately 45 to 50 feet below ground surface.
- Bedrock: Auger refusal, generally inferred to be the top of competent bedrock, was not encountered during subsurface exploration of the site. Based upon our experience and knowledge of regional geology bedrock beneath the site is expected to be the Camillus Shale Formation.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

- Groundwater Measurements: At the completion of drilling, groundwater was not encountered. The static groundwater level is believed to be below the assumed bearing elevations and no other severe groundwater condition was encountered during the subsurface exploration.

SEISMIC/EARTHQUAKE CONSIDERATIONS: For the given site conditions, the most applicable site definition is Site Class E which corresponds to Seismic Design Category B, for residential construction (Seismic Risk Category II). The design spectral response acceleration parameters S_{DS}, at 0.2 seconds, and S_{D1}, at one second, are 0.28g and 0.13g (g = 32.2 feet/sec^2), respectively.

FOUNDATION AND CONSTRUCTION RECOMMENDATIONS

BUILDING(S): Proposed development of the site is to include the constructions of a 17 lot residential subdivision with associated asphalt roadways and stormwater management area. Top of finish first floor elevations and maximum design loads are not known at the time of this preliminary report.

FOOTINGS: For adequate frost protection, foundation excavations must extend at least 42 inches below finished exterior grade, or as required by local code. All excavation efforts should be monitored by experienced construction personnel. Bearing surfaces that are soft or in any manner unacceptable, must be undercut to a stable grade. All undercut areas beneath proposed shallow foundations must extend laterally beyond each vertically projected edge of the foundation by a minimum distance equal to one-half the total depth of the undercut or equating to a slope of two vertical to one horizontal. Undercuts shall be backfilled with granular fill that is placed in loose lifts not exceeding 12 inches deep and compacted to a minimum 95 percent of maximum dry density as determined by ASTM D1557. All footings for proposed buildings are recommended to be designed at/near the same contact pressure.

The footings should bear directly on the approved very stiff or better natural inorganic silty clay or on a thoroughly compacted (i.e., 95 percent minimum of ASTM D1557 maximum dry density) select/approved granular fill or other approved fill (i.e., fill used for a raised subgrade) section that extends to the approved stiff or better natural inorganic soil. Refer to Appendix D entitled "General Earthwork Specification", for definition of fill types and gradations, recommended minimum compaction requirements for various site developments, and placement and compaction methods.

The maximum net allowable bearing capacity for continuous strip and spread footings is preliminarily recommended not to exceed 1,500 pounds per square foot (psf) of footing area on approved natural soils or compacted select granular fill. Total and differential settlements of less than one inch and three-fourths of an inch, respectively, may be expected.

BACKFILL MATERIALS: Imported granular fill material may be used for foundation backfill material in accordance with the provisions stipulated in the RCNYS. On-site excavated soils may also be considered for placement as wall backfill and for raising site grades, providing that the following conditions are met:

- Upper silty sand/sandy silt is considered non-expansive and the upper silty and clay lacustrine soils are estimated to have an Expansion Index ranging between 10 and 20 (1-2%) with a low to medium swell potential. Properly conditioned on-site soils should be acceptable for placement as wall backfill above the perimeter drainage material. In accordance with the RCNYS, however, additional laboratory testing may be required at the discretion of the Code Enforcement Officer, to quantify the Expansion Index of on-site clay backfill materials.

- Based on experience with similar soils, excavated materials are expected to be near or slightly wet of optimum moisture content needed to achieve satisfactory compaction. If excavated soils become wet (i.e. during stockpiling), some drying efforts may be necessary for soils to be reused as compacted structural fill.

- If the excavated materials are substantially contaminated with organic or other deleterious matter, cannot be properly moisture conditioned, or are in a wet to saturated state, these materials are only acceptable for use in green or non-structural areas.

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Job No: 21-512

FLOOR SLABS: Prior to fill placement, the exposed subgrade surface would be thoroughly compacted and proofrolled. Typically, any encountered soft/medium stiff soils/fills would be removed for subsequent replacement with a select or approved compacted (i.e., minimum 92 percent of the maximum dry density from ASTM D1557) granular fill. If suitable for reuse on-site, the in-place or excavated existing fills/natural soft/medium stiff soils would be conditioned (i.e., sorted, dried, blended) and thoroughly compacted. Where required to raise the subgrade, an approved soil/fill will be placed and thoroughly compacted in thin lifts.

A geotextile fabric that separates the subgrade or raised subgrade and the select granular base layer is recommended. The use of a thin gravel cushion, as a capillary break, or a thin sand cushion over a vapor barrier that is placed beneath the concrete slabs are at the discretion of the design architect/engineer or as required by local code.

Above the approved subgrade, a minimum six-inch thick select granular fill (i.e., number two crusher run stone or equal) layer is preliminarily recommended as the base course for a concrete floor slabs. The recommended subgrade modulus at the top of the base layer for a concrete floor slab bearing on a thoroughly compacted (i.e., minimum 95 percent compaction) base layer and prepared soil/fill subgrade (i.e., minimum 92 percent compaction) is recommended not to exceed 100 pounds per cubic inch with a Poisson Ratio of 0.40. The actual design thickness, application of reinforcement, and use of a vapor barrier is at the discretion of the design architect or structural engineer.

PAVEMENT: It is preliminarily recommended that the approved subgrade surface is adequately graded and/or underdrains are installed to prevent water accumulation. Typically, on an approved subgrade surface (i.e., minimum 92 percent compaction), a minimum three-inch asphalt thickness over a minimum eight-inch thick thoroughly compacted (i.e., minimum 95 percent compaction) select granular layer, as the base course, are recommended for lightly traveled roadway and parking areas (standard duty section). Geotextile filter and strength fabric, on cohesive/fine-grained soil subgrades, and a minimum four-inch asphalt thickness over a minimum 12-inch thick thoroughly compacted base course are recommended for all truck routes and heavily traveled roadways (heavy duty section).

LIMITATIONS: This report is based on the information that is provided by project representatives and the subsurface conditions that were encountered at the test boring locations. Due to the nature of the investigation method, additional test borings and/or test pit excavations will provide a greater level of delineation of the subsurface soil/fill/rock conditions than can be defined by the single test boring data alone. As detailed in Appendix E "Limitations, modification regarding proposed building/structure locations and other site developments can result in changes to the provided recommendations.

Thank you for the opportunity to assist on this project. If questions should arise, please call either of the undersigned at your earliest convenience.

Very truly yours,
BARRON & ASSOCIATES, INC.
and
BUFFALO DRILLING COMPANY, INC.

Andrew J. Camping, PG
Senior Geologist

James S. Barron, PE
President

STATE OF NEW YORK
JAMES S. BARRON
LICENSED PROFESSIONAL ENGINEER

10.15.21

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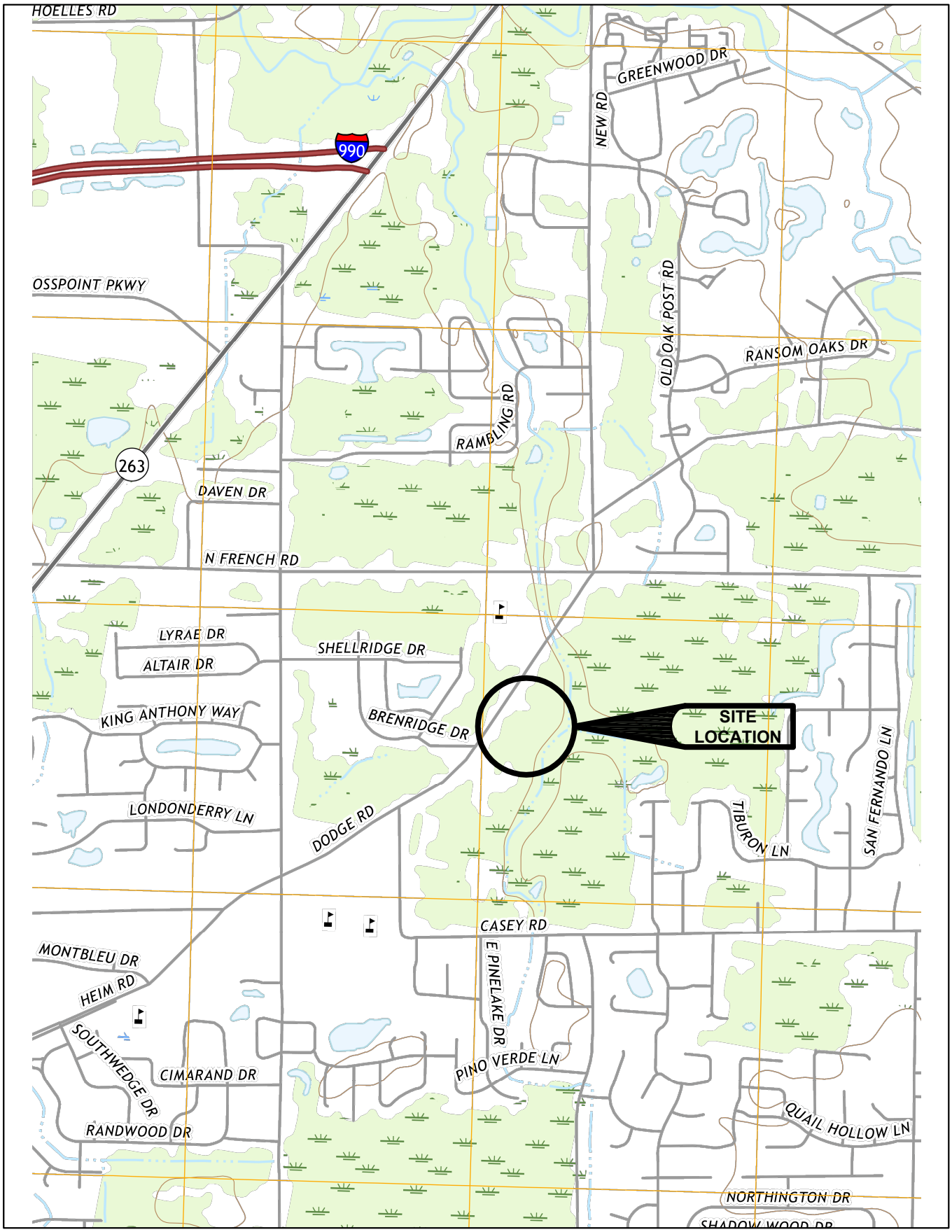

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DRAWN: DAN KASPROWICZ

CLIENT: MR. JOSEPH RUBINO
5462 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221

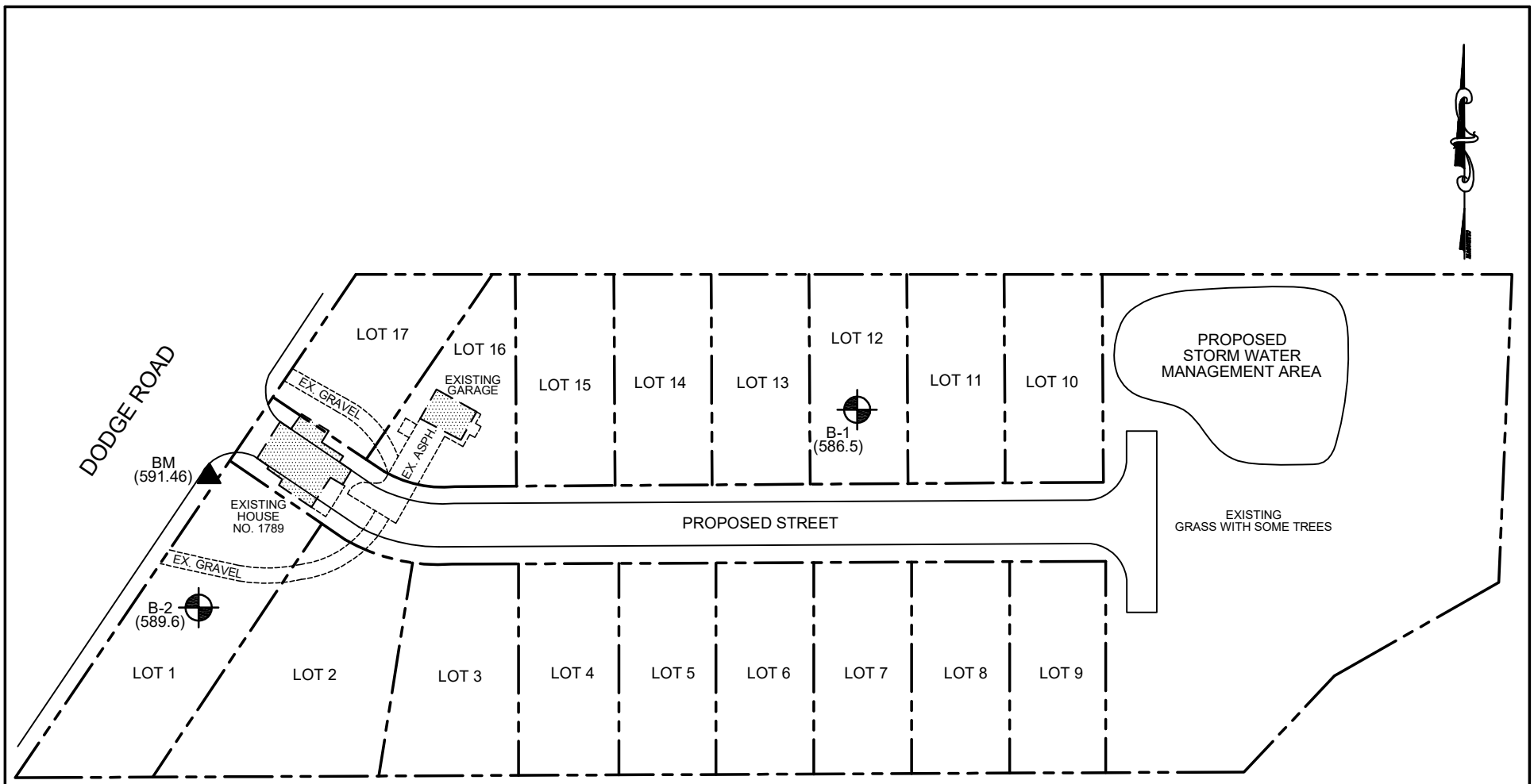
PROJECT: PROPOSED REZONING OF PARCEL FOR
RESIDENTIAL SUBDIVISION
1789 DODGE ROAD
TOWN OF AMHERST, ERIE CO., NEW YORK 14051

NEW YORK STATE
SITE LOCATION

USGS SITE LOCATION PLAN
CLARENCE CENTER
2016

JOB NO.: 21-512 | SCALE: N.T.S.
DATE: 12/28/2020 | FIGURE NO. 1

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)



LEGEND

- B-2 = TEST BORING & NO.
- (589.6) = GROUND SURFACE ELEVATION (FT.)
- BM = BENCH MARK (NORTH RIM OF MAN HOLE)

NOTES:

1. BORINGS, BUILDINGS, SITE FEATURES, PROPERTY LINE LOCATIONS, AND SCALE OF DRAWING ARE APPROXIMATE.
2. BASE MAP REFERENCE AND BENCH MARK ELEVATION PROVIDED BY CARMINA WOOD MORRIS, DPC, TITLED "CONCEPT SITE PLAN", DWG. NO. C-100, PROJECT NO. 20.XXX, DATED 12/19/2020.

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1789 DODGE ROAD
TOWN OF AMHERST, ERIE CO., NEW YORK 14051

TEST BORING LOCATION PLAN

0 50 100 200

JOB NO.: 21-512 | SCALE: 1" = 100' ±

DATE: 12/28/2020 | FIGURE NO.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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APPENDIX A

TEST BORING LOGS

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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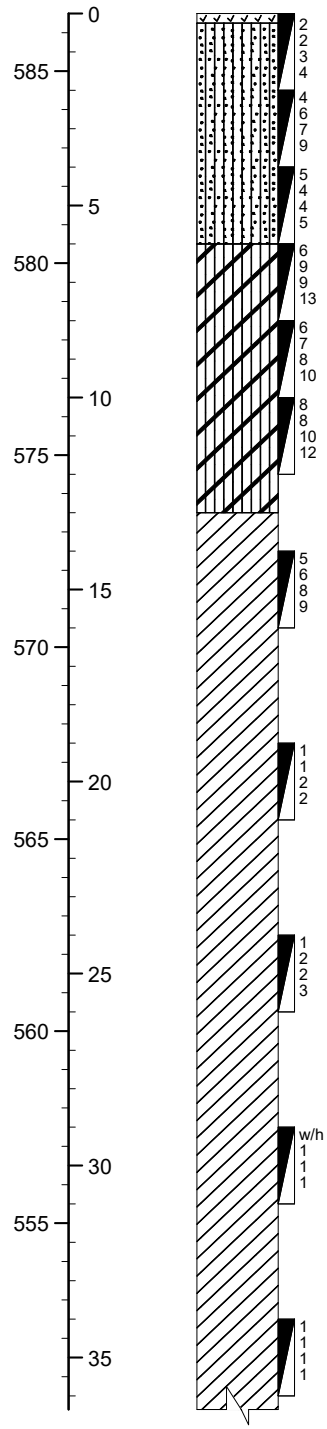
TEST BORING LOG

8.i

JOB No.: 21-512 **BORING No.:** B-1

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

DRILLER:	J. Gardner	**TYPE OF DRILL RIG:**	Diedrich D-50 (Track)
SAMPLING METHODS:	ASTM D1586	**SIZE AND TYPE OF BIT:**	2 1/4" I.D. H.S.A.
DATE STARTED:	11/7/21	**SURFACE ELEVATION (ft.):**	586.5
DATE COMPLETED:	11/7/21	**GROUNDWATER DEPTH (ft.):** (measured at completion unless indicated below)	None



Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
			Topsoil (3")
S-1 : 0.0'- 2.0'	5	75	Brown, loose f/m SAND and SILT, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM-ML)
S-2 : 2.0'- 4.0'	13	65	...grade: m. dense
S-3 : 4.0'- 6.0'	8	50	...grade: loose
S-4 : 6.0'- 8.0'	18	75	Gray, v. stiff CLAY and SILT, some f/m Sand, tr. Gravel, sl. plastic, mc (CL-ML)
S-5 : 8.0'- 10.0'	15	90	...grade: little f. Sand, wet
S-6 : 10.0'- 12.0'	18	90	Same as S-5
S-7 : 14.0'- 16.0'	14	90	Gray, stiff CLAY, some Silt, tr. Gravel, tr. f/c Sand, mod. plastic, moist (CL) (Varved)
S-8 : 19.0'- 21.0'	3	100	...grade: soft, wet
S-9 : 24.0'- 26.0'	4	100	Same as S-8
S-10 : 29.0'- 31.0'	2	100	Same as S-8
S-11 : 34.0'- 36.0'	2	100	Same as S-8

Logged by: B. Smith

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TEST BORING LOG (CONTINU

JOB No.: 21-512 **BORING No.:** B-1

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

Elevation/ Depth (feet)	Soil Symbols Sampler Symbols Field Test Data	Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
550					
40	1 2 3 2	S-12 : 39.0'- 41.0'	5	100	Gray/brown, m. stiff CLAY and SILT, little f/c Sand, little Gravel, sl. plastic, moist (CL/ML-Till)
545					Depth to Bottom of Hole: 41.0 feet
45					
540					
50					
535					
55					
530					
60					
525					
65					
520					
70					
515					
75					
510					
80					

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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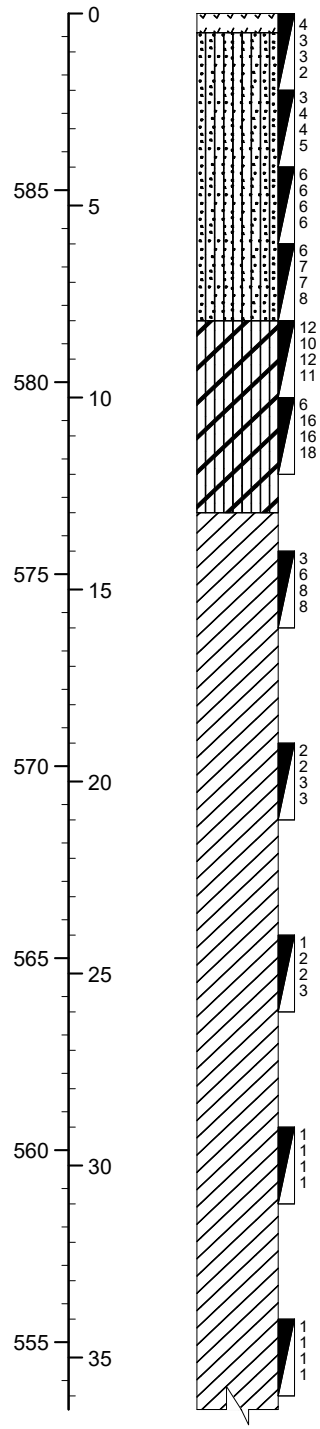
TEST BORING LOG

8.i

JOB No.: 21-512 **BORING No.:** B-2

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

DRILLER:	J. Gardner	**TYPE OF DRILL RIG:**	Diedrich D-50 (Track)
SAMPLING METHODS:	ASTM D1586	**SIZE AND TYPE OF BIT:**	2 1/4" I.D. H.S.A.
DATE STARTED:	11/6/21	**SURFACE ELEVATION (ft.):**	589.6
DATE COMPLETED:	11/7/21	**GROUNDWATER DEPTH (ft.):** (measured at completion unless indicated below)	None



Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
			Topsoil (6")
S-1 : 0.0'- 2.0'	6	40	Brown, loose f/m SAND, and SILT, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM-ML)
S-2 : 2.0'- 4.0'	8	50	Same as S-1
S-3 : 4.0'- 6.0'	12	90	...grade: m. dense
S-4 : 6.0'- 8.0'	14	90	...grade: Gray/brown
S-5 : 8.0'- 10.0'	22	90	Gray, v. stiff CLAY and SILT, some f/m Sand, tr. Gravel, sl. plastic, mc (CL-ML)
S-6 : 10.0'- 12.0'	32	90	...grade: hard
S-7 : 14.0'- 16.0'	14	60	Gray, stiff CLAY, some Silt, tr. Gravel, tr. f/c Sand, mod. plastic, moist (CL) (Varved)
S-8 : 19.0'- 21.0'	5	100	...grade: m. stiff, wet
S-9 : 24.0'- 26.0'	4	100	Same as S-8
S-10 : 29.0'- 31.0'	2	100	...grade: soft
S-11 : 34.0'- 36.0'	2	100	Same as S-10

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Logged by: B. Smith

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TEST BORING LOG (CONTINU

JOB No.: 21-512 **BORING No.:** B-2

PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

Elevation/ Depth (feet)	Soil Symbols Sampler Symbols Field Test Data	Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
550 – 40	1 1 2 2	S-12 : 39.0'- 41.0'	3	100	Gray/brown, soft CLAY and SILT, little f/c Sand, little Gravel, sl. plastic moist (CL/ML-Till)
					Depth to Bottom of Hole: 41.0 feet
545 – 45					
540 – 50					
535 – 55					
530 – 60					
525 – 65					
520 – 70					
515 – 75					
510 – 80					

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APPENDIX B

GEOTECHNICAL REFERENCE STANDARDS

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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Column Header Descriptions

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TEST BORING LOG

JOB No.: BORING No.:

PROJECT:

EXAMPLE

DRILLER:
SAMPLING METHODS:
DATE STARTED:
DATE COMPLETED:

TYPE OF DRILL RIG:
SIZE AND TYPE OF BIT:
SURFACE ELEVATION (ft.):
GROUNDWATER DEPTH (ft.):
(measured at completion unless indicated below)

Elevation/ Depth (feet)	Soil Symbols Sampler Symbols Field Test Data	Sample No. : Range	N-Value	% REC (RQD)	Soil and Rock Description / Remarks
100 — 0	1 1 1 2 / 6 8 11 14	S-1 : 0.0'- 2.0'	2	50	Dk. brown, soft, CLAY, some Silt, little f. Sand, tr. Gravel, tr. Roots, tr. Organic matter, mod. plastic, wet (CL)
		S-2 : 2.0'- 4.0'	19	50	Brown, m. dense f. SAND, some Silt, tr. Gravel, tr. Clay, tr. Roots, non-plastic, moist (SM)

Elevation/Depth: The depth column provides the vertical scale of the boring log in feet below ground surface.

Sample No. : Range: Disturbed samples are identified with “S” preceding the sample number. Undisturbed (Shelby-tube) samples are identified with “U” preceding the sample number. Rock core samples identified with “C” preceding the core run. The range of elevation/depth where the sample was taken is identified in one-tenth foot increments.

N-value: The Standard Penetration Test N-value, as specified by ASTM D1586, is defined as the number of blows required by a 140-pound hammer falling 30 inches, each blow, to drive a 2-in outside diameter split-spoon sampler 12 inches.

% REC (RQD): “Percent Recovery” is the length of samples recovered divided by the total length sampled. The result is numerically expressed as a percent. The Rock Quality Designation (RQD) is the total length of places >4 inches divided by the total length of core run.

Soil and Rock Description / Remarks: This column denotes the exact depth of recovery and general documentation of drilling efforts. Description and classification are based on visual inspection of samples and boring operations. The stratum lines shown on the boring logs are based upon interpretation and may not represent precise subsurface conditions. Water-level readings have been made in the drill holes at time under conditions stated on the boring logs. Fluctuations in the water level may occur due to other factors than those present the time measurement was taken. See attached sheet.

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Soil and Rock Description / Remarks: Terminology Used for Soil Description

Density Description of Granular Soil

Number of Blows per ft., N	*Relative Density*
0 - 4	Very Loose
4 - 10	Loose
10 - 30	Medium
30 - 50	Dense
Over 50	Very Dense

Abbreviations Used in Soil Sample Classification

f - fine	v - very
m - medium	gr - gray
c - coarse	bn - brown
f/m - fine to medium	yel - yellow
f/c - fine to coarse	sl - slight
tr - trace	dk - dark

Consistency Description of Cohesive Soil

Number of Blows per ft., N	*Consistency*
Below 2	Very Soft
2 - 4	Soft
4 - 8	Medium
8 - 15	Stiff
15 - 30	Very Stiff
Over 30	Hard

Bedding

Parting	Less than 0.02 ft.
Band	0.02 - 0.2 ft.
Thin bed	0.2 - 0.5 ft.
Medium bed	0.5 - 1.0 ft.
Thick bed	1.0 - 2.0 ft.
Massive	Over 2.0 ft.

Grain Size

	Passing / Retained on
Boulder	LARGE / 12-in sieve
Cobble	12-in / 3-in sieve
Gravel	3-in sieve / No. 4 sieve
	No. 4 sieve / No. 10 sieve
Sand	No. 10 sieve / No. 40 sieve
	No. 40 sieve / No. 200 sieve
Silt	No. 200 sieve / 0.005 mm sieve
Clay	Smaller than 0.005 mm

Hardness

Very Soft or Plastic	Can be indented with thumb
Soft	Can be scratched with fingernail
Moderately Hard	Can be scratched with knife
Hard	Difficulty to scratch with knife
Very hard	Cannot be scratched with knife

Percentage Terminology Used in Soil Classification

Trace	0 - 10 %	Some	20 - 35 %
Little	10 - 20 %	And	35 - 50 %

Moisture

Dry	Absence of moisture, dusty, dry to the touch.
Moisture	Small quantity of moisture. Soil usually above groundwater level.
Wet	Moisture noticeable to the touch. Soil may be below groundwater level.
Saturated	Visible free water, usually soil is below groundwater level.

Plasticity

Non-plastic	An 1/8-in thread cannot be rolled at any water content.
Slight plasticity	Thread can be barley rolled.
Moderate plasticity	Thread is easy to roll and little time is required to reach the plastic limit (PL).
Plasticity	Considerable time is required to reach PL. Thread can be re-rolled several times after reaching the PL.

Crystallinity or Texture

Dense	Crystals are to small they cannot be distinguished with the naked eye.
Very Fine Crystalline	Crystals barely discernable with the naked eye.
Crystalline	Crystals are medium size, up to 1/8-in diameter.
Very Coarsely Crystalline	Crystals larger than 1/8-in diameter.

Voids

Porous	Smaller than pinhead. Their presence is indicated by the degree of absorbency.
Pitted	Pinhead size to 1/4 in. If thin walls separate the individuals pits, the core may be described as honeycomb.
Vug	1/4 inch to the diameter of the core. The upper limit will vary with core size.
Cavity	Larger than the diameter of the core.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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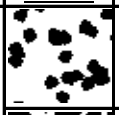
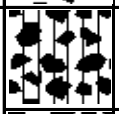
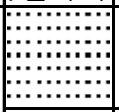
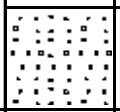
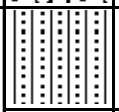
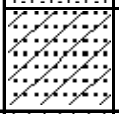
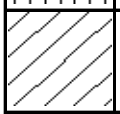
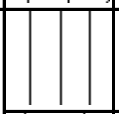
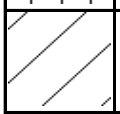
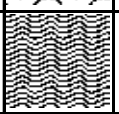
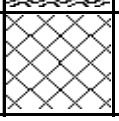
Soil Classification Chart: Unified Soil Classification System (USCS)

Major Divisions			Pattern	USCS ID	Typical Descriptions
Coarse-Grained Soils: More than 50% of material larger than No. 200 sieve	**Gravels**: More than 50% of coarse fraction larger than No. 4 sieve	Clean Gravels (little or no fines)		GW	Well-graded gravels, gravel-sand mixtures, little or no fines
				GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
		Gravels with appreciable amounts of fines		GM	Silty gravels, gravel-sand-silt mixtures
				GC	Clayey gravels, gravel-sand-silt mixtures
	Sands: Less than 50% of coarse fraction larger than No. 4 sieve	Clean sands (little or no fines)		SW	Well-graded sands, gravelly sands, little or no fines
				SP	Poorly-graded sands, gravelly sands, little or no fines
		Sand with appreciable amount of fines		SM	Silty sands, silt-sand mixtures
				SC	Clayey sands, sand-clay mixtures
Fine-Grained Soils: Less than 50% of material larger than No. 200 sieve	**Silts and Clays, Low plasticity**: Liquid Limit < 50%			ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
				CL	Inorganic clays of low to medium plasticity, gravely clays, sandy clays, silty clays, lean clays
				OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays, High plasticity: Liquid Limit > 50%			MH	Inorganic silts, micaceous or diatomaceous fine sand or silty soils
				CH	Inorganic clays of high plasticity, fat clays
				OH	Organic clays of medium to high plasticity, organic silts
Highly Organic Soils				Pt	Peat, humus, swamp soils with organic contents
Miscellaneous Fill				FILL	Miscellaneous fill may belong in any division but is identified as FILL

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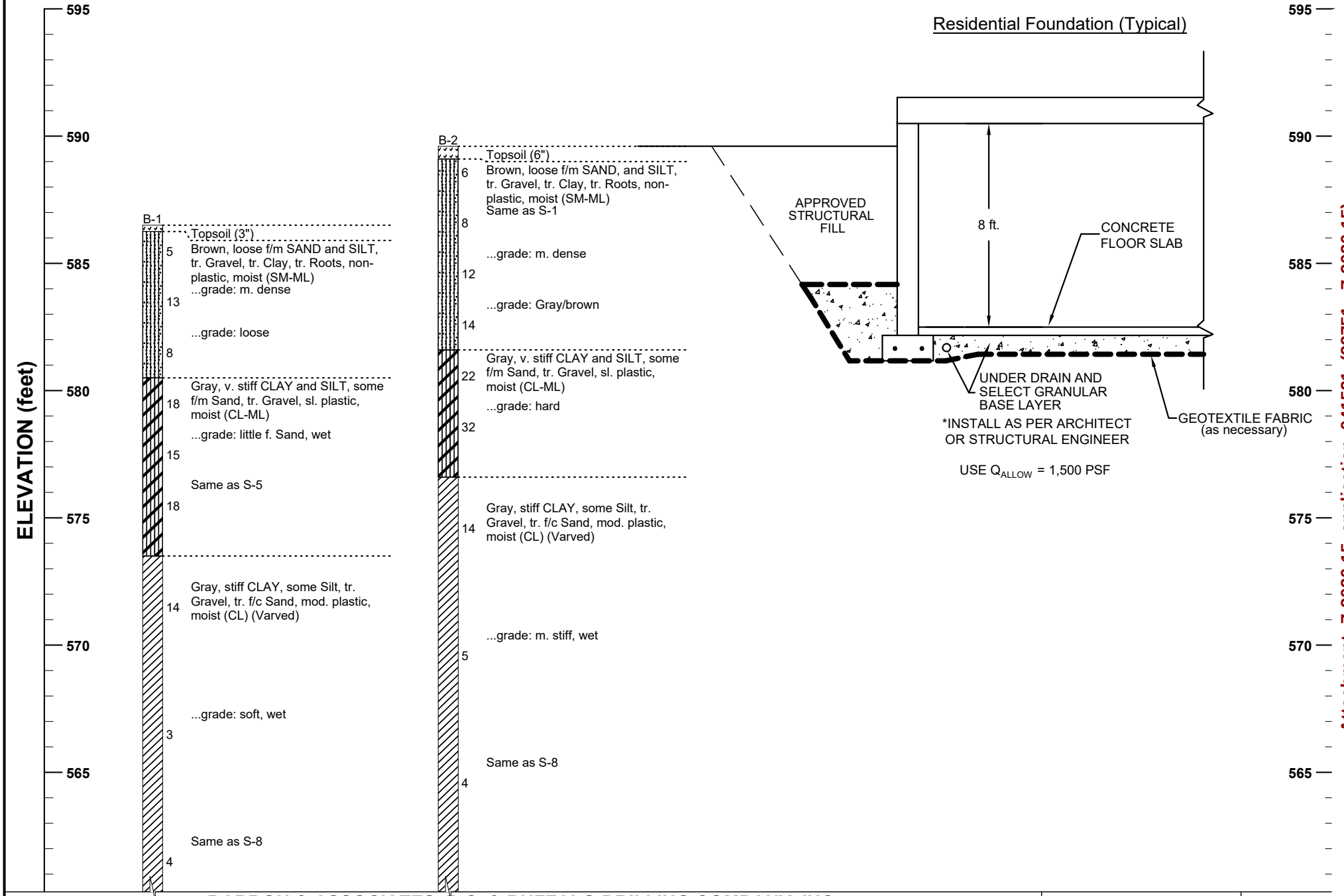
APPENDIX C

ENGINEERING COMPUTATIONS AND SCHEMATICS

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

"PROFILE OF BORINGS"



Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

BARRON & ASSOCIATES, P.C. & BUFFALO DRILLING COMPANY, INC.
10440 MAIN STREET, CLARENCE, NEW YORK 14031

PLOTTED: 1/14/2021
BY: A. Camping

JOB NO.: 21-512

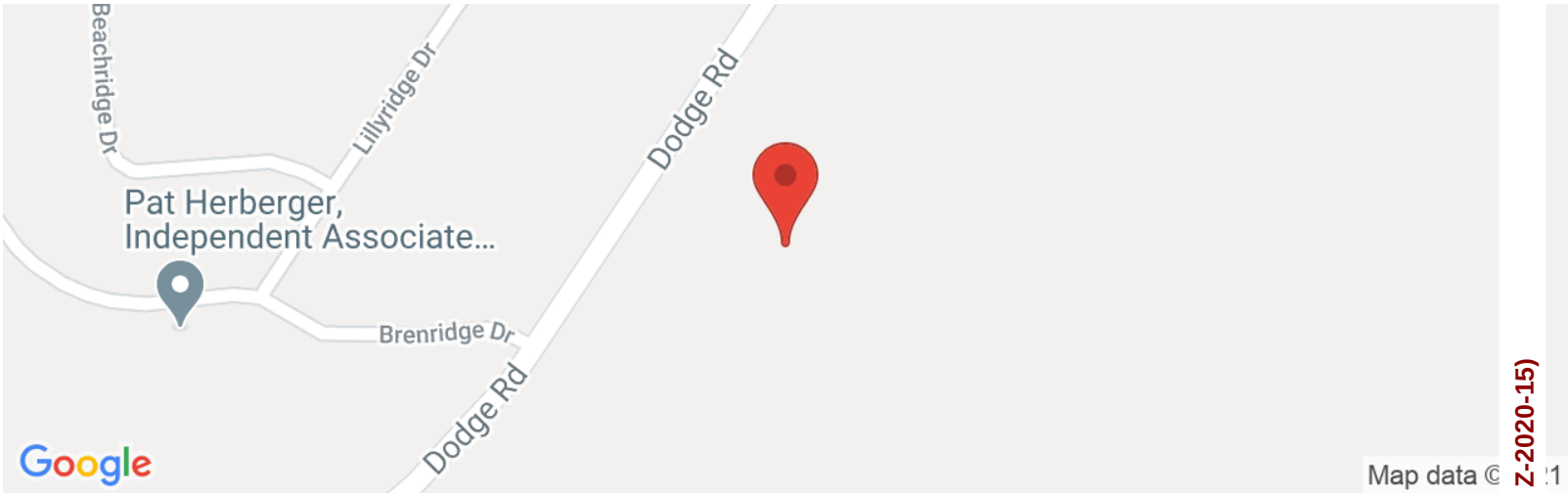
PROJECT: Proposed Rezoning of Parcel for Residential Subdivision
1789 Dodge Road, Town of Amherst, Erie Co., New York 14051

PAGE NO.: 1 of 3

FIGURE NO.:

Rezoning Parcel for Residential Subdivision

Latitude, Longitude: 43.0296, -78.7274



Date	1/14/2021, 1:11:54 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	E - Soft Clay Soil

Type	Value	Description
S_S	0.172	MCE_R ground motion. (for 0.2 second period)
S_1	0.046	MCE_R ground motion. (for 1.0s period)
S_{MS}	0.413	Site-modified spectral acceleration value
S_{M1}	0.191	Site-modified spectral acceleration value
S_{DS}	0.276	Numeric seismic design value at 0.2 second SA
S_{D1}	0.128	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	B	Seismic design category
F_a	2.4	Site amplification factor at 0.2 second
F_v	4.2	Site amplification factor at 1.0 second
PGA	0.097	MCE_G peak ground acceleration
F_{PGA}	2.4	Site amplification factor at PGA
PGA_M	0.232	Site modified peak ground acceleration
T_L	6	Long-period transition period in seconds
SsRT	0.172	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	0.18	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.046	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.049	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.958	Mapped value of the risk coefficient at short periods
C_{R1}	0.934	Mapped value of the risk coefficient at a period of 1 s

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B&A JOB NO.: 21-512

DATE: 01/13/21

LATERAL EARTH PRESSURE ON GENERIC BLOCK FOUNDATIONS FOR SIGNS, FREE-STANDING RETAINING WALLS, OR BELOW GRADE/BASEMENT/TANK/POOL RETAINING WALLS (Less Than 20 Feet High)

a) Porous filter media, in contact with the basement/below grade foundation wall or retaining walls, protects and is in contact with a minimum 4 inch diameter perforated drainage pipes at the footing/base of the foundation/structural wall (exterior backfill side and interior basement side) and/or weep pipes through the wall, as needed and as applicable.

b) Where recommended, a geotextile filter fabric will protect the gravel filter media from the earth backfill. Overlap unsewn seams as per the manufacturer's recommendations.

c) Waterproof earth side of wall, as is customarily provided in practice.

d) Drainage pipes are connected to an appropriately designed collector pipe, conveyance, and/or sump pump system as is applicable for the intended purpose of the wall and as customarily provided/installed in practice.

e) For potential groundwater table conditions above the top of the basement slab-on-grade condition, install continuous waterstops (with no joints in stop) at wall and floor construction joints, as is customarily provided in practice. Interior intermediate drainage pipes beneath the slab, that are spaced on-center and in both directions, do appear to be needed.

f) Assume a uniformly graded, clean coarse sand or sandy gravel backfills:

* equivalent N-value in a dense state: $(N_1)_{60}$ = 40 blows/foot
* friction angle: ϕ' = 38 degrees {Teng, pg. 12}
* average in-place densities: moist - γ_m = 120 pcf
  saturated - γ_{sat} = 132 pcf submerged - $\gamma' = (\gamma_{sat} - \gamma_w)$ = 70 pcf

g) Assume at base of wall/footing, coefficient of friction against sliding (f_s) at base of wall (Refer to Teng, pg. 320-1):

f_s = tan (0.58 x ϕ') = 0.40 (AREA silty soil to silty coarse-grained soil)

h) Use equivalent fluid pressure design approach {Hough, pg. 249 and NAVFAC pg. 7-10-9}:

* at rest pressure coefficient - K_0 = 1 - sin (ϕ') = 0.38
* effective lateral pressure of soil - γ'_l = K_o x γ' = 26.6 pcf
* hydrostatic pressure - γ_w = 62.4 pcf
* equivalent fluid pressure with water level at the top of the grade at the wall - γ_{eo} = $\gamma'_l + \gamma_w$ = 89 pcf (say 90 pcf)
* equivalent fluid pressure with compaction induced lateral stress increase (W&F, pg 409) - γ_{eo} = 2 x K_o x γ_m = 91 pcf (say 90 pcf)
* active pressure case - K_a = [1 - sin (ϕ')] / [1 + sin (ϕ')] = 0.24
  γ_{ea} = K_a x γ_m = 29 pcf (say 30 pcf)
* passive pressure case - K_p = [1 + sin (ϕ')] / [1 - sin (ϕ')] = 4.2
  γ_{ep} = K_p x γ_m = 504 pcf (say 330 pcf with a F.S. = 1.5)

			Thoroughly Compacted ⇒⇒ Uniformly Graded & Clean Coarse Sand or Sandy Gravel Fill	Non-Plastic Silty Sand or Sandy Silt Fill	
USE:	Earth Pressure Coefficient	Static Active =	0.24	0.33	
		Static At-Rest =	0.76	1.00	
		Static Passive =	2.80	2.00	(with F.S. = 1.5)
		Static Passive =	4.20	3.00	(with F.S. = 1.0)
USE:	Equivalent Fluid Pressure	Static Active =	30 pcf		
		Static At-Rest =	90 pcf (for rigid walls)		
		Static Passive =	330 pcf (with F.S. = 1.5)	[500 pcf with (with F.S. = 1.0)]	

[For earthquakes, structural engineer may elect to use the above Static Passive case instead of the below Earthquake Lateral Load for Non-Yielding Wall movement into the soil backfill.]

USE: Simplified Model for Earthquake Lateral Load/Ft. Wall Length @ 0.6 H_{bw} above base. Loads for Non-Yielding Wall.

H_{bw} = Earth Height Behind Wall (feet)

Reduce load by 33% for Yielding Wall (active case) = (6.8 psf / foot) x H_{bw}^2 (NYS, S_{ds} = 0.25 g)

(γ_m = 120 pcf for S_{ds} value. Add to Static At Rest/ Active Pressure/Load for unsaturated backfill case) = (13.5 psf / foot) x H_{bw}^2 (NYS, S_{ds} = 0.50 g)

= (17.5 psf / foot) x H_{bw}^2 (NEern NYS, $S_{ds} \leq 0.65$ g)

[Above for Site Class C to E soils. Interpolate for other S_{ds} values.
Use 1.75 x values for walls on Class B/A rock or on rigid foundation base. (FEMA NEHRP Guidelines)]

Saturated/Liquified Soil During Earthquake = 132 pcf
(Equivalent Fluid Pressure. Add to inertial hydrodynamic pressure, not presented here.)

{For looser/denser backfills, adjust above pressures by the ratio = new density / 120 pcf or / 132 pcf (for saturated case)}

USE:	Coefficient of Friction Against Sliding (f_s)	= 0.45	(on compacted NYSDOT Item #304.12 or #304.14 gravels)
	(use lowest f_s with no underlying weaker layers)	= 0.35	(on compacted granular soil & non-plastic silt)
		= 0.20	(slab-on-grade on polyethylene on granular fill)
	[with a F.S. = 1.0]	= 0.60/0.50	(on clean, rough, & sound bedrock/smooth bedrock)
	Min. Factor of Safety Against Sliding	= 1.5	*[Rev.9-30-09]*

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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APPENDIX D

GENERAL EARTHWORK SPECIFICATION

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Barron & Associates, P.C.
GENERAL EARTHWORK SPECIFICATION

PART 1 GENERAL

1.1 SITE AND SUBSURFACE CONDITIONS

1.1.1 Overview

This specification is included as a courtesy to the clients of Barron & Associates, P.C, and addresses earthwork site preparation. Additions and modifications are necessary to create a job-specific specification. This specification may serve as a basis for the development for a technical specification under Division 2, *Site Work*.

1.1.2 Site Conditions

The site-specific conditions are described under separate cover or may be available from the OWNER.

1.1.3 Subsurface Conditions

The site-specific subsurface conditions are described under separate cover or may be available from the OWNER.

1.2 REFERENCES

American Standard for Testing and Measurement (ASTM):

ASTM C136	Method for Sieve Analysis of Fine and Coarse Aggregates
ASTM C2922	Density for Soil and Soil-Aggregate in Place by Nuclear Methods
ASTM D422	Test Method for Particle-Size Analysis of Soils
ASTM D1140	Amount of Material in Soils Finer Than the No. 200 Sieve
ASTM D1557	Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lb/ft^3)
ASTM D2216	Test Method for Laboratory Determination of Water (Moisture) Content of Soil and Rock
ASTM D2487	1990 Classification of Soils for Engineering Purposes
ASTM D4318	Test Method for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.

1.3 DEFINITIONS

1.3.1 Unacceptable Material

Soil material containing debris, wood, scrap material, vegetation, refuse, soft unsound particles, and other organic, frozen, deleterious, or objectionable materials. Contaminated soils shall be properly documented and removed or remediated on site. If necessary, remediation procedure will be defined by the OWNER.

1.3.2 Unsuitable Material

Brown, organic topsoil and underlying soft pockets of organic silt or wet, reworked silty clay.

1.3.3 Ordinary Fill

Friable soil containing no stone greater than two-thirds loose lift thickness and no unacceptable or unsuitable materials. In general, existing random fill is expected to be acceptable for reuse as ordinary fill given proper sorting, blending, drying, and controlled placement methods.

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1.3.4 Granular Fill

Ordinary fill meeting the designation of ASTM D2487 classification of GW with a maximum of 10 percent by weight passing ASTM D1140, No. 200 sieve.

1.3.5 Select Granular Fill

Clean, uncoated soil which contains no unacceptable materials and conforms to the gradation requirements defined in Table A: Select Granular Fill.

Table A: Select Granular Fill	
Sieve Size	Percent Finer by Weight
2/3 of the loose lift thickness	100
No. 10	30 - 95
No. 40	10 - 70
No. 200	0 - 15

1.3.6 Sand and Gravel

Clean, hard, durable, uncoated particle of sand and gravel, free from lumps of clay, containing no unacceptable matter, and conforming to gradation requirements of *Table B : Sand and Gravel*

Table B: Sand and Gravel	
Sieve	Percent Finer by Weight
*	100
No. 4	50 - 85
No. 10	--
No. 40	10 - 35
No. 100	--
No. 200	0 - 8

* Job-Specific. To be determined by the ENGINEER

1.3.7 Crushed Stone

Clean, durable, sharp-angled fragments of rock or crushed gravel stone of uniform quality, containing no unacceptable matter, free from coatings, and conforming to gradation requirements of *Table C: Crushed Stone*

Table C: Crushed Stone		
	Percent Passing	
Sieve Size	¾-inch Stone	1 ¼-inch Stone
1 ½-inch	__	100
1 ¼-inch	__	85-100
1- inch	100	__
¾-inch	90-100	10-40
5/8-inch	__	__
½-inch	10-50	0-8
3/8-inch	0-20	__
#4	0-5	__

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1.3.8 Flowable Fill

Also known as Controlled Low Strength Material – Controlled Density Fill (CLSM-CDF), this material is available under a variety of producer names (e.g., K-Krete©, M-Crete, Flash Fill©, Flowable Mortar, Unshrinkable Fill, etc.). This non-settling backfill mixture is most commonly used for its flowable characteristics, its support strength under traffic loads, and its removability at a later date. The material may be produced on-site or off-site. In either case, the producer of such materials and the product must meet certain certification criteria. Such information is beyond the scope of this specification and will be considered on a site-specific basis.

Flowable fill may be acceptable for use as a backfill for utility trenches of other low-lying areas which require a compacted granular fill. Its use and warranty of performance is left to the CONTRACTOR in such applications.

The use of flowable fill under load-bearing structural components in place of properly placed and compacted granular fill is NOT common and is questionable. The localized use of such material may have profound affects on the performance of a foundation system. Site-specific conditions and the extent of anticipated use of flowable fill must be examined by geotechnical engineer. Cost of such consultation shall be borne by the CONTRACTOR unless specifically directed by the OWNER to seek such consultation. Without such consultation, warranty of performance for such use is left to the CONTRACTOR.

1.4 SUBMITTALS

The following submittals shall be provided in accordance with approved submittals procedures.

1. Fill Source: Provide name and source locations of fill material.

2. Field Test Reports: Field tests will be performed by OWNER's Representative as needed. CONTRACTOR may be required to perform such tests on proposed off-site fill materials.
a. Fill material grain size analyses per ASTM C136, D422, D1140, D2487
b. Moisture/Density test results per ASTM D2216
c. Liquid limit, plastic limit, and plasticity index per ASTM D4318
d. Compaction/Density test results per ASTM C2922 and D1557

3. Sample: Geotextile fabric

PART 2 PRODUCTS

Geotextile Fabric: Mirafi 600X or equal. (Also referred to as synthetic fabric).

PART 3 EXECUTION

3.1 PROTECTION

3.1.1 General

Manner of excavation shall minimize disturbance of underlying natural ground. If deemed necessary by the Engineer, alter construction procedures to reduce subgrade disturbance. Excavate areas which have been excessively disturbed to firm ground and backfill with properly compacted granular fill.

3.1.2 Roads and Walks

Keep roads and walks free of dirt and debris at all times.

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3.1.3 Trees, Shrubs, and Existing Facilities

Protect from any damage all vegetation and facilities identified to remain.

3.1.4 Utility Lines

Locate all utilities within the area of disturbance prior to the start of work. Show locations on initial plans. Protect utility lines from damage. Notify the ENGINEER immediately of damage to or an encounter with an unknown utility. Damage to utility lines are to be repaired by the CONTRACTOR at no additional cost. The CONTRACTOR shall have underground utility owners stake out utility locations prior to the start of clearing and excavation operations.

3.2 VERIFICATION OF CONDITIONS/PROOF-ROLLING

Prior to placement of the initial layer of fill over the natural ground, proof-roll the exposed natural ground above the groundwater table elevation by making two passes with a fully-loaded ten-wheel truck. Excavate unstable areas detected by this process and replace with compacted granular fill.

3.3 PREPARATION

3.3.1 Surface Preparation

Within the site limits indicated on the drawings, excavate all unsuitable material to firm natural ground in the manner specified herein. Follow a construction procedure which permits visual identification of firm natural ground. In the even that groundwater is encountered, the ENGINEER may require that the size of the open excavation be limited to that which can be handled by open pumping to allow visual inspection of the excavation bottom and the performance of backfill operations to be conducted in a dry state.

Excavation of unsuitable material shall be limited to the greater of the following:

- A distance of 5 feet beyond building lines or
- The area defined by a one-horizontal to one-vertical line sloping down from the outside bottom edge of exterior footings to firm natural ground.

3.4 PLACEMENT AND COMPACTION

3.4.1 General

Place fill in accordance with *Table D: Compaction Alternatives*. These alternatives are provided as minimum compaction
standards only and in no way relieve the CONTRACTOR of his obligation to achieve any specified degree of compaction by whatever means may be necessary.

Grade to provide positive drainage and a smooth surface which will readily shed water. To the extent practicable, compact each layer to the specified density on the same day placed. Place fill in horizontal layers. Where horizontal layers meet a natural slope, key layer into slope by cutting a bench.

Fill that is too wet for proper compaction: Disc, harrow, or otherwise dry to proper moisture content for compaction to the required density.

Fill that is too dry for proper compaction: Uniformly apply water over the surface of the loose layer in sufficient quantity to allow compaction to the required density.

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Table D: Compaction Alternatives					
Compaction Method	Max. Stone Size	Maximum Loose Lift Thickness (inches)		Maximum Number of Passes	
		Below Structure and Pavements	Less Critical Areas	Below Structure and Pavements	Less Critical Areas
Hand operated vibratory plate of light roller in confined areas	3	4	4	4	4
Hand operated vibratory drum rollers weighing at least 1,000 pounds in confined areas	4	6	8	4	4
Loaded 10-wheel truck or D-8 crawler	6	10	12	4	2
Light vibratory drum roller; Min. weight at drum 8,000lbs; Min. dynamic force 10,000lbs.	8	12	12	6	2
Minimum vibratory drum; Min. weight at drum 10,000lbs; Min. dynamic force 20,000lbs.	8	18	18	6	4

3.4.2 Dewatering

Provide adequate pumping and drainage facilities to keep excavated areas sufficiently dry of groundwater and surface run-off. Dewatering shall avoid adversely affection construction procedures or causing excessive disturbance of underlying natural ground. Drain all pumped water in such a manner as to avoid damage to adjacent property.

If requested by the ENGINEER, place a 6-inch to 12-inch layer of sand and gravel or crushed stone over the natural underlying soil to stabilize area which have been disturbed due to groundwater seepage pressures and to expedite dewatering operations. Particular attention shall be given areas under proposed foundations.

3.5 FIELD QUALITY CONTROL

3.5.1 Compaction Requirements

Allow the ENGINEER sufficient time to make necessary observations and tests. Base the degree of compaction on maximum dry density as determined by ASTM D1557. The minimum degree of compaction for placed fill shall be as indicated *in Table E: Compaction Requirements.*

Table E: Compaction Requirements	
Area	Minimum Degree of Compaction (%)
Below foundation	95
Pavement and building subbase and base courses	95
Below building slab base course and above bottom of foundation	92
Below pavement subbase and base courses	90
Trench backfill outside of building	90
Trench backfill inside of building	Refer to one of the above-listed categories
Ordinary fill within 5 feet of grade	90
Vegetated areas below 5 feet of grade	85

3.5.2 Testing

Site work should be monitored and tested by geotechnical ENGINEER or his representative and in accordance with requirements of the design team to assure compliance with earthwork and foundation construction specifications.

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The owner will retain a geotechnical ENGINEER or his representative to perform on-site observations and testing during this phase of construction operations. The geotechnical ENGINEER or his representative will:

- Observe excavation and dewatering of building and controlled fill areas;
- Observe backfill and compaction within building and controlled fill areas;
- Laboratory test and analyze fill material; and
- Observe construction – and performing water content, gradation, and compaction tests.

On a timely basis, the CONTRACTOR will receive copies of test results submitted to the OWNER. In addition, during construction the geotechnical ENGINEER will advise the OWNER and CONTRACTOR in writing of conditions which fail to conform to the Contract Documents. The CONTRACTOR shall take immediate action to remedy indicated deficiencies.

The geotechnical ENGINEER or his representative will not supervise or direct the actual work of the CONTRACTOR or employees and representatives of the CONTRACTOR. The presence of, observations by, and testing performed by the geotechnical ENGINEER or his representatives shall not excuse the CONTRACTOR from defects discovered in the work.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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APPENDIX E

LIMITATIONS

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

LIMITATIONS

1. This report is based on the data that was obtained from the subsurface explorations and on the information submitted to the geotechnical engineer. A geotechnical engineer, who is experienced in foundation construction and earthwork, should be engaged to review the final design and specifications in order to determine whether any change in concept may have any effect on the validity of the conclusions presented herein, and whether these conclusions have, in fact, been implemented in the design and specifications.

2. The subsurface conditions, including thickness, between the exploration locations are approximate and simplified representations of the strata and transitions. There is the possibility that variations in soil and rock conditions and boundaries will be encountered during construction. In order to permit correlation between the exploratory soil data and the actual soil conditions encountered during construction and so as to assess conformance with the plans and specifications as originally contemplated, it is recommended that a geotechnical engineer, who is experienced in foundation construction and earthwork monitoring, should be retained to perform continuous construction review during the site preparation and foundation construction operations.

3. The subsurface exploration logs and subsurface conditions may aid in estimating material quality and quantities, such as topsoil/organic matter, fills, natural soils, and rock, but are not to be relied upon as the exclusive means for bid preparation purposes. It is the responsibility of the contractor to perform any additional site examinations and explorations and to prepare an accurate bid.

4. Disclaimers:

   a. In the event that any changes in the nature, design or location of the structure are planned, the conclusions that are contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified in writing.

   b. The geotechnical engineering report has been prepared for this project by Barron & Associates, P.C. This report is for assistance in design only and is not a sufficient basis on which to prepare an accurate bid.

   c. This report has been prepared for the exclusive use of Mr. Joseph Rubino and his designated design representatives, for specific application to the rezoning of a parcel to be developed as a residential subdivision at 1789 Dodge Road the Town of Amherst, Erie County, New York and in accordance with generally accepted geotechnical engineering practice. No other warranty, expressed or implied, is made.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Full Environmental Assessment Form
Part 1 - Project and Setting

Prepared By: Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Residential Subdivision		
Project Location (describe, and attach a general location map): 1789 Dodge Road - Town of Amherst - Erie County		
Brief Description of Proposed Action (include purpose or need): The proposed project ("action") consists of a rezoning of approximately 6.7 acres of land at 1789 Dodge Road ("Project Site") from Suburban Agriculture ("S-A") to Residential District Three ("R-3") to accommodate a proposed 18 lot residential subdivision (17 homes) along with all related site improvements. A copy of the Sketch Plan [Drawing C-100] depicting the layout of the proposed residential subdivision as prepared by Carmina Wood Morris DPC is attached to the Rezoning Application. The proposed action has been defined broadly to include all required discretionary approvals and permits as well as all proposed site improvements including proposed detached single family homes, a public roadway, a roadway connection onto Dodge Road, driveways, lighting, an on-site storm water management system, and all required utility improvements. The project purpose is to develop the Project Site for Single Family Residential Use per the recommended land use in Figure 6 of the Town's adopted Comprehensive Plan. The Project Sponsor believes the project will not result in any potentially significant adverse environmental impacts and that the issuance of a negative declaration by the designated lead agency [anticipated to be the Amherst Town Board] is both appropriate and justified.		
Name of Applicant/Sponsor: Joe Rubino c/o Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC	Telephone: 716.510-4338 E-Mail: shopkins@hsr-legal.com	
Address: 5500 Main Street, Suite 343		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Project Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Rezoning and Public Improvement Permits	December 28, 2020
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Preliminary Plat and Final Plat Approval	To be determined
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Engineering Dept. - Stormwater Permit; Building Dept. - Demolition Permit and Building Permits	To be Determined
e. County agencies ☑Yes ☐No	ECDPW - Highway Work Permit; ECWA - Water; ECHD - Sewer and Water	To be Determined
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES Permit and DSCA Approval, wetlands	To be Determined
h. Federal agencies ☑Yes ☐No	USACOE - wetlands	

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐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?) ☑Yes ☐No

If Yes, identify the plan(s): [Note: The proposed action will not have any adverse impacts on the West Erie Canal Corridor.]

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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
Suburban Agriculture District ("SA")

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? Residential District Three ("R-3")

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

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

d. What parks serve the project site?
There are various Town parks that will be accessible to the future residents of the proposed residential subdivision.

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)? Residential subdivision consisting of detached single-family homes on individual lots with public roadway.

b. a. Total acreage of the site of the proposed action? 6.7 acres
b. Total acreage to be physically disturbed? 4 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.7 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? 18
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 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	17			
At completion of all phases	17			

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

If Yes,

i. Total number of structures _____

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

iii. Approximate extent of building space to be heated or cooled: _____ 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: _____

ii. If a water impoundment, the principal source of the water: ☑ Ground water ☐ Surface water streams ☐ Other specify: _____

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: 0.7 +/- acres

v. Dimensions of the proposed dam or impounding structure: N/A height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

impoundment is an excavation, does not require a dam

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): There is a small wetland with a size of 0.054 acres located on eastern portion of the Project Site and 436.3 ft. of linear ft. of a jurisdictional ditch per the wetland delineation of the Project Site conducted by Earth Dimensions, Inc. dated December 21, 2020. The small wetland area is subject to federal jurisdiction and also potentially subject to NYSDEC jurisdiction.

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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:
The subdivision has been designed to avoid any impacts to the small wetland with a size of 0.054 acres located on the Project Site.

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: 7,480 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: ECWA
- 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:
  new public water main will be installed along the new public road to serve the proposed residential lots.
- Source(s) of supply for the district: ECWA

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:
N/A

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 7,480 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: Town of Amherst Waste Water Treatment Plant on Tonawanda Creek Road.
- Name of district: Town of Amherst Consolidated Sanitary Sewer 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

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- 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:

New public sewer main will be installed along the new public road to serve the proposed residential lots.

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):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

None

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 1 +/- acres (impervious surface)

_____ Square feet or 6.7 acres (parcel size)

ii. Describe types of new point sources. roadway, roofs, driveways

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)?

storm water will be directed to a proposed storm water management area and will discharge to the existing ditch on the east side of 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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: _____

typical usage for a single family subdivision

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

National Grid

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: 7am - 7pm
- Saturday: 7am - 7pm
- Sunday: none
- Holidays: none

ii. During Operations:

- Monday - Friday: Not Applicable
- Saturday: _____
- Sunday: _____
- Holidays: _____

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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:

Construction activities in furtherance of the construction of the proposed residential subdivision will result in temporary unavoidable adverse noise impacts during daytime hours. The project will not result in any long-term adverse noise impacts.

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:

There will be lighting provided within the public right-of-way per Town's standards for a residential street.

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: 1 tons per month (unit of time)
- Operation : typical residential tons per month (unit of time)

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

- Construction: contractor may recycle wood or metal that their discretion
- Operation: will follow Town of Amherst recycling program

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

- Construction: approved NYSDEC C&D facility
- Operation: approved NYSDEC facility via municipal collection

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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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.3	1.0	+0.7
• Forested	1.9	1.5	-0.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.446	1.7	-1.746
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.054	0.054	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn	1.0	2.446	+1.446

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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:

_____
_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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):

_____
_____

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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 ft. 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:

Elnora loamy fine sand	53 %
Wayland soils complex	28 %
Cheektowaga fine sandy loam	19 %

d. What is the average depth to the water table on the project site? Average: 5 feet

e. Drainage status of project site soils:
☐ Well Drained: ____% of site
☑ Moderately Well Drained: 53 % of site
☑ Poorly Drained 47 % 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 837-47 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland, Federal Waters, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) CC-15

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:
Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life

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: _____

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m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban speices

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):

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:

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:

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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 fives 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 Joe Rubino Date December 28, 2020

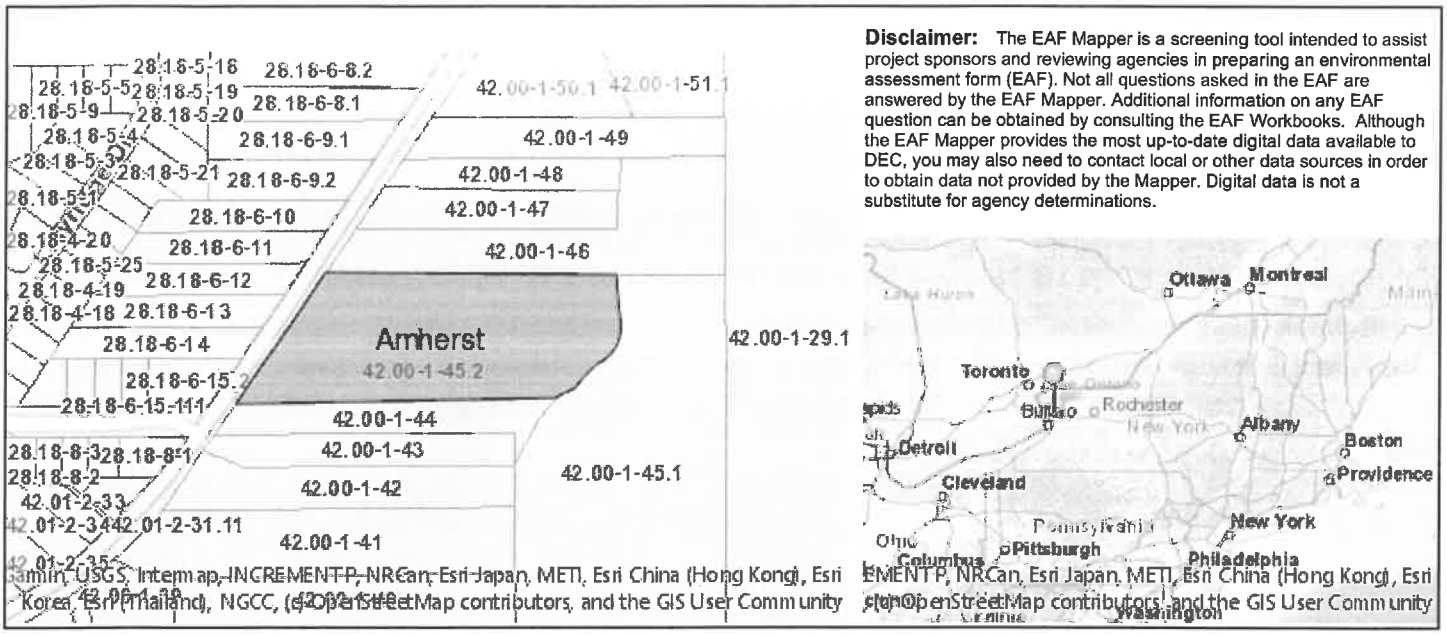
Signature _____ Title Counsel for Project Sponsor

PRINT FORM

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

EAF Mapper Summary Report

Monday, December 21, 2020 3:37 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
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.iv [Surface Water Features - Stream Name]	837-47
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):182.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	CC-15

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E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ransom Creek, Lower, and tribs – Pathogens;D.O./Oxygen Demand – Recreation;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
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]	No
E.3.i. [Designated River Corridor]	No

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Wayland Soils Complex	Severe	Severe	Severe	Severe	Severe
Cheektowaga Fine Sandy Loam	Severe	Severe	Severe	Severe	Severe
Elnora Loamy Fine Sand	Severe	Moderate	Severe	Moderate	Moderate

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

_____ Geotechnical report attached _____ Not applicable

[Note: Geotechnical Report has been ordered from Barron & Associates and three copies will be submitted prior the public hearing to be held by the Planning Board.]

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ■ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☐ Yes ■ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? ☐ Yes ■ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:

Not Applicable.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ■ No Describe
Proposed residential subdivision at 1696, 1701 and 1721 Dodge Road.

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per peak hour upon completion of project 17
Source: ITE Trip Generation Report

8. Will blasting occur during construction? ☐ Yes ■ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ■ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
7,480 gpd average flow 29,920 gpd peak flow.

(Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

11. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? ☐ Yes ■ No

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Wetland and Waterbodies Delineation Report

for

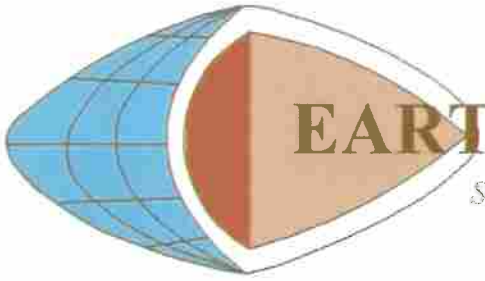
1789 DODGE ROAD

Town of Amherst

Erie County, New York

for

Joe Rubino



EARTH DIMENSIONS, INC.

Soils Investigations • Wetland Delineations

December 21, 2020
EDI Project Code: **W20J20a**

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

REPORT SUMMARIZING THE RESULTS OF A WETLAND DELINEATION SURVEY OF

1789 DODGE ROAD

Prepared for Submission to:

U.S. ARMY CORPS OF ENGINEERS
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207

AND

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
270 MICHIGAN AVENUE
BUFFALO, NEW YORK 14203

Prepared By:

EARTH DIMENSIONS, INC.
1091 JAMISON ROAD
ELMA, NEW YORK 14059

Prepared For:

JOE RUBINO
HOWARD HANNA OFFICE
4562 SHERIDAN DRIVE
WILLIAMSVILLE, NEW YORK 14221

REPORT DATE: December 21, 2020

EDI PROJECT CODE: W20J20a

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

PROJECT INFORMATION

Project Name	1789 Dodge Road
Street Address	1789 Dodge Road
SBL Number	42.00-1-45.2
Town	Clarence Center
County	Erie
State	New York
Latitude/Longitude (NAD83)	43.02971°N, 78.72732°W
Investigation Area	6.71± Acres
USGS 7.5 Minute Topographical Map	Clarence Center Quadrangle
Waterway	tributary to Ransom Creek
Hydrologic Unit Code	04120104
Date of Delineation	November 23, 2020
Consultant	Earth Dimensions, Inc. 1091 Jamison Road Elma, New York 14059
Point of Contact	Scott Livingstone (716) 655-1717 slivingstone@earthdimensions.com
Engineer	NA
Property Owner	Joe Rubino
Authority	Section 404, Article 24
Permit/Letter Being Requested	Jurisdictional Determination

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Appendix A - Figures

Figure 1: USGS 7.5 Minute Topographical Map

Figure 2: National Wetlands Inventory Map

Figure 3: NRCS Erie County Soil Survey Map

Figure 4: NYSDEC Environmental Resource Mapper

Figure 5: General Vegetation Map

Figure 6: Wetland Delineation Map

Figure 7: Drainage Map

Figure 8: Site Aerial Photograph

Appendix B – Data Sheets

Appendix C - Site Photographs

Appendix D - References

Appendix E - Wetland Investigation Personnel

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EXECUTIVE SUMMARY

Joe Rubino has proposed the development of a 6.71± acre parcel located along the east side of Dodge Road in the Town of Amherst, County of Erie, and State of New York. Joe Rubino has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation report that would allow the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYSDEC) to determine their jurisdictional authority over the investigation area, pursuant to Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

A preliminary review of available information pertaining to vegetation, soils, and hydrology in the project area was implemented prior to conducting a field investigation at the site. Sources of information included the United States Geological Survey (USGS), Natural Resources Conservation Service (NRCS), National Wetland Inventory (NWI), and NYSDEC Freshwater Wetland maps. The USGS, NRCS and NWI maps indicate the potential for wetlands under federal jurisdiction. The NYSDEC map indicates the potential for wetland under state jurisdiction.

EDI applied methodology specified by the Corps of Engineers Wetlands Delineation Manual (January 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region Version 2.0 (January 2012) to perform a delineation of Federal jurisdictional wetlands within the site. EDI identified one (1) wetland area totaling 0.054± acre within the investigation area. A tributary to Ransom Creek flows along the eastern limits of the investigation area. The identification number of the wetland, its acreage and boundary flags are as follows:

TABLE 1: WETLAND SUMMARY

Wetland Identification #	Geographic Center (NAD83)		Boundary Flag #	Total Acreage On-site	Wetland Type (Cowardin)	Wetland Type (Reschke)	Jurisdictional Determination
	Latitude	Longitude					
Wetland 1	43.02960	78.72558	W1-1 through W1-7	0.054±	R4SBC	Riverine	Jurisdictional
Total Wetland Acreage:				0.054±			

TABLE 2: STREAM & DRAINAGE SUMMARY

Stream Identification #	Waterway	DEC Class	Linear Feet On-site	Highwater Width (Ft)	Flow Regime	Substrate	Classification (Cowardin)	Jurisdictional Determinatio
Stream 1	UNT to Ransom Creek/ Town of Amherst Ditch 26B	C	436.3 feet	20 to 25	Intermittent	Organic, silt	R4SB6	Jurisdictional

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SECTION I: INTRODUCTION

Joe Rubino has proposed the development of a 6.71± acre parcel on the east side of Dodge Road in the Town of Amherst, County of Erie, and State of New York. The project has been given the name 1789 Dodge Road and is located on USGS 7.5 minute quadrangle map indexed as Clarence Center/2002 DeLorme (Figure 1). The field work was completed on November 23, 2020 using a hand held Garmin GPSmap 62s to locate wetland and drainage boundaries.

Howard Hanna has retained Earth Dimensions, Inc. (EDI) to complete a wetland delineation study at this site. The investigation was designed to facilitate a determination of the extent of USACE and NYSDEC jurisdiction over the project area pursuant to Section 404 of the Clean Water Act and Articles 15 (Protection of Waters) and 24 (Freshwater Wetlands) of the New York State Environmental Conservation Law.

EDI has performed a wetland delineation study at the site under guidelines specified by the *Corps of Engineers Wetlands Delineation Manual*, dated January 1987 (referred to hereafter as the Corps Manual) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region version 2.0* (January 2012) (referred to hereafter as the Northcentral and Northeast Regional Supplement). The purpose of this report is to present EDI's methods, results, conclusions and recommendations with respect to the 1789 Dodge Road project site.

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SECTION II: SITE DESCRIPTION

The 1789 Dodge Road project area is comprised of a 6.71± acre irregular shaped investigation area on the east side of Dodge Road which is outlined on Figure 1 and depicted on the Wetland Delineation Map included in Appendix A (Figure 6).

The natural topography of the 1789 Dodge Road site is flat to gently sloping. The uplands within the investigation area consisted of successional northern hardwoods and mown lawn communities. The wetland area was found to consist of a shallow emergent marsh community. The vegetative communities of the investigation area are described according to *Ecological Communities of New York State* (Edinger et al. 2014).

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SECTION III: PRELIMINARY DATA REVIEW

A. SUMMARY OF FINDINGS

Several sources of information may be reviewed to facilitate the completion of a wetland delineation study. In some cases it is even possible to make a preliminary office wetland determination based upon available vegetation, soils, and hydrologic information for a project area. EDI completed a preliminary review of several data sources at the onset of this study. The results of the review are summarized as follows:

1. USGS 7.5 MINUTE TOPOGRAPHICAL MAP

Figure 1 depicts the 1789 Dodge Road project site on the Clarence Center/2002 DeLorme quadrangle map. The figure depicts the flat to gently sloping topography of the site. A tributary to Ransom Creek is depicted along the eastern limits of the investigation area.

2. USFWS NATIONAL WETLANDS INVENTORY MAP

The National Wetlands Inventory (NWI) map obtained from the USFWS Wetland Mapper http://www.fws.gov/wetlands/Data/Mapper.html displays two (2) streams, R4SBCx and R4SBC within the investigation area. The streams can be decoded as:

[R] Riverine, [4] Intermittent, [SB] Stream Bed, [C] Seasonally flooded, [x] excavated; and

[R] Riverine, [4] Intermittent, [SB] Stream Bed, [C] Seasonally flooded

3. NATURAL RESOURCES CONSERVATION SERVICE SOILS MAP

Figure 3 presents the project area outlined on a copy of the Erie County Soil Survey map from the National Cooperative Soil Survey. As shown on that figure, the site has the following soil types:

Soil Conservation Service Legend

Map Unit Symbol	Map Unit Name	Hydric Soil/Inclusions?
Ch	Cheektowaga fine sandy loam	Hydric Soil
ElB	Elnora loamy fine sand, 3 to 8 percent slopes	Inclusions Unlikely
Wd	Wayland soils complex, 0 to 3 percent slopes	Hydric Soil

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Cheektowaga: The Cheektowaga series consists of very deep, poorly drained and very poorly drained soils formed in sandy deposits overlying clayey lacustrine sediments. They are nearly level soils on lake plains. Permeability is rapid in the surface and sandy subsoil, and slow or very slow in the substratum. Mean annual temperature is 48 degrees F., and mean annual precipitation is 40 inches.

Elnora: The Elnora series consists of very deep, moderately well drained soils formed in sandy glacial lake, eolian, and deltaic sediments. They are primarily on beach ridges and relict longshore bars on lake plains. Permeability is rapid. Slopes range from 0 to 8 percent. The mean annual temperature is 49 degrees F, and mean annual precipitation is 37 inches.

Wayland: The Wayland series consists of very deep, poorly drained and very poorly drained, nearly level soils formed in recent alluvium. These soils are in low areas or slackwater areas on flood plains. Saturated hydraulic conductivity is moderately high or high in the mineral soil. Slope ranges from 0 through 3 percent. Mean annual temperature is about 8 degrees C (46 degrees F) and mean annual precipitation is about 1080 mm (42.5 in).

The U.S. Department of Agriculture's National Technical Committee for Hydric Soils Criteria has developed a list of soils that often display hydric soil characteristics. Hydric soil typically forms in places of the landscape where surface water periodically collects for some time and/or where groundwater discharges sufficient to create waterlogged or anaerobic soils. Such anaerobic soils can support the growth and survival of hydrophytic vegetation that is tolerant of such conditions. Wayland and Cheektowaga are hydric soils and therefore may support wetland vegetation. Wetland hydrologic conditions, hydric soils, and hydrophytic vegetation are the three criteria of a wetland.

4. NYSDEC Freshwater Wetlands Map

The NYSDEC Freshwater Wetlands map obtained from the online NYSDEC Environmental Resource Mapper displays state jurisdictional Freshwater Wetland CC-15 within and adjacent to the investigation area pertaining primarily to the Ransom Creek floodplain.

B. RESULTS OF AGENCY INFORMATION REVIEW

The preliminary data review revealed that the Corps may have jurisdiction over wetlands at the project location. The evidence consisted of potential federally regulated wetlands on the NWI map (Figure 2) and hydric soils and soils with possible inclusions depicted within the project area as shown on the NRCS map (Figure 3). The preliminary data review indicated that NYSDEC may have jurisdiction

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SECTION IV: FIELD INVESTIGATION PROCEDURES

WETLANDS:

Step 1

EDI applied methodology specified by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region to perform a delineation of Federal jurisdictional wetlands within the site. EDI used the Level 2 Routine Determination method (on-site inspection necessary) since insufficient information was available for making a determination for the entire project area. This methodology is consistent with Part IV, Section D of the Corps Manual.

Step 2

EDI's initial evaluation of the project area revealed that no atypical situations existed. If an atypical situation had existed, EDI would have used methodology outlined in Part IV, Section F of the Corps manual and/or Section 5 of the Northcentral and Northeast Supplement.

Step 3

EDI made the determination that normal environmental conditions were present, as the area was not lacking hydrophytic vegetation or hydrologic indicators due to annual, seasonal or long-term fluctuations in precipitation, surface water, or groundwater levels. The Northcentral and Northeast Supplement defines the growing season as beginning when one of the following indicators of biological activity are evident in a given year: (1) above-ground growth and development of vascular plants and/or (2) soil temperature measured at 12" below ground surface reaches 41°F. The end of the growing season is defined as the point at which deciduous species lose their leaves or the last herbaceous plants cease flowering and their leaves become dry or brown, whichever comes latest.

Step 4

In order to accurately identify the limits of various vegetative communities and extent of wetlands on-site, a routine determination method was used. As depicted in Appendix A and included in Appendix B, two (2) data points were used to characterize the site.

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Step 5

The plant community inhabiting each observation point was characterized in accordance with methods specified in the Northcentral and Northeast Regional Supplement. Dominant plant species were identified within four vegetative strata (i.e. herb, sapling/shrub, tree and liana (woody vines) at each sampling point. The Northcentral and Northeast Regional Supplement defines the vegetative strata in the following manner:

Herb – A non-woody individual of a macrophytic species. Seedlings of woody plants (including vines) that are less than 3.28 feet in height are considered to be herbs.

Sapling/Shrub – A layer of vegetation composed of woody plants < 3.0 inches in diameter at breast height but greater than 3.28 feet in height, exclusive of woody vines.

Tree – A woody plant > 3.0 inches in diameter at breast height, regardless of height (exclusive of woody vines)

Liana – A layer of vegetation in forested plant communities that consist of woody vines greater than 3.28 feet in height.

As outlined in the manual, the quadrant sizes used for the vegetative strata were (i) a 3.28-foot radius for herbs; (ii) a ten-foot radius for saplings/shrubs and woody vines; and (iii) a 30-foot radius for trees. Dominant plant species were estimated using aerial coverage methods. Dominant species are defined in the Corps Manual as the most abundant plant species that when ranked in descending order of abundance and cumulatively totaled immediately exceed 50 percent of the total dominance measure for the stratum, plus any additional species comprising 20 percent or more of the total dominance measure.

The wetland indicator status (OBL, FACW, FAC, FACU, or UPL) listed for each identified species by the U.S. Fish and Wildlife Service in the National List of Plant Species that Occur in Wetlands: Northeast (Region 1) was recorded. The U.S. Fish and Wildlife wetland indicator status listings are defined as follows:

OBL – Plants that occur almost always (estimated probability >99 percent) in wetlands under natural conditions, but which may also occur rarely (estimated probability < 1 percent) in nonwetlands.

FACW – Plants that occur usually (estimated probability >67 percent to 99 percent) in wetlands, but also occur (estimated probability 1 percent to 33 percent) in nonwetlands.

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FAC – Plants with a similar likelihood (estimated probability 33 percent to 67 percent) of occurring in both wetlands and nonwetlands.

FACU – Plants that occur sometimes (estimated probability 1 percent to <33 percent) in wetlands, but occur more often (estimated probability >67 percent to 99 percent) in nonwetlands.

UPL – Plants that occur rarely (estimated probability < 1 percent) in wetlands, but occur almost always (estimated probability >99 percent) in nonwetlands under natural conditions.

The plant community data was summarized on the data forms provided in the Northcentral and Northeast Regional Supplement included in this report as Appendix B.

Step 6

Plant data from each observation point were tested against the hydrophytic vegetation criterion specified in the Corps Manual and Northcentral and Northeast Regional Supplement. The Northcentral and Northeast Regional Supplement identifies a four-tiered approach for making a determination of whether or not the hydrophytic vegetation criteria is met for a sample plot. Indicator 1 (Rapid Test for Hydrophytic Vegetation) was first applied to determine if all dominant species across all strata are rated OBL and/or FACW. If Indicator 1 did not meet the hydrophytic vegetation criteria, Indicator 2 was then applied (dominance test); if greater than 50% of all plant species across all strata were rated OBL, FACW, or FAC, the hydrophytic vegetation criteria was considered met. In rare cases, when Indicators 1 and 2 did not meet the hydrophytic vegetation criteria but soils and hydrology criteria were met, Indicators 3 (Prevalence Index) and 4 (Morphological Adaptations) were used to make a final determination. All observation points that met the hydrophytic vegetation criterion were considered potential wetlands. Soils were then characterized.

Step 7

The Corps Manual specifies that soils need not be characterized (and are assumed hydric soils) at sampling points meeting the hydrophytic vegetation criterion if: (i) all dominant plant species have an indicator status of OBL, or (ii) all dominant species have an indicator status of OBL and/or FACW, and the wetland boundary is abrupt (at least one dominant OBL species must be present). All observation points sampled during this field investigation were examined directly for soil and hydrologic characteristics.

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Step 8

At observation points requiring a soil evaluation, soil borings were performed by an EDI Soil Scientist using methods specified in the Northcentral and Northeast Regional Supplement. Soil pits were dug using a tile spade. Testpits were generally dug to a depth of 20 inches below ground surface. Soils were examined for any of the hydric soil indicators, as outlined in the Field Indicators of Hydric Soils in the United States. A determination was made as to whether or not the hydric soil criterion was met. Soils data was recorded on the data forms included in Appendix B of this report.

Step 9

EDI's Soil Scientist examined hydrologic indicators using methods specified by the Northcentral and Northeast Regional Supplement at each observation point. The wetland hydrology criterion was met if: (i) one or more primary field indicators was materially present, (ii) available hydrologic records provided necessary evidence, or (iii) two or more secondary indicators were present. Results were recorded on data forms taken from the Corps Manual and are included in this report as Appendix B.

Step 10

A wetland determination was made for every observation point. If a sample plot met the hydrophytic vegetation, hydric soil, and wetland hydrology criteria, the area was considered to be wetland.

Step 11

Based on the results of the transected data, wetland boundaries were established for each identified wetland using survey ribbon labeled "wetland delineation" and numbered consecutively along each wetland boundary. As outlined in the Corps Manual, the placement of flags was based on the limits of areas where all three parameters were met. Wetland flags were labeled W1-1 through W1-7.

STREAMS & DRAINAGES:

The federally regulated Ordinary High Water (OHW) mark of streams within the Project area were delineated utilizing the definitional criteria as presented in Title 33, Code of Federal Regulations, Part 328, and the USACE Regulatory Guidance Letter 05-05 – Guidance on Ordinary

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High Water Mark Identification. Each stream is categorized in regard to its flow regime as perennial, intermittent, or ephemeral, as defined by the USACE. The Ordinary High Water (OHW) mark for each stream is surveyed using the handheld Garmin GPSmap 62s. Each stream is assigned a letter designation, and survey points are numbered consecutively. Substrate characteristics and water depth are noted. Streams classified as AA, A, B, C, C(t), C(ts) and D in the State of New York are regulated by NYSDEC under Article 15 Use and Protection of Waters. Streams are given classifications which designate the level of protection afforded to each waterbody. Class AA and A are assigned to sources of drinking water. Class B streams are best suited for swimming and other contact recreation, but not drinking water. Class C streams identify waters that support fishing and non-contact activities. A classification with (t) designated a stream with the potential to support trout populations. A classification of (ts) identifies waters that may support trout spawning. Class D waters are the lowest classification, and are often highly imperiled.

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SECTION V: RESULTS AND CONCLUSIONS

Earth Dimensions, Inc. (EDI) has completed a wetland delineation study at the 1789 Dodge Road site located in the Town of Amherst, County of Erie, and State of New York. A field investigation was conducted by a Soil Scientist and a Wetland Ecologist from EDI. The wetland delineation study identified one (1) wetland totaling 0.054 ± acre present within the 1789 Dodge Road site. In addition, a 436.3 foot portion of a tributary to Ransom Creek/ Town of Amherst Ditch 26B, a Class C stream, was identified. No waterbodies were identified within the investigation area.

Figure 5 depicts the vegetative communities as they existed at the time of the investigation. The uplands within the investigation area were comprised of successional northern hardwoods and mown lawn communities. The wetland area was found to consist of a shallow emergent marsh community. The vegetative communities of the investigation area are described according to Ecological Communities of New York State (Edinger et al. 2014).

The successional northern hardwood community was dominated by the following species: box elder (*Acer negundo),* black willow (*Salix nigra),* common red raspberry (*Rubus idaeus),* multiflora rose (*Rosa multiflora),* dame's rocket (*Hesperis matronalis),* garlic mustard (*Aliaria petiolata),* white snake root (*Ageratina altissima),* orchard grass (*Dactylis glomerata),* enchanter's nightshade (*Circea lutetiana)* and sticky willy (*Galium aparine).*

The mown lawn (with some trees) community was dominated by the following species: red pine (*Pinus resinosa),* quaking aspen (*Populus tremuloides),* Kentucky bluegrass (*Poa pratensis*), pussy willow (*Salix discolor),* common dandelion (*Taraxacum officinale*), heal all (*Prunella vulgaris*), spreading bentgrass (*Agrostis stolonifera),* tall buttercup (*Ranunculus acris),* tatarian honeysuckle (*Lonicera tatarica*), red clover (*Trifolium pratensis),* ground ivy (*Glechoma hederacea)* and orchard grass (*Dactylis glomerata).*

Wetland W1 is a 0.054± acre shallow emergent marsh. No data was collected. It is EDI's professional opinion that Wetland W1/Stream 1 is Federally jurisdictional under the Navigable Waters Protection Rule since it is a perennial stream.

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Stream 1 is identified as a Tributary to Ransom Creek/ Town of Amherst Ditch 26B and flows north along the eastern limits of the site and ultimately empties into Ransom Creek. This intermittent channel is identified as a Class C stream by NYSDEC standards. The substrate consists of silt and gravel, with emergent vegetation along the banks. Within the project area, stream 1 is approximately 20-25 feet wide (30 feet at top of bank) with an average water depth of 6-24 inches.

A map which depicts the site boundaries and the location of all observation points established during the field survey is included as Figure 6 in Appendix A of this report. Data forms are included as Appendix B. Appendix C includes representative photographs of the project area. Appendix D notes the references used during the preparation of this report and during the field investigation. Appendix E provides the names, addresses and phone numbers of the survey personnel involved in the wetland delineation study.

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SECTION VI: RECOMMENDATIONS

One (1) wetland area and one (1) stream were identified during the course of a field investigation based upon the three parameter technique (vegetation, soils, and hydrology) outlined in the Corps Manual and Northcentral and Northeast Regional Supplement. It is EDI's professional opinion that wetland W1 is regulated by the USACE under Section 404 of the Clean Water Act. It is also EDI's opinion that wetland W1 is part of Freshwater Wetland CC-15 and would be regulated by NYSDEC under Article 24 of the New York Conservation Law. Stream 1 is regulated under both Section 404 and Article 15. USACE and NYSDEC approach their regulatory analyses by first considering avoidance of wetlands and minimization of wetland losses. EDI recommends the following:

(1) Submit this report to USACE and NYSDEC with a request for a wetland boundary confirmation and jurisdictional determination.

(2) If no impacts are proposed to federal or state regulated wetlands, state regulated 100-foot adjacent area or streams based on the outcome of the jurisdictional determination, it is the professional opinion of EDI that the project may proceed without the need for Section 404, Article 15 or Article 24 Permits.

(3) If any NYSDEC regulated upland adjacent area or federal or state jurisdictional wetland impacts are proposed, it is EDI's recommendation that a Joint Application for Permit and supporting documentation be submitted to the USACE and NYSDEC with a request for a Section 404 Permit, Section 401 Water Quality Certification, Article 15 Permit and/or an Article 24 Permit.

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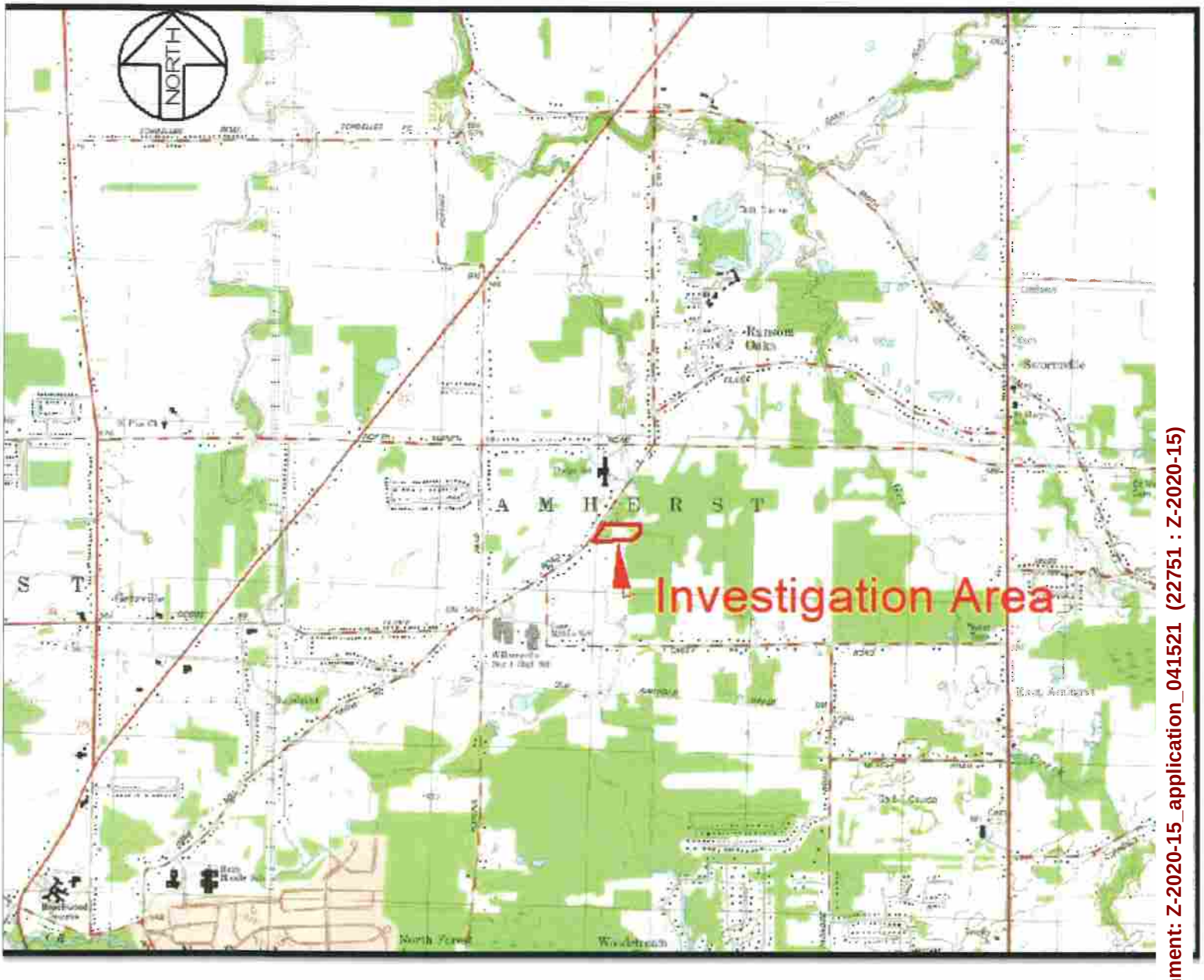
1789 Dodge Road

Appendix A - Figures

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)



Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

FIGURE 1: USGS 7.5 MINUTE TOPOGRAPHICAL MAP

Clarence Center Quadrangle / 2002 DeLorme

1789 Dodge Road

Town of Amherst, Erie County, New York



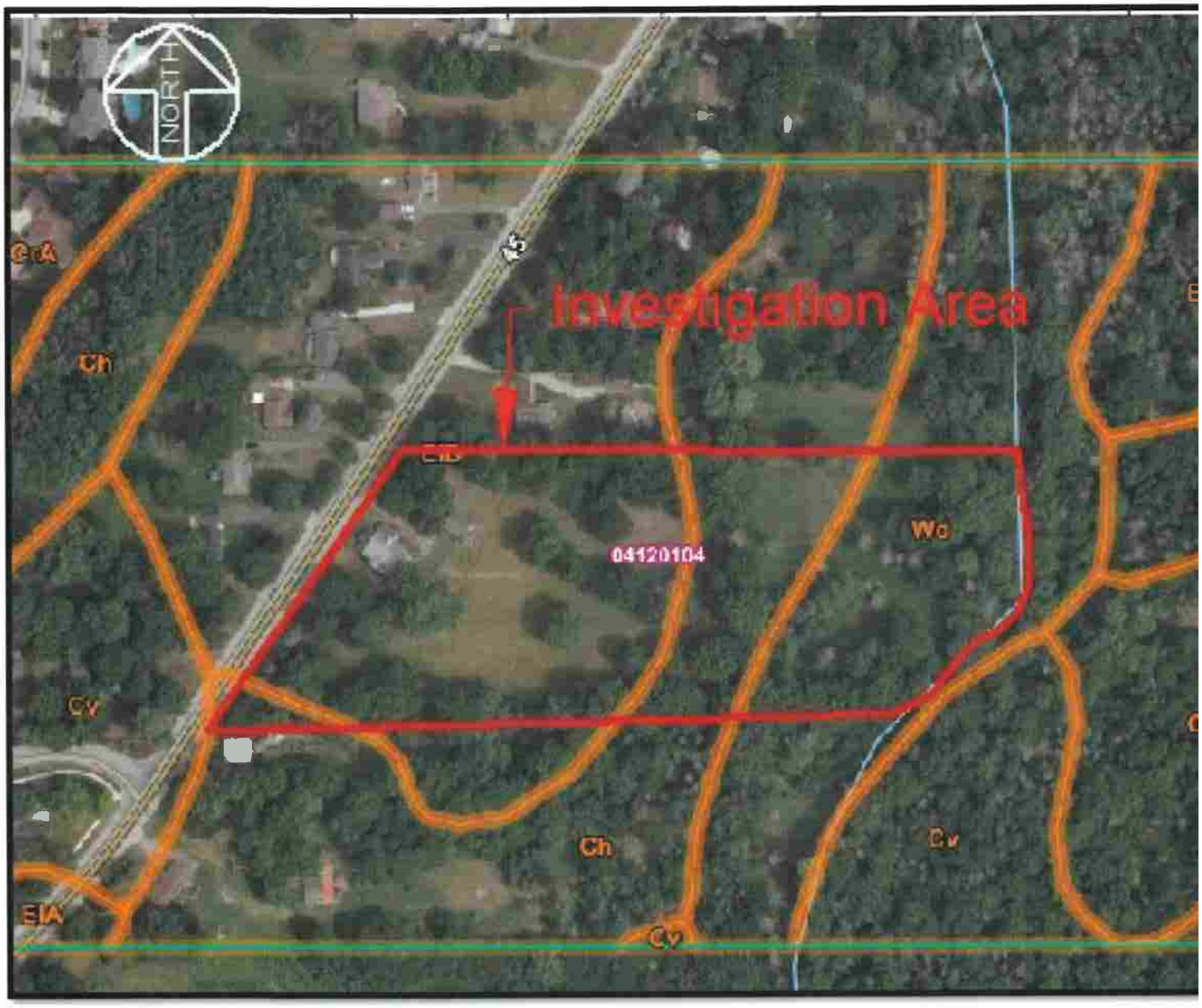
FIGURE 2: NATIONAL WETLANDS INVENTORY MAP

http://www.fws.gov/wetlands/data/mapper.HTML (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)



Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

FIGURE 3: NRCS ERIE COUNTY SOIL SURVEY MAP

http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York



Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

FIGURE 4: NYSDEC ENVIRONMENTAL RESOURCE MAPPER

http://www.dec.ny.gov/imsmaps/ERM/viewer.htm (Visited 12/21/20)

1789 Dodge Road

Town of Amherst, Erie County, New York

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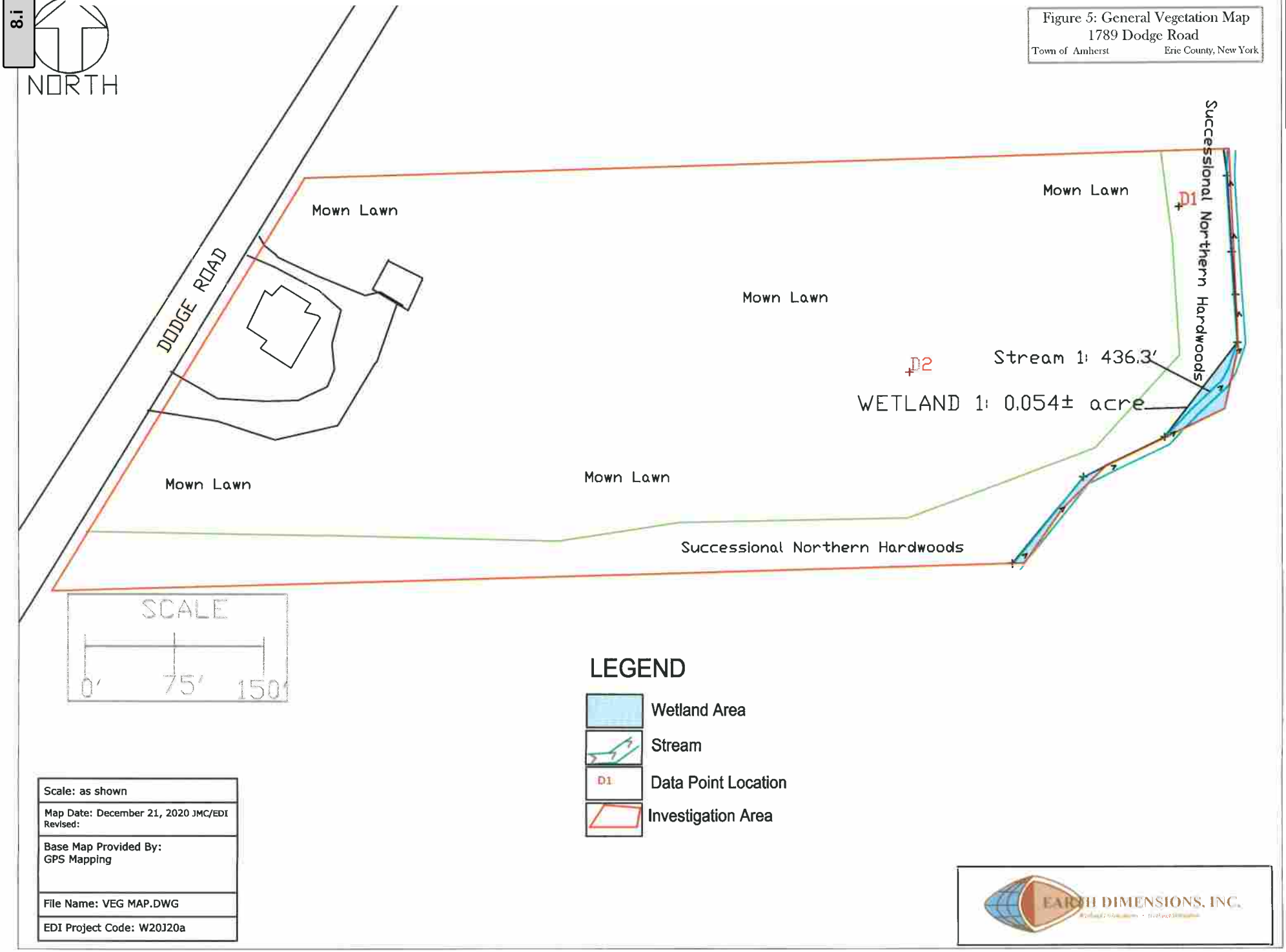
Figure 5: General Vegetation Map
1789 Dodge Road
Town of Amherst Erie County, New York

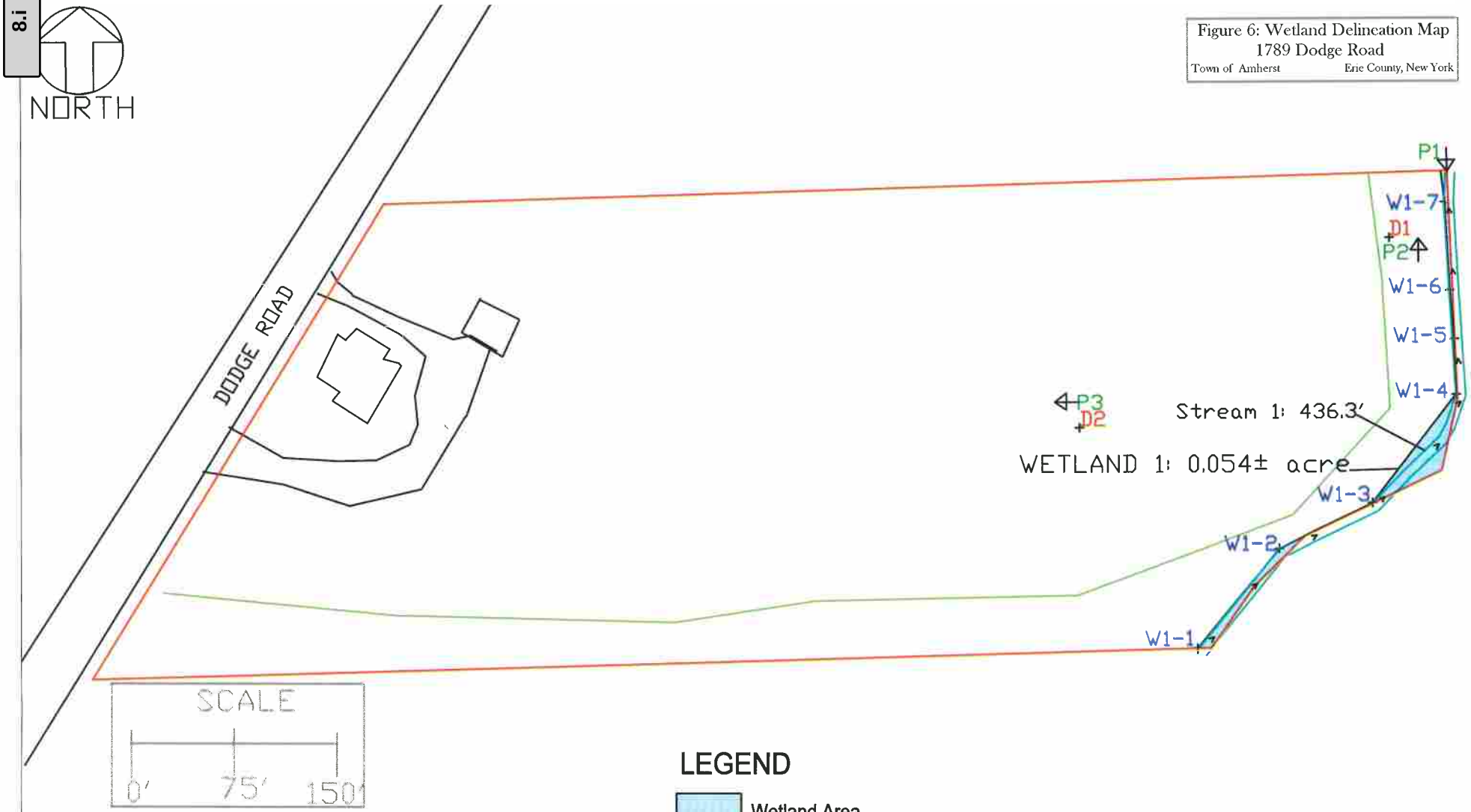


Scale: as shown
Map Date: December 21, 2020 JMC/EDI Revised:
Base Map Provided By: GPS Mapping
File Name: VEG MAP.DWG
EDI Project Code: W20J20a

EARTH DIMENSIONS, INC.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

Figure 6: Wetland Delineation Map
1789 Dodge Road
Town of Amherst Erie County, New York



LEGEND

- Wetland Area
- Photo location (P1)
- Data Point Location (D1)
- Investigation Area
- Wetland Flag (W1-1)
- Stream

Scale: as shown
Map Date: December 21, 2020 JMC/EDI Revised:
Base Map Provided By: GPS Mapping
File Name: DD MAP.DWG
EDI Project Code: W20J20a

EARTH DIMENSIONS, INC.

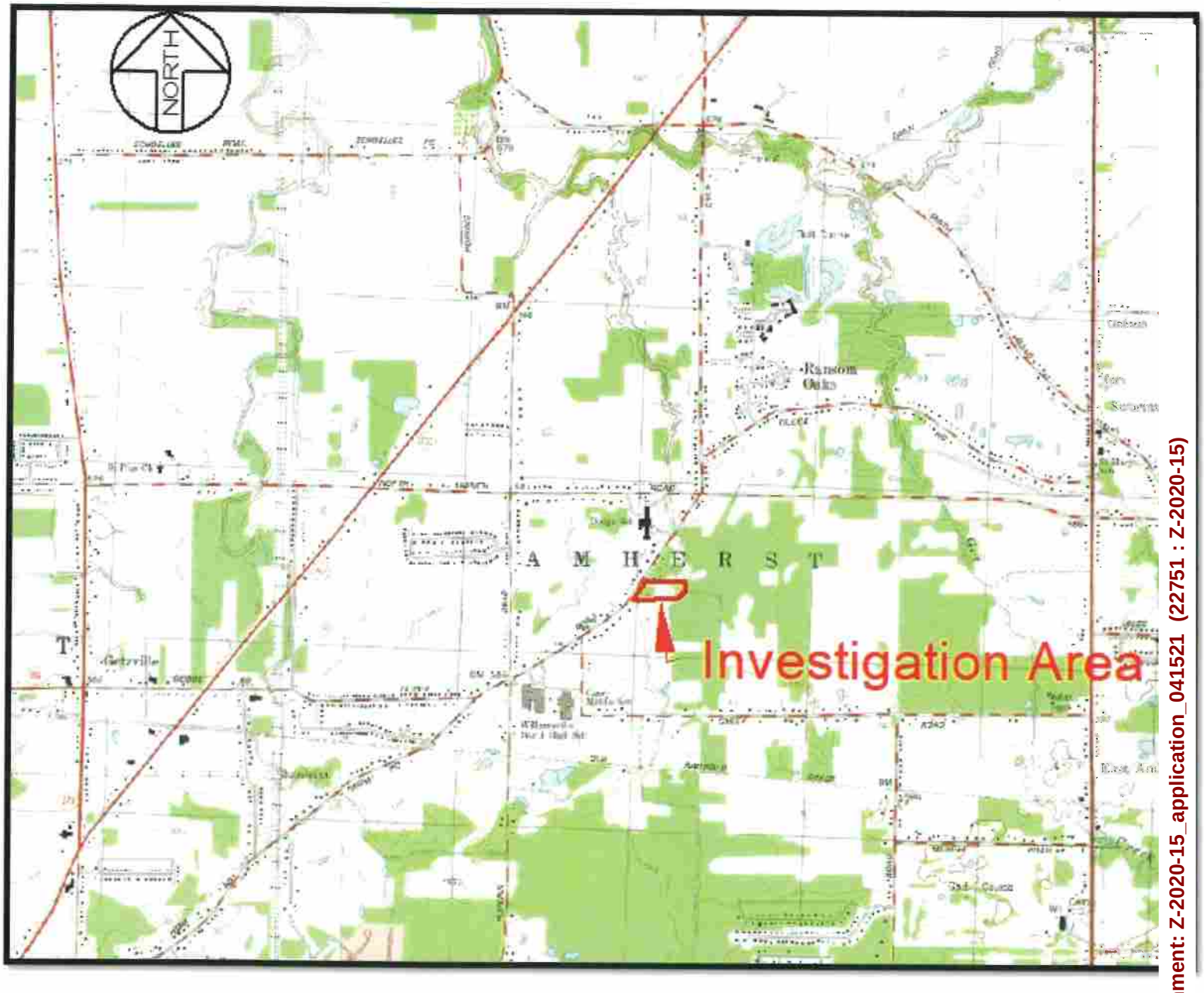


FIGURE 7: DRAINAGE MAP

Clarence Center Quadrangle / 2002 DeLorme

1789 Dodge Road

Town of Amherst, Erie County, New York

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Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

FIGURE 8: SITE AERIAL PHOTOGRAPH

http://gis2.erie.gov/HTML5/ErieCountyNY/PublicLaunchPage.aspx (Visited 12/21/2020)

1789 Dodge Road

Town of Amherst, Erie County, New York

1789 Dodge Road

Appendix B – Data Sheets

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 1789 Dodge Road Town/County: Amherst/Erie County Sampling Date: November 23, 2020

Applicant/Owner: Joe Rubino State: New York Sampling Point: D1

Investigator(s): Scott Livingstone & Jody Celeste Section, Township, Range: 42.00-1-45.2

Landform (hillslope, terrace, etc.): TERRACE Local relief (concave, convex, none): CONVEX Slope (%): 3

Subregion (LRR or MLRA) LRRL Lat: 43.02999 Long: 78.72573 Datum: NAD83

Soil Map Unit Name: WAYLAND SOILS COMPLEX, 0-3% NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No _____	
Wetland Hydrology Present?	Yes _____	No _____	If yes, optional Wetland Site ID: N/A

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND SUCCESSIONAL WOODS

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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Project Code: W20J20a

VEGETATION : Use scientific names of plants.

Sampling Point: D1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix nigra	10	Y	FACW
2. Acer negundo	5	Y	FAC
3.			
4.			
5.			
6.			
7.			
	15 = Total Cover		

Sapling/Shrub Stratum (Plot size: 15')			
1. Rubus idaeus	10	Y	FACW
2. Rosa multiflora	5	Y	↓
3.			
4.			
5.			
6.			
7.			
	15 = Total Cover		

Herb Stratum (Plot size: 5')			
1. Hesperis matronalis	45	Y	FACU
2. Alliaria petiolata	35	Y	FACU
3. Galium aparine	5	N	FACU
4. Circaea lutetiana	5	N	NI
5. Dactylis glomerata	5	N	FACU
6. Ageratina altissima	5	N	NI
7.			
8.			
9.			
10.			
11.			
12.			
	100 = Total Cover		

Woody Vine Stratum (Plot size: 30')			
1. NA			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	5	x 3 =	15
FACU species	105	x 4 =	420
UPL species	0	x 5 =	0
Column Totals:	120 (A)		455 (B)

Prevalence Index = B/A = 3.79

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is < 3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Community Type: SUCCESSIONAL NORTHERN HARDWOODS

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # 2 Direction of Photo NORTH

MANY DEAD ASH

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SOIL

Sampling Point: D1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 4/2	100					S:l	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and **wetland** hydrology must be present, unless **disturbed** or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes _____ No X

Remarks:

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WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 1789 Dodge Road Town/County: Amherst/Erie County Sampling Date: November 23. 2020

Applicant/Owner: Joe Rubino State: New York Sampling Point: NZ

Investigator(s): Scott Livingstone & Jody Celeste Section, Township, Range: 42.00-1-45.2

Landform (hillslope, terrace, etc.): LAKE Plain Local relief (concave, convex, none): CONVEX Slope (%): 2

Subregion (LRR or MLRA) LRRL Lat: 43.02962 Long: 78.72659 Datum: NAD83

Soil Map Unit Name: CHEEKTOWAGA FINE SANDY LOAM NW I classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS : Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	If yes, optional Wetland Site ID: N/A

Remarks: (Explain alternative procedures here or in a separate report.)

UPLAND LAWN WITH TREES

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- __ Surface Water (A1)
- __ High Water Table (A2)
- __ Saturation (A3)
- __ Water Marks (B1)
- __ Sediment Deposits (B2)
- __ Drift Deposits (B3)
- __ Algal Mat or Crust (B4)
- __ Iron Deposits (B5)
- __ Inundation Visible on Aerial Imagery (B7)
- __ Sparsely Vegetated Concave Surface (B8)
- __ Water-Stained Leaves (B9)
- __ Aquatic Fauna (B13)
- __ Marl Deposits (B15)
- __ Hydrogen Sulfide Odor (C1)
- __ Oxidized Rhizospheres on Living Roots (C3)
- __ Presence of Reduced Iron (C4)
- __ Recent Iron Reduction in Tilled Soils (C6)
- __ Thin Muck Surface (C7)
- __ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- __ Surface Soil Cracks (B6)
- __ Drainage Patterns (B10)
- __ Moss Trim Lines (B16)
- __ Dry-Season W ater Table (C2)
- __ Crayfish Burrows (C8)
- __ Saturation Visible on Aerial Imagery (C9)
- __ Stunted or Stressed Plants (D1)
- __ Geomorphic Position (D2)
- __ Shallow Aquitard (D3)
- __ Microtopographic Relief (D4)
- __ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): N/A
Water Table Present?	Yes _____	No X	Depth (inches): N/A
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): N/A

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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VEGETATION : Use scientific names of plants.

Sampling Point: D2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus resinosa	20	Y	FACU
2. Populus tremuloides	5	Y	↓
3.			
4.			
5.			
6.			
7.			
	25	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15')			
1. Lonicera tatarica	10	Y	FACU
2. Salix discolor	5	Y	FACW
3.			
4.			
5.			
6.			
7.			
	15	= Total Cover	

Herb Stratum (Plot size: 5')			
1. Prunella vulgaris	15	Y	FACU
2. Agrostis stolonifera	15	Y	FACW
3. Poa pratensis	45	Y	FACU
4. Ranunculus acris	5	N	FAC
5. Trifolium pratense	5	N	FACU
6. Taraxacum officinale	5	N	↓
7. Glechoma hederacea	5	N	
8. Dactylis glomerata	5	N	
9.			
10.			
11.			
12.			
	100	= Total Cover	

Woody Vine Stratum (Plot size: 30')			
1. NA			
2. ↓			
3.			
4.			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 29 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	5	x 3 =	15
FACU species	115	x 4 =	460
UPL species	0	x 5 =	0
Column Totals:	140 (A)		515 (B)

Prevalence Index = B/A = 3.67

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is < 3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

MOWN LAWN

Community Type: _____

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Photo # 3 Direction of Photo NORTH

MANY DEAD ASH NEAR BY

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

SOIL

Sampling Point: D2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR4/3	100					l	
7-16	10YR5/6	100					FSl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L, M**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: NONE

Depth (inches): N/A

Hydric Soil Present? Yes _____ No X

Remarks:

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

1789 Dodge Road

Appendix C - Site Photographs

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)



Photo 1: Facing south. Depicts wetland W1/Stream W1 from the northeastern corner of the investigation area.



Photo 2: Facing north from data point D1. Depicts the successional northern hardwood community of data point D1.



Photo 3: Facing west from data point D2. Depicts the mown lawn community of data point D2.

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

1789 Dodge Road

Appendix D - References

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

1789 DODGE ROAD

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

APPENDIX E - WETLAND INVESTIGATION PERSONNEL

Soils and Hydrology Sampling
Scott Livingstone, Senior Soil Scientist
Earth Dimensions, Inc.
1091 Jamison Road
Elma, New York 14059
(716) 655-1717

Vegetation Sampling
Jody Celeste, Ecologist
Earth Dimensions, Inc.
1091 Jamison Road
Elma, New York 14059
(716) 655-1717

Report Preparation
Jody Celeste, Ecologist
Earth Dimensions, Inc.
1091 Jamison Road
Elma, New York 14059
(716) 655-1717

Attachment: Z-2020-15_application_041521 (22751 : Z-2020-15)

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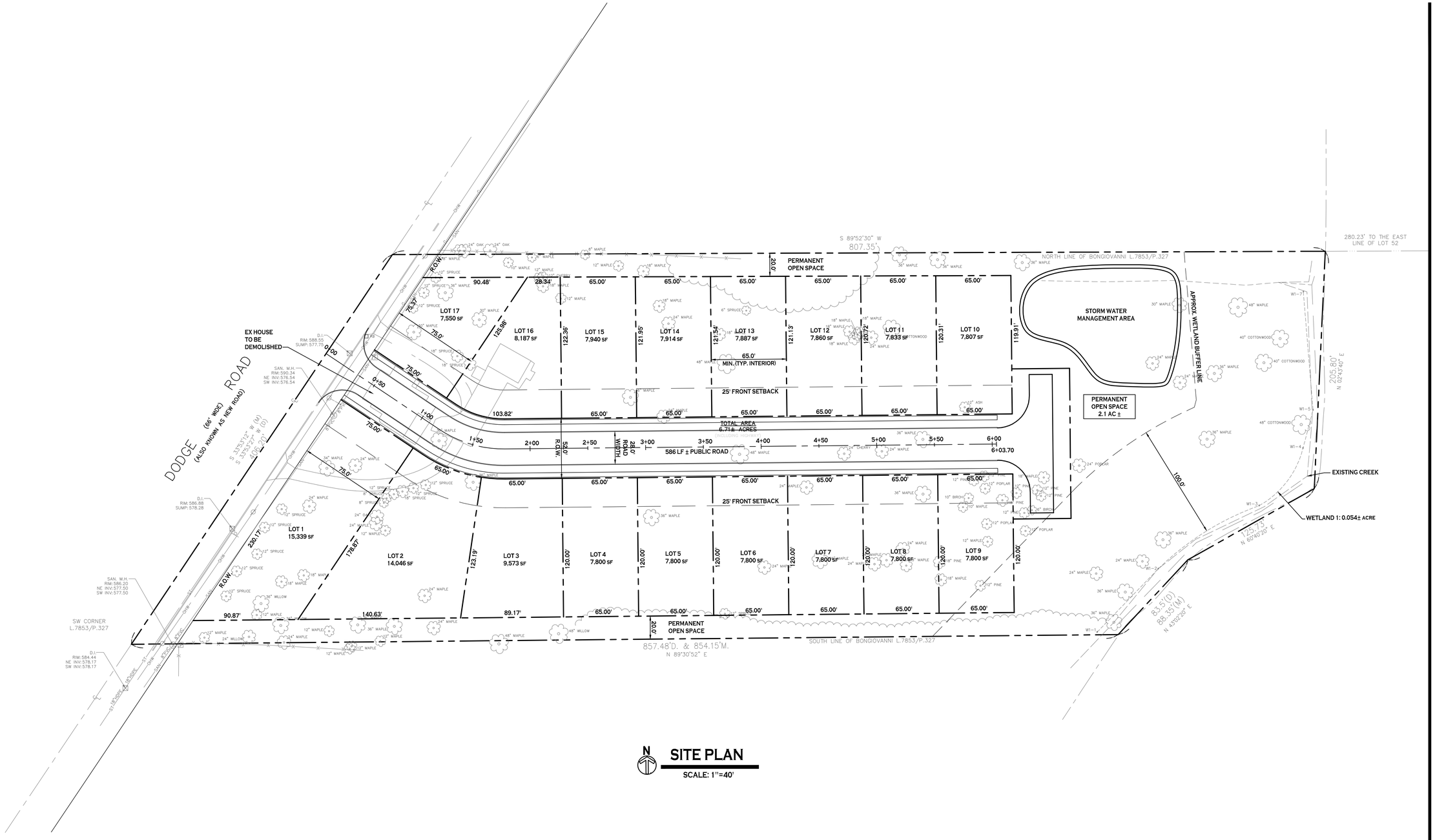


SITE PLAN

SCALE: 1"=40'

SITE DATA (REZONED FROM SA TO MFR-4A ZONING)
AREA = 6.7 ACRES ±
MIN. LOT WIDTH = 50 FT INTERIOR LOTS
MIN. LOT WIDTH = 60 FT CORNER LOTS
MIN. LOT AREA = 6,000 SF INTERIOR LOTS
MIN. LOT AREA = 7,200 SF CORNER LOTS
FRONT SETBACK = 25 FT (OFF EDGE OF PVMT)
SIDE SETBACK = 5 FT
REAR SETBACK = 20 FT
MAXIMUM LOT COVERAGE = 40%
MAXIMUM BUILDING HEIGHT = 35 FT
MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 40 0 40 80Ft.

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:

No.	Description	Date

PROJECT NAME:

New Construction

Single Family Subdivision

1789 Dodge Road
Amherst, New York

Date: 3/19/21
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:

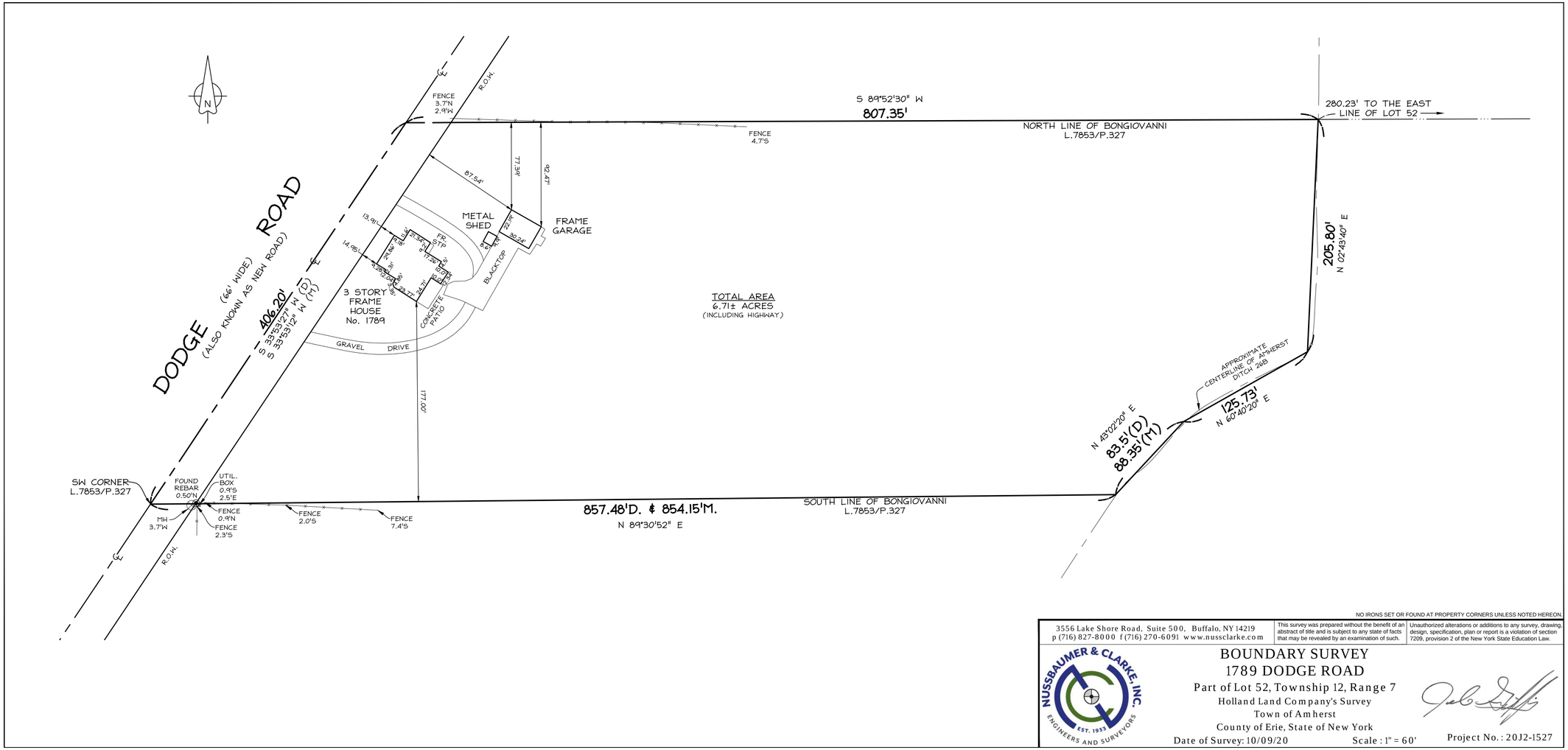
Concept Plan

DRAWING NO.

C-100

Project no.: 20-247

Attachment: Z-2020-15_drawings_041521 (22751 : Z-2020-15)



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

NUSSBAUMER & CLARKE, INC. EST. 1933 ENGINEERS AND SURVEYORS

BOUNDARY SURVEY
1789 DODGE ROAD

Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York

Date of Survey: 10/09/20 Scale : 1" = 60'

Project No. : 20J2-1527

Attachment: Z-2020-15_drawings_041521 (22751 : Z-2020-15)

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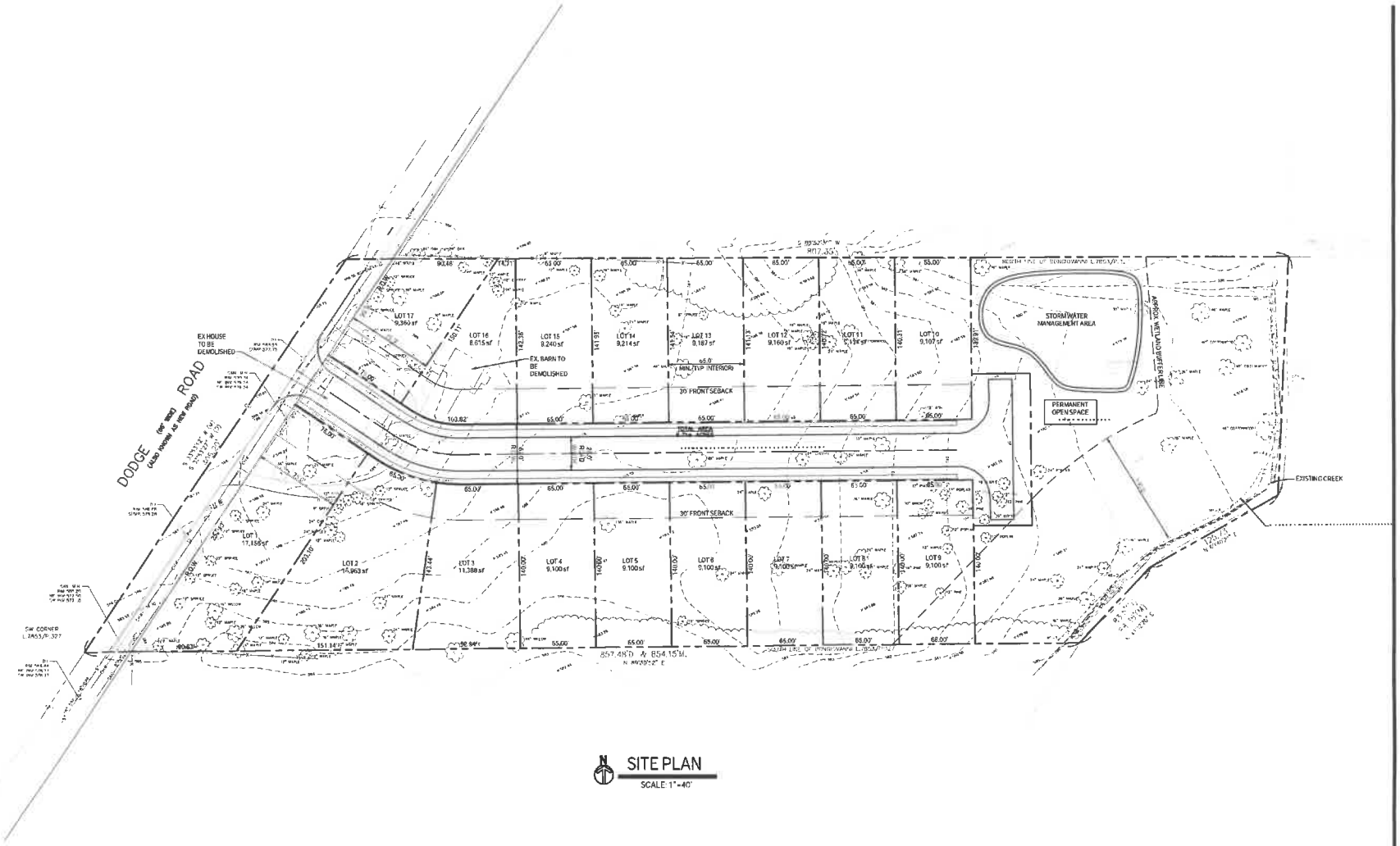


SITE PLAN
SCALE: 1"=40'

SITE DATA (REZONED FROM SA TO R3 ZONING)

MIN. LOT WIDTH = 65 FT INTERIOR LOTS
MIN. LOT WIDTH = 75 FT CORNER LOTS

MIN. LOT AREA = 8,450 SF INTERIOR LOTS
MIN. LOT AREA = 9,750 SF CORNER LOTS

FRONT SETBACK = 30 FT (OFF EDGE OF PVMT)
SIDE SETBACK = 5 FT
REAR SETBACK = 30 FT

MAXIMUM LOT COVERAGE = 25%
MAXIMUM BUILDING HEIGHT = 35 FT

MINIMUM FLOOR AREA = 1,000 SF (1 STORY)
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

40' 40 0 40 80FT.

Carmina Wood Morris DPC
441 Main Street Suite 800
Buffalo, New York 14203
P 716.843.3160
F 716.842.0263

REVISIONS:
No. Description Date

PROJECT NAME:
New Construction
Single Family Subdivision
1789 Dodge Road
Amherst, New York

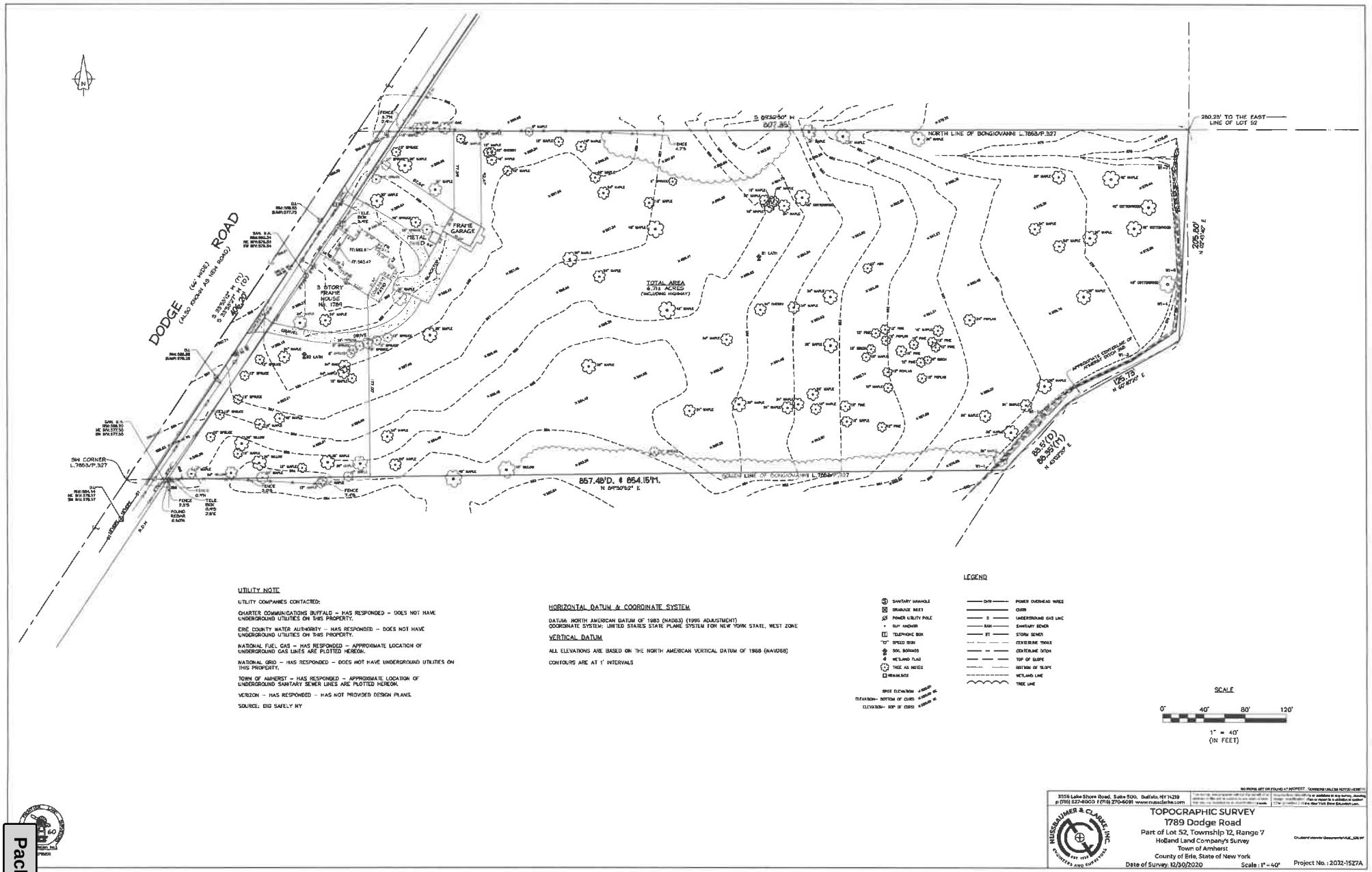
Date: 12/1/20
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Concept Site Plan

DRAWING NO.
C-100

Project no.: 20.247

Attachment: Z-2020-15_drawings_041521 (22751 : Z-2020-15)



UTILITY NOTE

UTILITY COMPANIES CONTACTED:

CHARTER COMMUNICATIONS BUFFALO – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

ERIE COUNTY WATER AUTHORITY – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

NATIONAL FUEL GAS – HAS RESPONDED – APPROXIMATE LOCATION OF UNDERGROUND GAS LINES ARE PLOTTED HEREON.

NATIONAL GRID – HAS RESPONDED – DOES NOT HAVE UNDERGROUND UTILITIES ON THIS PROPERTY.

TOWN OF AMHERST – HAS RESPONDED – APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINES ARE PLOTTED HEREON.

VERIZON – HAS RESPONDED – HAS NOT PROVIDED DESIGN PLANS.

SOURCE: DIG SAFELY NY

HORIZONTAL DATUM & COORDINATE SYSTEM

DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) (1996 ADJUSTMENT)
COORDINATE SYSTEM: UNITED STATES STATE PLANE SYSTEM FOR NEW YORK STATE, WEST ZONE

VERTICAL DATUM

ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CONTOURS ARE AT 1' INTERVALS

LEGEND

- SANITARY MANHOLE
- DRAINAGE INLET
- POWER UTILITY POLE
- GUY ANCHOR
- TELEPHONE BOX
- "D" SPEED SIGN
- SOIL BORINGS
- WETLAND FLAG
- TREE AS NOTED
- MAILBOX
- SPOT ELEVATION
- ELEVATION- BOTTOM OF CURB
- ELEVATION- TOP OF CURB
- POWER OVERHEAD WIRES
- CURB
- UNDERGROUND GAS LINE
- SANITARY SEWER
- STORM SEWER
- CENTERLINE SWALE
- CENTERLINE DITCH
- TOP OF SLOPE
- BOTTOM OF SLOPE
- WETLAND LINE
- TREE LINE

SCALE

0' 40' 80' 120'

1" = 40'
(IN FEET)

NO PROPERTY CORNERS FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

NUSSBAUMER & CLARKE, INC.
ENGINEERS AND SURVEYORS

TOPOGRAPHIC SURVEY
1789 Dodge Road
Part of Lot 52, Township 12, Range 7
Holland Land Company's Survey
Town of Amherst
County of Erie, State of New York
Date of Survey: 12/30/2020 Scale: 1" = 40' Project No.: 2032-1527A

Attachment: Z-2020-15_drawings_041521 (22751 : Z-2020-15)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2020-15

PETITIONER

Joe Rubino
c/o Sean Hopkins, Esq.
Hopkins, Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, New York 14221

PROPERTY LOCATION

1789 Dodge Road

WHEREAS the Town of Amherst Planning Board on Thursday, February 18, March 18, and April 15, 2021 held a remote public hearing on the proposed rezoning of land from SA to MFR-4A, and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

   The proposal is consistent with the Conceptual Land Use Plan which shows Single Family Residential use in this area of the Town.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current versus the proposed district.

E. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is required since hydric/potentially hydric soils have been identified on the parcel.

Attachment: Z-2020-15_draft resolution_041521 (22751 : Z-2020-15)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2020-15

PETITIONER

Joe Rubino

PROPERTY LOCATION

1789 Dodge Road

Pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be **approved/denied** subject to the following conditions:

1.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

RR/ac
X:\Current_Planning\Files\Rezonings\2020\Z-2020-15_(1789_Dodge_Rd)_2020\Z-2020-15_Blurb_041521.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Sean Hopkisn, Esq. Hopkins Sorgi & McCarthy, PLLC, 5500 Main St., Ste. 343, Williamsville, NY 14221
Christopher Wood, P.E., Carmina Wood Morris, DPC, 487 Main St., Suite 600, Buffalo, NY 14202

Attachment: Z-2020-15_draft resolution_041521 (22751 : Z-2020-15)

Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor
Daniel C. Howard, AICP
Planning Director
Ellen M. Kost, AICP
Assistant Planning Director

April 22, 2021

Joe Rubino
c/o Sean Hopkins, Esq.
Hopkins, Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, New York 14221

SUBJECT: REQUEST TO REZONE 6.7± ACRES OF LAND FROM SA TO R3; **Z-2020-15**; PROPERTY LOCATED AT **1789 DODGE ROAD**.

Dear Mr. Rubino:

At its meeting of April 15, 2021 the Planning Board considered your request to rezone the subject property from SA to R3 and voted to adjourn the request.

This request will be placed on the Planning Board agenda for the May 20, 2021 meeting.

Should you have any questions regarding the Planning Board's decision, please do not hesitate to call us.

Very truly yours,

Daniel C. Howard, AICP
Planning Director

DH/EK/bf
X:\Current_Planning\Files\Rezonings\2020\Z-2020-15_(1789_Dodge_Rd)_2020\Z-2020-15_Adjourned Letter_041521.docS:\Current Planning Files\Rezonings
cc: Christopher Wood, P.E., Carmina Wood Morris, DPC, 487 Main St., Ste. 600, Buffalo, NY 14202
Scott A. Marshall, Principal Planner

Attachment: Z-2020-15_adjournment_041521 (22751 : Z-2020-15)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 04/15/21 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 22931

ADOPTED

PLANNING BOARD ITEM (ID # 22931)

Request to Rezone 5.696± Acres of Land from R-3 to OB, Z-2021-01

Property located at 2190 Wehrle Drive
Acquest Wehrle LLC, Petitioner

Omar Abu-Sitta, Acquest Development, explained the proposal and was available to answer questions from the Board.

Tom and Ann Suchyna, 281 Bellingham Drive, expressed concerns over the impact on privacy, noise, traffic, property values, agriculture and wildlife, and wanted conditions to be considered to address these concerns. Bruce Wisbaum, 25 Spring Meadow Drive, expressed interest in a berm or fence. Vince LoTempio, 259 Bellingham Drive, had concerns over the scale of the project and there being no barrier between the property and surrounding residences. Mary Jo Wolf, 155 Bellingham Drive, had concerns over noise pollution.

Mr. Abu-Sitta said the concept plan would be modified before it is brought before the Planning Board again and that he is confident that they would be able to find a sound solution in regards to a barrier.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. Giuliani and carried. Ayes 4, Noes 1 (Chmiel), Absent 2 (Gelber, Gill).

ATTACHMENTS:

- Z-2021-01_application_041521 (PDF)
- Z-2021-01_drawings_041521 (PDF)
- Z-2021-01_Draft Resolution_041521 (PDF)
- Z-2021-01_Resolution_signed_041521 (PDF)

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Brittany Lee Penberthy, Board Member
SECONDER:	Dal Giuliani, Board Member
AYES:	Robert J. Gilmour, Dal Giuliani, Brittany Lee Penberthy, Joseph P. Raffaele Jr.
NAYS:	Michael Chmiel
ABSENT:	Stephanie S. Gelber, Harbinder Gill

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Rezoning Review and, if required Comprehensive Plan Amendment

For Official Use

File #: _____ Acreage _____ Fee $ _____

Address Verified by
Assessor's Office _____
VERIFIED BY DATE

Materials Accepted by
Town Clerk & Fee Paid _____
ACCEPTED BY DATE

Materials Checked by
Building Dept._____
RECEIVED BY DATE

Materials Received by
Planning Dept. _____
RECEIVED BY DATE

		Fill In Applicable Fees
2 ACRES OR LESS	$1,250	_____
2 – 20 ACRES $1,250 + $250/acres or fraction thereof over 2 acres		_____
20 – 30 ACRES $5,700 + $150/acre or fraction thereof over 20 acres		_____
OVER 30 ACRES $6,900 +$75/acre or fraction thereof over 30 acres		_____
Request for Relief of/Change to Conditions of Zoning Approval	$ 1,200	_____
AFFIDAVIT FEE FOR PUBLIC HEARING	$ 15.00	_____
	TOTAL FEE:	$_____

Town of Amherst Planning Department 5583 Main Street Williamsville New York 14221
(716) 631-7051 Fax (716) 631-7153 Web www.amherst.ny.us

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

TO BE COMPLETED BY APPLICANT

1. **Petitioner:** Name: Acquest Wehrle LLC

Address: 5554 Main Street

Williamsville (City) New York (State) 14221 (Zip Code)

Phone: 716-204-3570 Fax: 716-204-3560

E Mail omar@acquestdevelopment.com

2. **The undersigned hereby petitions the Honorable Town Board to rezone the following described property**

From: R-3 District

To: OB District

3. **Street address of land to be rezoned:** (must be verified by Town Assessor's Office)

2190 Wehrle Drive, Williamsville, NY 14221

SBL #: 81.02-1-11

4. **Area of land to be rezoned** (in acres): 5.696

5. **Owner of Land:**

Name: Acquest Wehrle LLC

Address: 5554 Main Street, Williamsville, NY 14221

Telephone: 716-204-3570

6. **Representative** (Architect, Engineer, Landscape Architect, Surveyor or Attorney):

Name: Omar Abu-Sitta, Acquest Development

Address: 5554 Main Street

Williamsville (City) NY (State) 14221 (Zip Code)

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

7. Petitioner's interest in property

_____Option to purchase

__X__Owner

_____Other (explain) _____

8. The following are all others having an interest in this application and join herein with the petitioner named above: (describe extent of interest; attach sheets as needed)

None.

9. Attach Survey and Legal description of land to be rezoned. The Survey must be prepared by a New York State Licensed Land Surveyor.

10. Said property has the following deed restrictions or Covenants: (attach copy)

Liber _____ Page _____

11. Information on proposed project:

A. Description of the character of the proposed development:

Conceptual Site Plan shows multiple office buildings of various sizes in a well-spaced, parklike setting. The character will be well defined in the forthcoming Site Plan submission.

B. Rationale for rezoning request:

1. Why was this site chosen?

The applicant owns the adjacent 19.217 acre property.

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2. Why cannot land be used with the existing zoning?

The current zoning of R-3 does not permit uses other than single family residential. As evidenced by surrounding uses and the Town of Amherst's Bicentennial Comprehensive Plan OB is the appropriate use and zoning for the property.

3. How will this rezoning impact surrounding properties?

The property is surrounded by office uses and will have a minimal impact .

4. How will this rezoning impact the school system?

No impact on school system.

12. Quantitative Data:

A. Total # of dwelling units -0-

B. Distribution of dwelling units by type N/A

C. Gross Residential Density per acre N/A

D. Total amount of Open Space TBD

E. Proposed Non-Residential Floor Area TBD

13. Development Schedule:

Start TBD

Finish TBD

Stages (# of) TBD

14. If any portion of the proposed development is planned to be sold or leased, please describe:

There are no immediate plans for the property to be sold or leased.

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15. **Open Space ownership and maintenance provisions (if applicable):**

N/A

16. **Basis for Findings (Sec. 8-3-5 of the Town Zoning Code) (Attach sheets and supplemental materials as necessary.)**

A. **The proposed zoning and development plan must be generally consistent with the policies of the Comprehensive Plan and the Town Zoning Ordinance.**

1. State in detail why the proposed zoning is consistent with the adopted Town of Amherst Bicentennial Comprehensive Plan. Cite specific sections, maps, and/or figures in the plan that support the proposed zoning at this location (The Comprehensive Plan document is available at the Planning Department, Town Clerk's Office, Amherst libraries, or at www.amherst.ny.us). Add sheets as needed.

The location of Office Uses in the Town of Amherst are not clustered into a single "Central Business District" and as such "there are two primary concentrations of existing/planned commercial office development in Amherst". Southeast Amherst between Wehrle Drive and Sheridan is identified as one of these areas and shown on the Conceptual Land Use Plan.

See Comprehensive Plan at 3.3.4 and 3.3, Figure 6.

2. Pursuant to NYS Town Law Section 272a(11), "all Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this Section." The Town Board adopted the Comprehensive Plan pursuant to NYS Town Law 272 on January 2, 2007. If the rezoning is approved, the Town Board may require the Plan to be amended, as applicable.

Cite all text, map, and / or figures that must be amended to support the proposed zoning at this location (attach pages as necessary) and provide detailed suggested amendments.

N/A. Rezoning is consistent with the Comprehensive Plan.

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3. State why the proposed zoning is consistent with intent and objectives (Sec. 1-2-2) of the Zoning Ordinance:

Sec. 1-2-2 (k) of the Zoning Ordinance states as one of its objectives "To guide the future development of the town so as to bring about the gradual conformity of land, structures and uses generally consistent with the policies of the Comprehensive Plan". Rezoning is consistent with the Comprehensive Plan.

B. Adequate Services and Utilities are available or are proposed to be made available with the construction of the development:

1. Sanitary Sewer — Available
2. Storm Sewer/Drainage — Available
3. Water — Available
4. Other — Natural gas, power, fiber optics

C. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:

The proposed (OB) zoning is consistent with the adjacent property to the east and north, both are zoned OB. The west property line abuts a wide utility easement. OB zoning is consistant with the character of the neighborhood and surrounding property.

D. Suitability of the subject property for uses permitted by the current versus the proposed district:

Section 3-6-1 of the Zoning Ordinance states that the purpose of the current zoning (R3) is "To provide areas within the Town for low-density single-family detached residential development where each dwelling unit shall be located on an individual lot of at least 8,450 square feet.". Wehrle Drive is identified as a "Minor Arterial" road and a "Commercial Corridor" see Comprehensive Plan Figures 9 and 10. Single-family residential is not a suitable use for the property.

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E. **Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town:**

The proposed change will meet the specific demands and long-term plans of the Town as outlined in the Comprehensive Plan.

17. The petitioner encloses herewith the sum of $ 2,265 to pay the fee, and consents to the placement of a sign(s) at the described location identifying this request for a period of time to be determined by the Town Clerk.

18. The undersigned certifies that all information required to be disclosed pursuant to Section 809 of the General Municipal Law (see below) is as follows:

The undersigned swears or affirms that all statements made herein are true, that all drawings submitted correctly show the situation involved in this petition.

Signature of Petitioner

Subscribed and sworn to before me this 22nd day of February 20 21

Notary Public, Erie County, New York Cindy Daumen

Cindy Daumen
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DA6169974
Qualified in Erie County
Commission Expires July 2, 2021

N.Y.S. General Municipal Law - Section 809 Disclosure in certain applications:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provision of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state office or any office or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

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2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

   (a) is the applicant, or
   (b) is an officer, director, partner or employee of the applicant, or
   (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
   (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such applicant, petition or request.

3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party Officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four or section two of the election law.

4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

P/CurrPlan/Applications2007/Rezoning & Comp Plan Amend App.
10/08

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

Rezoning Application Requirements and Checklist

The following checklist outlines the information required by the Town of Amherst to accept a Rezoning application. ***It is strongly recommended that you make an appointment with Planning Staff to discuss what information will be needed to address the items shown on the checklist.***

Item No.	Item	Submitted	Official use
I Application Information			
1.0	**Town of Amherst Rezoning / Comprehensive Plan Amendment Application Form (available from Planning Department)**	x	
1.1	Name, address, and contact information of the petitioner	x	
1.2	Name and address of property owners(s) – if different than petitioner	x	
1.3	If petitioner is different than property owner, provide statement describing interest in property and a letter from the property owner authorizing the application	x	
1.4	Identify existing and proposed zoning and acreage of area proposed to be rezoned	x	
1.5	Parcel addresses and Section, Block, and Lot (SBL) numbers of all properties proposed to be rezoned. Indicate if a portion of any parcel is involved, if applicable	x	
1.6	Statement of planning objectives to be achieved by the proposed rezoning, including the following: • How the proposed zoning and development plan meets the objectives of the Comprehensive Plan • A description of the character of the proposed development • The rationale behind the assumptions that are presented	x	
1.7	Cite specific maps and / or figures in the Comprehensive Plan that must be amended to support the proposed zoning and provide suggested amendments	x	
1.8	A general statement about how any proposed open space will be maintained (if applicable)	-	
1.9	A development schedule indicating the approximate date when construction is expected to begin and be completed. Identify schedule of any proposed phasing of the development (attach pages as necessary)	-	
1.10	A statement of the petitioner's intentions regarding future sale or leasing of all or portions of the proposed development	x	
II Survey and Legal Description			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description, and easements plotted to scale by a NYS licensed land surveyor**	x	
1.1	Raised/wet seal and signature of licensed surveyor	x	
1.2	Clear delineation and acreage of area to be rezoned if different than property boundary	x	
2.0	**Legal Description of the total area proposed to be rezoned. (must be consistent with area shown to be rezoned on boundary survey)**	x	

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

Item No.	Item	Submitted	Official use
III Concept Plan (if required by the Planning Board)			
1.0	**Conceptual development plan drawn to scale (no larger than 24" x36" format and folded into 8 ½" x 11" size)**	X	
1.1	North arrow	X	
1.2	Scale of drawing	X	
1.3	Property lines (existing and proposed)	X	
1.4	Unique natural features and tree cover	X	
1.5	Information on land controlled by the applicant located within 500 feet of the perimeter of the area proposed to be rezoned	X	
1.6	Location of all proposed structures and other improvements	X	
1.7	Number and type of dwelling units (if applicable)	-	
1.8	Gross square feet of commercial space (if applicable)	-	
1.9	Maximum structure heights	-	
1.10	Architectural sketches	-	
1.11	Existing and proposed contours	-	
1.12	Existing utility systems (sanitary sewers, water, storm drainage)	-	
1.13	Location of proposed storm water detention or retention facilities	-	
1.14	Proposed land use arrangement	-	
1.15	Location of all parking, loading, stacking and interior circulation drives	-	
1.16	Location of proposed curb cuts	-	
1.17	Location of cross access drives to adjacent parcels	-	
1.18	Pedestrian circulation system	-	
1.19	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status	X	
1.20	Location of floodway and 100-year floodplain (if applicable)	-	
1.21	Location and purpose of any proposed easements	-	
1.22	Location and proposed development of all open spaces, including parks, playgrounds, conservation areas, and dedicated open space; indicate intended ownership of such areas	-	
1.23	Additional data as required by the Planning Board	X	
V Other Required Information			
1.0	**Completed and signed Environmental Assessment Form**		
11	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
1.2	Traffic impact study (if applicable)		
1.3	Archaeological assessment (if applicable)		
1,4	Wetland Delineation report (if applicable)	X	
2.0	**8 1/2" X 11" reduction of concept plan drawing (see appendix B)**	X	
3.0	**A CD containing a PDF of the complete submittal package, including all drawings.**	X	

Rev. 07/02/08, 10/24/08, 11/4/13

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TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

____ Geotechnical report attached X Not applicable

3. Is your property located: On Youngs Road between Dodge and Klein Roads? ☐ Yes ☐ No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? ☒ Yes ☐ No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system. N/A per Town Board Resolution 2018-1301.

4. Are there alternative locations on the site for this project? ☐ Yes ☒ No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
2220 Wehrle Drive, 19.217 acres.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: ☐ Yes ☒ No

Describe_____

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per hour upon completion of project TBD
Source: _____

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ☒ Yes ☐ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:

TBD average flow TBD peak flow.

(Please note that average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

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Amherst Town Board
5583 Main Street
Williamsville, NY 14221
www.amherst.ny.us

Jeffery C Zeplowitz
Town Clerk

Meeting: 12/10/18 07:00 PM
Department: Town Attorney
Initiated by: **Stanley J. Sliwa**
Co-Sponsored by:

DOC ID: 19712 **RESOLUTION 2018-1301**

Property Located at 2190 and 2220 Wehrle Drive - Acquest Wehrle

AGENDA ITEM - DECEMBER 10TH, 2018

TO: **Town Board**

FROM: **Stanley J. Sliwa, Esq., Town Attorney**

DATE: **December 5, 2018**

RE: **Property Located At 2190 and 2220 Wehrle Drive (Acquest Wehrle)**

Kindly adopt the following resolution with respect to the above matter:

WHEREAS, in July of 1983, the Town of Amherst accepted a construction grant from the Environmental Protection Agency ("USEPA") and the New York State Department of Environmental Conservation ("NYSDEC") to assist with the construction of the Youngs Road Interceptor and Collector Sewer Project for Southeast Amherst ("Sewer Project"); and

WHEREAS, in furtherance of the Sewer Project and as a condition of receiving the approximate $5.8 million grant, the Town of Amherst entered into a Grant Agreement with the USEPA that contained a 50-year prohibition on sewer hook-ups that would allow wastewater discharge from any development on a parcel of land within any wetland; and

WHEREAS, on approximately July 5, 1983, the Town of Amherst passed a resolution enacting a "fifty-year moratorium on development of properties which are located wholly or partially within state or federal designated wetlands and which are tributary to sanitary sewers in which there will be NYSDEC or USEPA financial participation under this project known as Federal Project Number C-36-1225-02" (the "Moratorium"); and

WHEREAS, the Town of Amherst subsequently failed to record the Grant Agreement or Moratorium in the Town Clerk's Office or other public record as an encumbrance on properties in the Town; and

WHEREAS, in 1997, Acquest (or an affiliate thereof) purchased property in the Town located at 2220 Wehrle Drive (the "Property") without knowledge of the Grant Agreement or Moratorium; and

WHEREAS, over several years that followed, Acquest pursued its project at the Property and obtained from the Town of Amherst, as Lead Agency, several Negative Declarations under the New York State Environmental Quality Review Act ("SEQRA"); and

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WHEREAS, in June of 2005, Acquest purchased property in the Town of Amherst at 2190 Wehrle Drive located adjacent to 2220 Wehrle Drive; and

WHEREAS, on March 20, 2006, the Town of Amherst held a meeting during which the Town Board voted and passed a resolution terminating Acquest's commercial project; and

WHEREAS, on January 16, 2007, the Town of Amherst passed a resolution reaffirming the Moratorium, specifically identifying 2220 Wehrle Drive as being subject to the Moratorium, and declaring it "the policy of the Town of Amherst to honor and enforce the 50-year moratorium previously approved, adopted and implemented by the Amherst Town Board on July 5, 1983, which applies to all the properties which are located, in part or whole, within State or Federal designated wetlands, which are tributary to sanitary sewers in which construction there was State or Federal financial participation, including the [Sewer Project], which includes the property commonly known as 2220 Wehrle Dr. and to seek no waiver or variance there from,"; and

WHEREAS, in July of 2009, the United States commenced litigation against Acquest Wehrle, LLC (and later Acquest Development, LLC and William L. Huntress) alleging that the USEPA had jurisdiction over the Property and that Acquest had committed alleged violations of the fill and stormwater provisions of Clean Water Act (the "Federal Action"); and

WHEREAS, in August of 2009, Acquest Wehrle, LLC commenced an action in the New York State Supreme Court alleging the Town of Amherst, among other things, committed violations of Acquest's constitutional rights against a taking of property without just compensation, of due process, and of equal protection (the "State Action"); and

WHEREAS, Acquest ultimately obtained a judgment against the Town of Amherst in the amount of $3,941,967.64. The Town of Amherst then paid Acquest $63,220.24 in additional attorneys' fees, costs, and disbursements, resulting in a total payment to Acquest in excess of $4,000,000.00 in the State Action; and

WHEREAS, Acquest vigorously defended the allegations in the Federal Action, at all times disputing that either 2220 or 2190 Wehrle Drive contained any NYSDEC or USEPA regulated wetlands or any Waters of the United States, until, the United States abandoned the Federal Action by voluntarily dismissing it. The Court subsequently entered a Decision and Order on November 1, 2017 dismissing the Federal Action, with prejudice (the "Dismissal Order"); and

WHEREAS, the Dismissal Order made clear that the dismissal of the Federal Action was with prejudice, and that all that was or could have been litigated in the Federal Action was over once and for all; and

WHEREAS, upon information and belief, having taken a hard look at the Property, having considered the results of the State Action and the voluntary dismissal, with prejudice, of the Federal Action, that neither property owned by Acquest Wehrle, LLC (or any affiliate thereof) located in the Town of Amherst at 2190 and 2220 Wehrle Drive contain any New York State or Federal designated or regulated wetlands or Waters of the United States; and

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WHEREAS, considering the history of this matter and the history of 2190 and 2220 Wehrle Drive, the Town of Amherst desires to declare that neither 2190 or 2220 Wehrle Drive are any longer subject to the Moratorium or the Grant Agreement; and

NOW THEREFORE, BE IT RSOLVED, that neither 2190 Wehrle Drive nor 2220 Wehrle Drive in the Town of Amherst are subject to the Moratorium, the Resolution passed by the Town on July 5, 1983, nor the Grant Agreement; and

BE IT FURTHER RESOLVED, that the Resolution passed by the Town on March 20, 2006, insofar as it purported to terminate Acquest's commercial project, hereby is rescinded and withdrew, and is null & void. Acquest's property rights shall no longer be encumbered by said Resolution in any way; and

BE IT FURTHER RESOLVED, that neither 2190 Wehrle Drive nor 2220 Wehrle Drive are subject to the Resolution passed by the Town on January 16, 2007, and that to the extent that Resolution purports to state that 2220 Wehrle Drive contains State or Federal designated wetlands, the same no longer holds true.

SJS:nmb
c: Kathleen Cooper, Deputy Town Clerk
(**Agenda Item - December 10, 2018**)

FINANCIAL IMPACT:

None for the purposes of this resolution.

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

Short Environmental Assessment Form
Part 1 - Project Information

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:
Rezoning from R-3 to OB

Project Location (describe, and attach a location map):
2190 Wehrle Drive, Williamsville, NY 14221

Brief Description of Proposed Action:
Rezoning of 5.696 +/- acres of land from Residential District Three (R-3) to Office Building District (OB).

Name of Applicant or Sponsor:	Telephone: (716) 204-3570
Omar M. Abu-Sitta, Acquest Wehrle LLC	E-Mail: OMAR@ACQUESTDEVELOPMENT.COM

Address:
5554 MAIN STREET

City/PO:	State:	Zip Code:
WILLIAMSVILLE	NY	14221

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Amherst Town Board Approval of Rezoning	☐	☑

3. a. Total acreage of the site of the proposed action? 5.696 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 24.913 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
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
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. 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?	☑	☐
b. 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?	☑	☐

	NO	YES
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?	☑	☐
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: _____ _____		

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
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: _____		
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: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Omar M. Abu-Sitta, Acquest Wehrle LLC Date: 2/19/2021

Signature: _____ Title: Director of Development

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PRINT FORM

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, BUFFALO DISTRICT
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207-3199

January 22, 2021

Regulatory Branch

SUBJECT: Jurisdictional Determination, Department of Army Processing No. LRB-2000-00680

Acquest Development, LLC
Omar Abu-Sitta
5554 Main St
Buffalo, NY 14221

Dear Mr. Abu-Sitta:

This pertains to your recent request for a jurisdictional determination for a 24.59-acre parcel of land located at 2220 and 2190 Wehrle Drive, in the Town of Amherst, Erie County, NY.

Section 404 of the Clean Water Act (CWA) establishes Corps of Engineers jurisdiction over the discharge of dredged or fill material into waters of the United States, including wetlands, as defined in 33 CFR Part 328.3.

I have evaluated your submitted wetland delineation map and have determined that the wetland and water boundaries shown on the map accurately represent on-site conditions. I am hereby verifying the wetland and water boundaries depicted on the attached wetland delineation map(s) with an Approved Jurisdictional Determination (AJD) as described below.

I have determined that the areas identified as Wetlands 1-5 and Ditches 1 and 2 on the parcel and on the AJD form are excluded waters as defined in the Navigable Waters Protection Rule. Therefore, these waters are not regulated under Section 404 of the CWA. Accordingly, you do not need Department of the Army authorization to commence work in these areas.

This verification will remain valid for a period of five (5) years from the date of this correspondence unless new information warrants revision of the delineation before the expiration. At the end of this period, a new wetland delineation will be required if a project has not been completed on this property or additional impacts are proposed for WOUS.

If you object to this AJD, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal the above JD, you must submit a completed RFA form within 60 days of the date on this letter to the Great Lakes/Ohio River Division Office at the following address:

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

Suzanne Chubb
Regulatory Appeals Review Officer
US Army Corps of Engineers
Great Lakes and Ohio River Division
550 Main Street, Room 10-714
Cincinnati, Ohio 45202-3222
Phone: 513-684-7261 Fax: 513-684-2460

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 C.F.R. part 331.5, and that it has been submit an RFA form, it must be received at the above address by March 22, 2021.

It is not necessary to submit an RFA to the Division office if you do not object to the determination in this letter.

Lastly, the AJD has been conducted only to identify the limits of wetlands/waters that may be subject to Corps Clean Water Act or Rivers and Harbors Act jurisdiction. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are United States Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resource Conservation Service prior to starting work.

I encourage you to contact the appropriate state and local governmental officials to ensure that the proposed work complies with their requirements.

Questions pertaining to this matter should be directed to me at (716) 879-4314 by writing to the following address: U.S. Army Corps of Engineers Regulatory Branch 1776 Niagara Street, Buffalo, NY 14207 or by e-mail at: steven.v.metivier@usace.army.mil.

Sincerely,

Steven V. Metivier

Steven V. Metivier
Chief, NY Permit Evaluation Section

Enclosures
cc: Thomas Somerville (Earth Dimensions, Inc.)

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

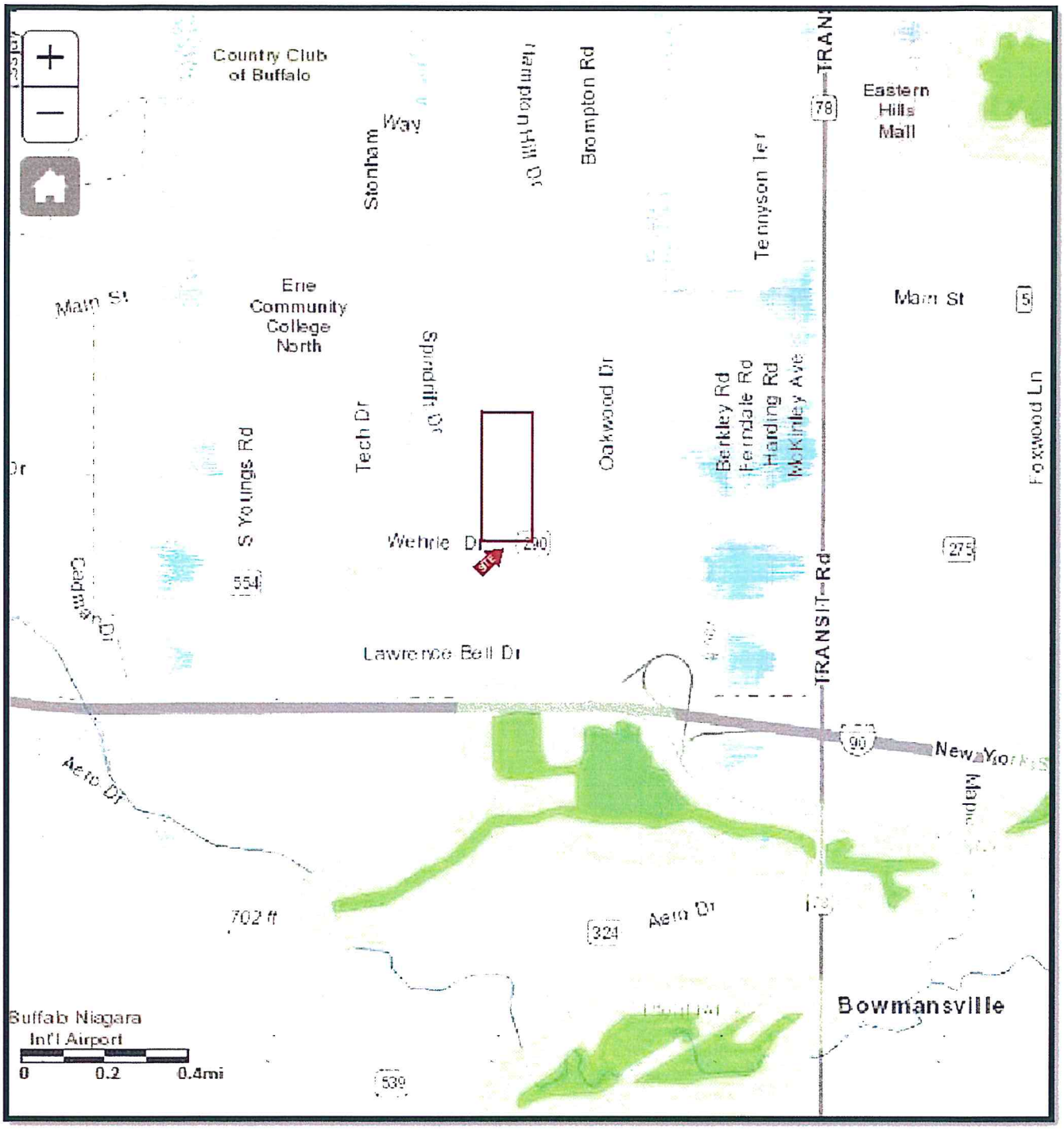


FIGURE 4: NYSDEC ENVIRONMENTAL RESOURCE MAPPER

http://www.dec.ny.gov/imsmaps/ERM/viewer.htm (Visited 10/31/18)

2190-2220 Wehrle Drive

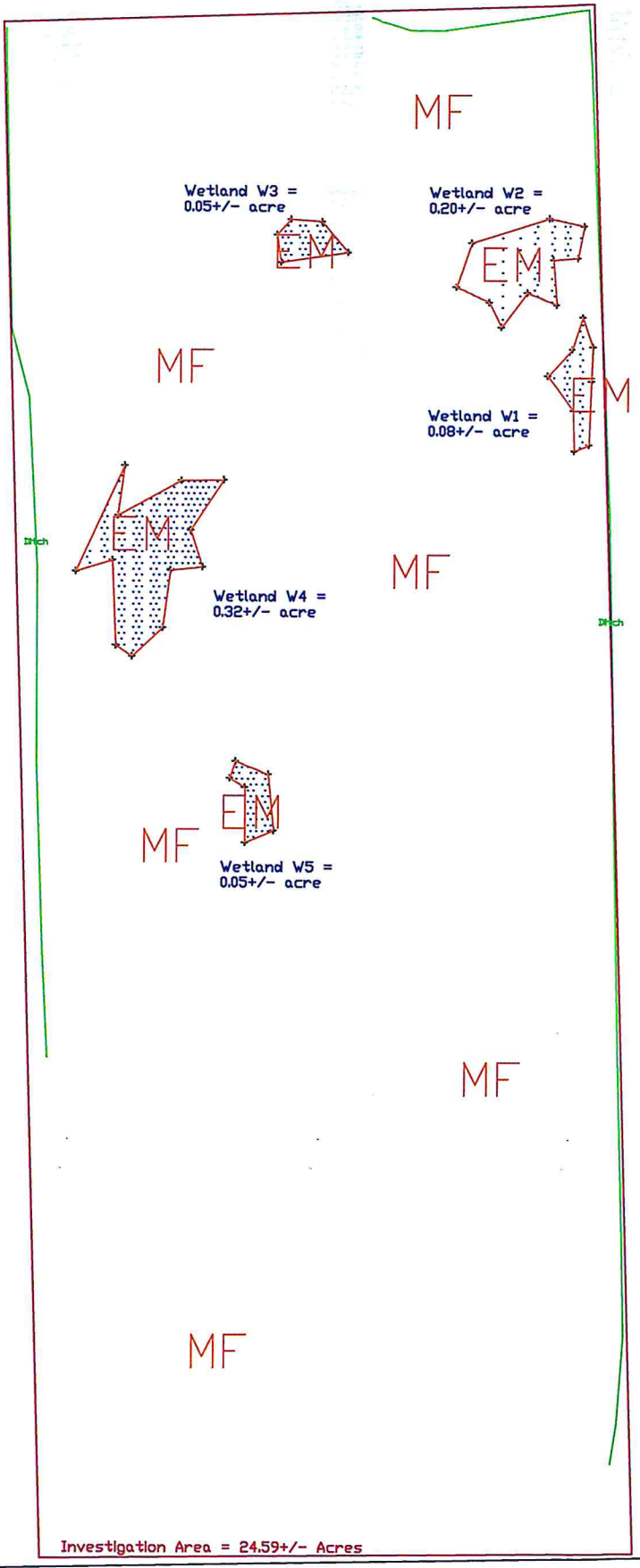
Town of Amherst, Erie County, New York

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

Figure 5 - General Vegetation Map

Town of Amherst Erie County, New York

EARTH DIMENSIONS, INC.
1091 Jamison Road • Elma New York 14059
(716) 655-1717 • Fax (716) 655-2915 • www.earthdimensions.com



2190-2220 Wehrle Drive

LEGEND

- Limits of Investigation
- Community Boundary
- W1-1 Wetland Boundary Flag
- Wetland Area
- MF Mowed Field
- EM Emergent Marsh

Scale: 0 100' 200'

Map Date: October 31, 2018/ TJS for EDI
Revised:

Base Map Provided By: Trimble Geo 7X

File Name: Delineation map.dwg

EDI Project Code: W24K05d

Acquest 2190-2220 Wehrle Drive
DA Number 2000-00680

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

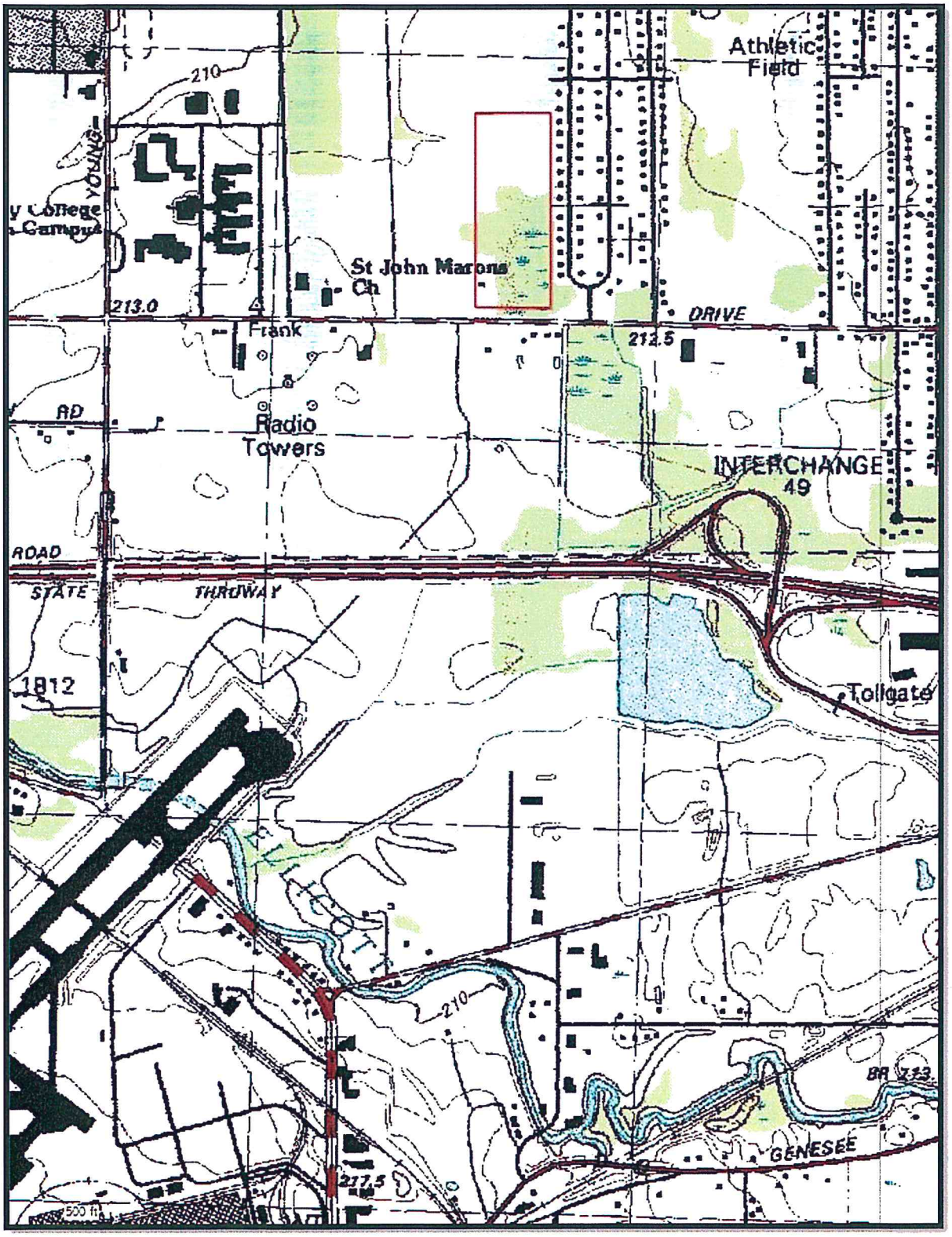


FIGURE 7: DRAINAGE MAP

Lancaster Quadrangle / 2002 DeLorme

2190-2220 Wehrle Drive

Town of Amherst, Erie County, New York

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Acquest Development, LLC	File Number: LRB-2000-00680	Date: January 22, 2021
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

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SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact:
Steven Metivier U.S. Army Corps of Engineers 1776 Niagara Street Buffalo, New York 14207 Steven.V.Metivier@usace.army.mil (716) 879-4314	Suzanne Chubb Regulatory Appeals Review Officer US Army Corps of Engineers Great Lakes and Ohio River Division 550 Main Street, Room 10-714 Cincinnati, Ohio 45202-3222 Phone: 513-684-7261 Fax: 513-684-2460

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

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U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 22-JAN-2021
ORM Number: LRB-2000-00680
Associated JDs: Previous JDs under 2000-00680
Review Area Location[1]:
State/Territory: NY City: Amherst County/Parish/Borough: Erie County
Center Coordinates of Review Area: Latitude 42.959129 Longitude -78.711571

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)[2]

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A	N/A	N/A	N/A

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters)[3]

(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A	N/A	N/A	N/A

Tributaries ((a)(2) waters):

(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A	N/A	N/A	N/A

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):

(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A	N/A	N/A	N/A

Adjacent wetlands ((a)(4) waters):

(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A	N/A	N/A	N/A

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

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D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12))[4]:

Exclusion Name	Exclusion Size	Exclusion[5]	Rationale for Exclusion Determination
Ditch 1	1805 feet	(b)(5) Ditch that is not an (a)(1) or (a)(2) water, and those portions of a ditch constructed in an (a)(4) water that do not satisfy the conditions of (c)(1)	Ditch feature was excavated in uplands. The ditch was excavated along the property boundary where there was no indication, based upon soils, USGS, and previous wetland mapping of any adjacent wetlands or potential a(2) waters. The ditch is located along the eastern property line along the back of the residential lots of Bellingham Drive. This area was identified as upland in previous wetland delineations, including the WRAP report produced by USACE in 2002 and utilized for the Special Case JD performed by USEPA in 2002. This ditch was excavated subsequent to the 2002 report.
Ditch 2	1106 feet	(b)(5) Ditch that is not an (a)(1) or (a)(2) water, and those portions of a ditch constructed in an (a)(4) water that do not satisfy the conditions of (c)(1)	Ditch feature was excavated in uplands. The ditch was excavated along the property boundary where there was no indication, based upon soils, USGS, and previous wetland mapping of any adjacent wetlands or potential a(2) waters.
Wetland 1	0.08 acres	(b)(1) Non-adjacent wetland	This is a small depressional wetland area within a grassed field. There is no proximal potential a(1-3) water. The nearest potential a(1-3) water is a perennial town ditch located south of Wehrle Drive. There is no indication that the town ditch would flood into the subject parcel in a typical year. The ditch is approximately 1000 linear feet away from Wetlands 1-5 and separated from the wetlands by a four-lane road and a parking lot. Hence, this wetland does not abut an a(1-3) water, is not

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

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U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

			inundated by an a(1-3) water in a typical year, is not separated from a a(1-3) water by a natural berm or barrier, and is not separated from an a(1-3) water by a man made feature which allows for water exchange in a typical year.
Wetland 2	0.2 acres	(b)(1) Non-adjacent wetland	This is a small depressional wetland area within a grassed field. There is no proximal potential a(1-3) water. The nearest potential a(1-3) water is a perennial town ditch located south of Wehrle Drive. There is no indication that the town ditch would flood into the subject parcel in a typical year. The ditch is approximately 1000 linear feet away from Wetlands 1-5 and separated from the wetlands by a four-lane road and a parking lot. Hence, this wetland does not abut an a(1-3) water, is not inundated by an a(1-3) water in a typical year, is not separated from a a(1-3) water by a natural berm or barrier, and is not separated from an a(1-3) water by a man made feature which allows for water exchange in a typical year.
Wetland 3	0.05 acres	(b)(1) Non-adjacent wetland	This is a small depressional wetland area within a grassed field. There is no proximal potential a(1-3) water. The nearest potential a(1-3) water is a perennial town ditch located south of Wehrle Drive. There is no indication that the town ditch would flood into the subject parcel in a typical year. The ditch is approximately 1000 linear feet away from Wetlands 1-5 and separated from the wetlands by a four-lane road and a parking lot. Hence, this wetland does not abut an a(1-3) water, is not

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

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NAVIGABLE WATERS PROTECTION RULE

			inundated by an a(1-3) water in a typical year, is not separated from a a(1-3) water by a natural berm or barrier, and is not separated from an a(1-3) water by a man made feature which allows for water exchange in a typical year.
Wetland 4	0.32 acres	(b)(1) Non-adjacent wetland	This is a small depressional wetland area within a grassed field. There is no proximal potential a(1-3) water. The nearest potential a(1-3) water is a perennial town ditch located south of Wehrle Drive. There is no indication that the town ditch would flood into the subject parcel in a typical year. The ditch is approximately 1000 linear feet away from Wetlands 1-5 and separated from the wetlands by a four-lane road and a parking lot. Hence, this wetland does not abut an a(1-3) water, is not inundated by an a(1-3) water in a typical year, is not separated from a a(1-3) water by a natural berm or barrier, and is not separated from an a(1-3) water by a man made feature which allows for water exchange in a typical year.
Wetland 5	0.05 acres	(b)(1) Non-adjacent wetland	This is a small depressional wetland area within a grassed field. There is no proximal potential a(1-3) water. The nearest potential a(1-3) water is a perennial town ditch located south of Wehrle Drive. There is no indication that the town ditch would flood into the subject parcel in a typical year. The ditch is approximately 1000 linear feet away from Wetlands 1-5 and separated from the wetlands by a four-lane road and a parking lot. Hence, this wetland does not abut an a(1-3) water, is not

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
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			inundated by an a(1-3) water in a typical year, is not separated from a a(1-3) water by a natural berm or barrier, and is not separated from an a(1-3) water by a man made feature which allows for water exchange in a typical year.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

_X_ Information submitted by, or on behalf of, the applicant/consultant: Wetland and Waterbodies Delineation Report for 2190-2220 Wehrle Drive, November 15, 2018.
This information *is and is not* sufficient for purposes of this AJD.
Rationale: *The delineation represents on-the ground information accurately, but did not include discussion of previous work on the site. This additional information was supplied subsequently by the applicant.*

___ Data sheets prepared by the Corps: *Title(s) and/or date(s).*

___ Photographs: *(NA, aerial, other, aerial and other) Title(s) and/or date(s).*

_X_ Corps Site visit(s) conducted on: *December 23, 2020.*

_X_ Previous Jurisdictional Determinations (AJDs or PJDs): 2000-00680, Completed in 2000, USEPA Special Case JD completed in 2002.

___ Antecedent Precipitation Tool: *provide detailed discussion in Section III.B.*

___ USDA NRCS Soil Survey: *Title(s) and/or date(s).*

___ USFWS NWI maps: *Title(s) and/or date(s).*

___ USGS topographic maps: *Title(s) and/or date(s).*

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	ORM Maps
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): N/A. The JD does not rely on any "point in time" resources which would necessitate the use of the Antecedent Precipitation Tool.

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
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APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

C. **Additional comments to support AJD:** This site has been the subject of much scrutiny, with a USEPA Special Case JD completed using information prepared by a Corps WRAP request. The WRAP request was completed in response to a lawsuit challenging a determination that wetlands on the site were isolated and not regulated in 2000. As a result of the lawsuit, the Corps JD was rescinded and the EPA took assumed responsibility for completing the JD, which was completed in 2002. No further JD was completed on the site between 2002 and 2020. Additional work, including the installation of the eastern property boundary drainage ditch was completed subsequent to the 2002 JD. The ditch was constructed in areas identified as uplands by the 2002 JD and appears to have modified the site hydrology such that the overall footprint of the wetlands on the site has been reduced. In accordance with the Navigable Waters Protection Rule, the Corps is evaluating conditions on the ground at the time of the current (2020) JD request. There are no potential a(1-3) waters on the site or in the vicinity of any of the existing wetlands. The closest potential a(2) water is a town ditch located south of Wehrle Drive. This ditch shows no indication that it floods during a typical year. The two ditches on the subject parcel are manmade and excavated in uplands.

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

[1] Map(s)/Figure(s) are attached to the AJD provided to the requestor.
[2] If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.
[3] A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.
[4] Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.
[5] Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

LOCAL LAW NO. __ -2021

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

A LOCAL LAW AMENDING CHAPTER 203 OF THE TOWN OF AMHERST CODE, KNOWN AS THE ZONING ORDINANCE TO REZONE 2190 WEHRLE DRIVE FROM R-3 TO OB AND TO AMEND THE ZONING MAP ACCORDINGLY.

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law Amending Chapter 203 of Town of Amherst Code, Known As The Zoning Ordinance, to Rezone 2190 Wehrle Drive from R-3 to OB and to Amend The Zoning Map Accordingly".

Section 2. Legislative Findings and Intent.

The Town Board of the Town of Amherst finds that an application to rezone 2190 Wehrle Drive from R-3 to OB zoning has been filed and is in proper order. The Town Board further finds that the request including the rezoning is consistent with the Comprehensive Plan.

Section 3. Amherst Zoning Map.

The Town Board hereby amends its zoning map which is incorporated by reference in the Town zoning code by amending from R-3 to OB zoning of 2190 Wehrle Drive, **subject to any conditions imposed by the authorizing resolution;** legally described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie and State of New York, and being part of Lot No. 105, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at a point in the southwest corner of Lot No. 105 in the center line of Wehrle Drive, a public highway (66 feet wide); thence northerly along the west line of said Lot No. 105, 1696.26 feet to the south line of lands owned by George N. Karl by deed recorded in the Erie County Clerk's Office in Liber 3265 of Deeds at page 524; thence easterly along said Karl's south line and parallel with the south line of Lot No. 105, 150 feet; thence southerly and parallel with the west line of Lot No. 105, 1696.26 feet to the center line of

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

Wehrle Drive (66 feet wide); thence westerly along the center line of Wehrle Drive (66 feet wide) 150 feet to the place of beginning.

EXCEPTING from the above described premises that portion thereof conveyed to the County of Erie for widening of Wehrle Drive, as described in Deed recorded in Liber 11092 of Deeds at page 3872 on March 17, 2005.

Section 4. Validity.

This Local Law is adopted under the authority granted to the Town Board of the Town of Amherst pursuant to §§10(1)(ii)(a)(12), 20 and 27 of the Municipal Home Rule Law and §265 of the Town Law of the State of New York. The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

Section 5. Effective Date.

This Local Law shall take effect immediately when it is filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 & 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Francina J. Spoth
Town Clerk
Town of Amherst
County of Erie, State of New York

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

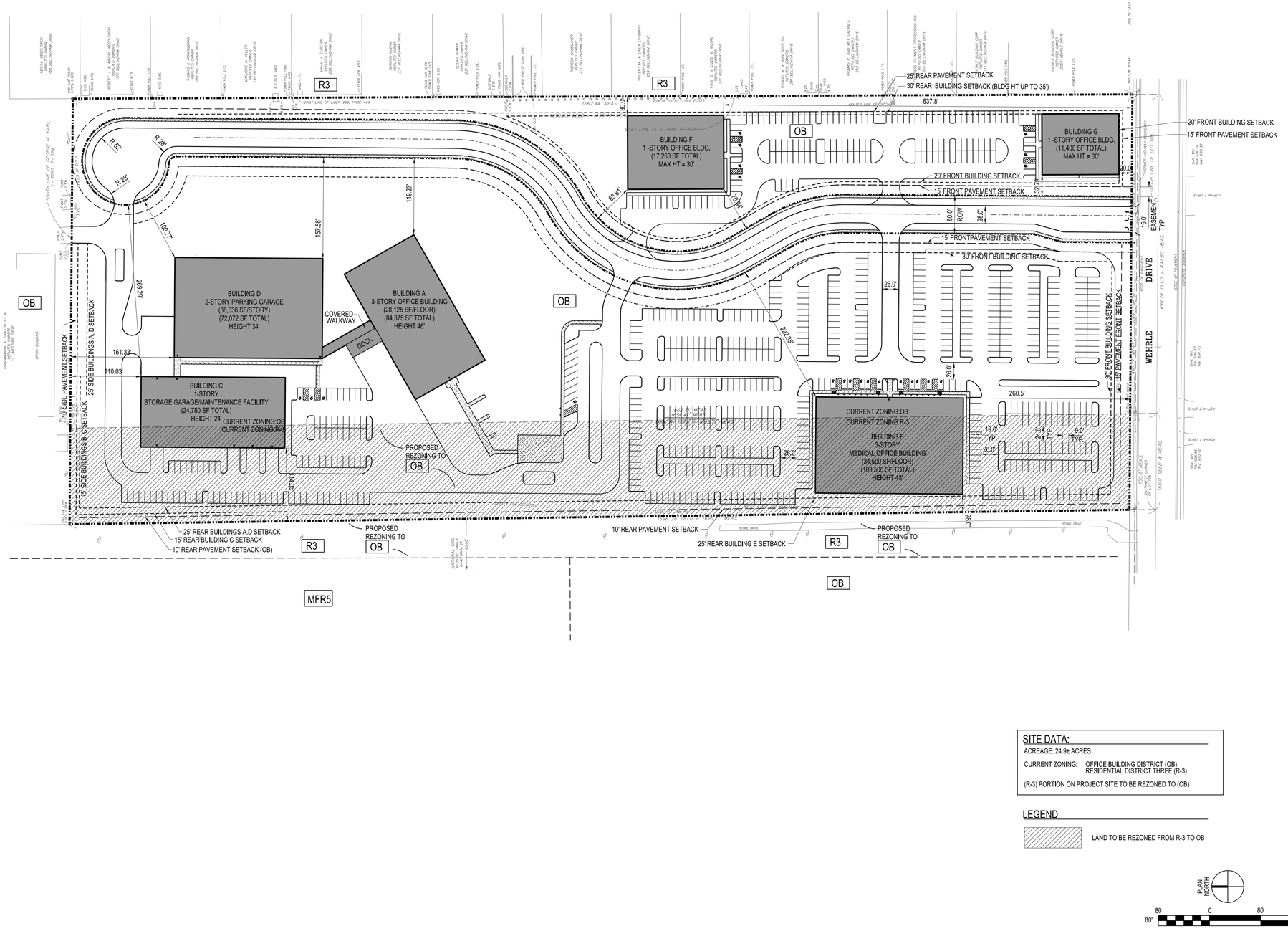
2190 Wehrle Drive Legal Description:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie and State of New York, and being part of Lot No. 105, Township 12, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at a point in the southwest corner of Lot No. 105 in the center line of Wehrle Drive, a public highway (66 feet wide); thence northerly along the west line of said Lot No. 105, 1696.26 feet to the south line of lands owned by George N. Karl by deed recorded in the Erie County Clerk's Office in Liber 3265 of Deeds at page 524; thence easterly along said Karl's south line and parallel with the south line of Lot No. 105, 150 feet; thence southerly and parallel with the west line of Lot No. 105, 1696.26 feet to the center line of Wehrle Drive (66 feet wide); thence westerly along the center line of Wehrle Drive (66 feet wide) 150 feet to the place of beginning.

EXCEPTING from the above described premises that portion thereof conveyed to the County of Erie for widening of Wehrle Drive, as described in Deed recorded in Liber 11092 of Deeds at page 3872 on March 17, 2005.

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)



C&S COMPANIES®
C&S Engineers, Inc.
141 Elm St. Suite 100
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com

PROPOSED SITE
2190-2220 WEHRLE DRIVE
WILLIAMSVILLE, NEW YORK 14221

MARK	DATE	DESCRIPTION

REVISIONS

PROJECT NO: D04.009.001
DATE: 2-2-2021
DRAWN BY: S. SCHIENER
DESIGNED BY: J. UTZIG
CHECKED BY:

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

REZONING EXHIBIT - CONCEPTUAL SITE PLAN

"DATE" "TIME"
"USER" "DATE" "SYTIME"

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)

DESCRIPTION:

PARCEL 1 (2190 WEHRLE DRIVE)

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, AND BEING PART OF LOT NO. 105, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF LOT NO. 105 IN THE CENTER LINE OF WEHRLE DRIVE, A PUBLIC HIGHWAY (66 FEET WIDE); THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT NO. 105, 1696.28 FEET TO THE SOUTH LINE OF LANDS OWNED BY GEORGE N. KARL BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 3265 OF DEEDS AT PAGE 524; THENCE EASTERLY ALONG SAID KARL'S SOUTH LINE AND PARALLEL WITH THE SOUTH LINE OF LOT NO. 105, 150 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF LOT NO. 105, 1696.26 FEET TO THE CENTER LINE OF WEHRLE DRIVE (66 FEET WIDE); THENCE WESTERLY ALONG THE CENTER LINE OF WEHRLE DRIVE (66 FEET WIDE) 150 FEET TO THE PLACE OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF CONVEYED TO THE COUNTY OF ERIE FOR WIDENING OF WEHRLE DRIVE, AS DESCRIBED IN DEED RECORDED IN LIBER 11092 OF DEEDS AT PAGE 3872 ON MARCH 17, 2005.

PARCEL 2 (2220 WEHRLE DRIVE)

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, AND BEING PART OF LOT NO. 105, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF WEHRLE DRIVE, A 66 FOOT WIDE PUBLIC HIGHWAY 150 FEET EASTERLY FROM THE SOUTHWEST CORNER OF LOT NO. 105; THENCE NORTHERLY AND PARALLEL WITH SAID LOT NO. 105, 1696.26 FEET TO THE SOUTH LINE OF LAND OWNED BY GEORGE H. KARL RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 3265 OF DEEDS AT PAGE 524; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF LOT NO. 105, 514.39 FEET TO THE EAST LINE OF LANDS DESCRIBED IN DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 999 OF DEEDS AT PAGE 469; THENCE SOUTHERLY ALONG SAID EAST LINE OF LANDS DESCRIBED DESCRIBED IN DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 999 OF DEEDS AT PAGE 469 TO THE SOUTH LINE OF LOT NO. 105, 1695.85 FEET TO THE CENTER LINE OF WEHRLE DRIVE, WHICH CENTER LINE IS THE SOUTH LINE OF LOT NO. 105; THENCE WESTERLY ALONG THE CENTER LINE OF WEHRLE DRIVE, 498.78 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE BOUNDS OF WEHRLE DRIVE (66 FEET WIDE).

ALSO EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF CONVEYED TO THE COUNTY OF ERIE FOR WIDENING OF WEHRLE DRIVE, AS DESCRIBED IN DEED RECORDED IN LIBER 11093 OF DEEDS AT PAGE 6575 AND IN Q143-8281, ON APRIL 13, 2005.

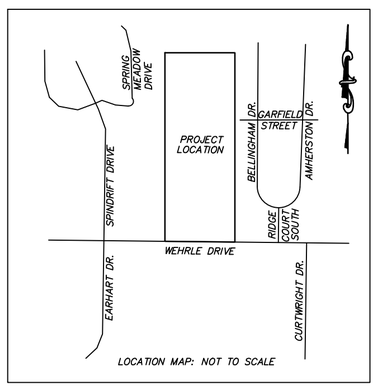
PREMISES MAY BE AFFECTED BY THE FOLLOWING EASEMENTS:

* EASEMENT TO NEW YORK TELEPHONE COMPANY AND BUFFALO NIAGARA ELECTRIC CORPORATION IN LIBER 4211 OF DEEDS AT PAGE 405 ON OCTOBER 21, 1947.

* EASEMENT TO THE TOWN OF AMHERST IN LIBER 9317 OF DEEDS AT PAGE 226 ON MARCH 27, 1984-AS SHOWN ON SURVEY.

* RIGHT OF WAY TO NATIONAL FUEL GAS SUPPLY CORPORATION IN LIBER 11114 OF DEEDS AT PAGE 3853 ON MAY 31, 2006-AS SHOWN ON SURVEY.

* EASEMENT TO NIAGARA MOHAWK POWER CORPORATION IN LIBER 11120 OF DEEDS AT PAGE 9253 ON OCTOBER 26, 2006-AS SHOWN ON SURVEY.



LOCATION MAP: NOT TO SCALE

FEDERAL INSURANCE RATE MAP (FIRM) FOR THE TOWN/VILLAGE OF AMHERST - COMMUNITY NO. 360226 0016 D, WITH AN EFFECTIVE DATE OF 10/16/1982 HAS BEEN VIEWED TO MAKE THE DETERMINATION THAT THE PREMISES SHOWN HEREON ARE IN ZONE "X" - AREAS OF MINIMAL FLOODING AND/OR AREAS THAT WOULD BE INUNDATED BY A FLOOD EXCEEDING THE MAGNITUDE OF A 100 YEAR FLOOD.

DATE	REVISION/TYPE
2/16/21	ALTA/NSPS LAND TITLE SURVEY
5/29/18	UPDATED TOPO
5/17/11	UPDATED TOPO - SITE IMPROVEMENTS/ CHECKED SPOT ELEVATIONS/REVISE PARCEL BOUNDARY
6/23/00	ADDED WESTERLY TOPOGRAPHIC INFORMATION (PROPERTY AT 2910 WEHRLE DRIVE)

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ABSTRACT OF TITLE FROM CHICAGO TITLE INSURANCE COMPANY No. 1013-40559

● SET/FOUND 5/8" REBAR

SUBRAMANYA A. SHASTRI ET AL
REPUTED OWNERS
17 LIMESTONE DRIVE

BRICK BUILDING

SOUTH LINE OF GEORGE M. KARL, L-3265, P-524

514.39' DEED = 514.08' MEAS.
PARALLEL WITH THE SOUTH LINE OF LOT 105

150.0' DEED & MEAS.

S89°33'45"E CENTERLINE OF DITCH

FND 3/4" I.PIPE 0.16'S, 0.28'W

FND 5/8" REBAR

TEL. BOX 6.6'E., 4.0'N.

TEL. BOX 1.1'S.

INV.=696.36

INV.=696.49

ROCKS

14" THORNAPPLE

16" OAK

12" THORNAPPLE

BUSH

GUY

5" PINE

18" POPLAR

12" MAPLE

24" POPLAR

3"-8" MULTI-BOLL MAPLES

THORNAPPLE

18" MAPLE

12" APPLE

20" MAPLE

BRUSH

36" MULTI-BOLL OAK

6" OAK

10" OAK

10" APPLE

14" APPLE

8" CRABAPPLE

36" WILLOW

36" POPLAR

8" MAPLE

20" MAPLE

30" MULTI-BOLL MAPLE

24" POPLAR

PARCEL 1
NOW OR FORMERLY
ACQUEST WEHRLE LLC
2190 WEHRLE DRIVE
L-11097, P-4310
5.838± ACRES TO ℄ WEHRLE DRIVE
5.696± ACRES TO R.O.W. WEHRLE DRIVE

PARCEL 2
NOW OR FORMERLY
ACQUEST WEHRLE LLC
2220 WHERLE DRIVE
L-11007, P-5330
19.691± ACRES TO ℄ WEHRLE DRIVE
19.217± ACRES TO R.O.W. WEHRLE DRIVE

TOTAL AREA
25.529± ACRES TO ℄ WEHRLE DRIVE
24.913± ACRES TO R.O.W. WEHRLE DRIVE

NATIONAL GRID
REPUTED OWNER
6441 MAIN ST.
80.00'

N00°47'03"W

CENTER LINE OF DITCH

20" GASLINE

G.M.

OHW

1696.26' DEED = 1695.71' MEAS.
1654.41' MEAS.
1662.71' MEAS.

1695.85' DEED = 1695.44' MEAS.
1662.44' MEAS.
1653.87' MEAS.

EAST LINE OF L-999, P-469

EDGE OF BRUSH

ROW OF STEEL FENCE POSTS

TREELINE

S00°14'03"E

WEST LINE OF LOT 105

PARALLEL

STONE DRIVE

SEE EASEMENT TO NIAGARA MOHAWK POWER CORPORATION L-11120, P-9253

SEE EASEMENT TO TOWN OF AMHERST L-9317, P-226

SEE EASEMENT TO NATIONAL FUEL GAS SUPPLY CORPORATION L-11114, P-3853

MONITORING WELL

CATCH BASIN RIM=695.99

LANDS ACQUIRED BY THE ERIE COUNTY DEPARTMENT OF PUBLIC WORKS MAP No. SK 374-84, PARCEL No. 85

LANDS ACQUIRED BY THE ERIE COUNTY DEPARTMENT OF PUBLIC WORKS MAP No. SK 374-88, PARCEL No. 89

YARD DRAIN RIM=694.70

ROCK

GAS MARKER

GAS MARKERS

STEEL POST

FND 5/8" REBAR

150.00'

498.20' MEAS.

498.12' MEAS.

N89°33'45"W

S89°35'42"E

288.78' MAP COVER 2059

150.0' MEAS.

150.0' DEED & MEAS.

498.78' DEED = 497.80' MEAS.

SOUTHWEST CORNER OF LOT 105

WEHRLE (WIDTH VARIES) DRIVE

EDGE OF PAVEMENT

CONCRETE SIDEWALK

FORMER HIGHWAY BOUNDARY

SOUTH LINE OF LOT 105

12" WATERLINE

8" PVC SEWERLINE

6" GASLINE

3" HIGH PRES. GAS

W.V.

HYDRANT

SAN. MH. RIM 696.86 INV. 692.40

SAN. MH. RIM 696.47 INV. 691.70

SAN. MH. RIM 696.24 INV. 690.38

C.B. RIM=696.40 W=692.65 El=692.60

C.B. RIM=696.41 W=692.01 El=691.91

C.B. RIM=696.07 W/El=691.57

C.B. RIM=695.94 W=692.04 El=691.94

C.B. RIM=695.61 W=691.31 El=691.21

C.B. RIM=695.59 W=691.34 El=691.29

C.B. RIM=695.48 W=691.03 El=690.88

C.B. RIM=695.46 W=690.86 El=690.76

C.B. RIM=695.45 W=690.95 El=690.90

C.B. RIM=695.44 W=690.84 El=690.76

ASPHALT DRIVE

SEE EASEMENT TO TOWN OF AMHERST L-9317, P-226

SEE EASEMENT TO NATIONAL FUEL GAS SUPPLY CORPORATION L-11114, P-3853

10" APPLE

14" APPLE

18" APPLE

8" CRABAPPLE

10" OAK

6" OAK

36" MULTI-BOLL OAK

36" WILLOW

36" POPLAR

8" MAPLE

20" MAPLE

30" MULTI-BOLL MAPLE

MONITORING WELL

ABIGAIL WESOLOWSKI
REPUTED OWNER
165 BELLINGHAM DRIVE
FND 3/8" REBAR 0.78'N, 0.06'E
SHED 4.8'E.
FENCE 5.7'E.

ROBERT J. & ABIGAIL WESOLOWSKI
REPUTED OWNERS
177 BELLINGHAM DRIVE
FENCE 6.1'E.
POWER POLE 1.7'E.
SHED 3.9'E.

THOMAS J. MONKELBAAN
REPUTED OWNER
189 BELLINGHAM DRIVE
POWER POLE 2.1'E.

MARJORIE H. KELLER
REPUTED OWNER
199 BELLINGHAM DRIVE
8.3'X12.3' SHED
POWER POLE 1.9'E.
FENCE 4.4'E.
SHED 4.7'E.

MIKAH J. CURETON
REPUTED OWNER
209 BELLINGHAM DRIVE
FENCE COR. 4.5'E.

SHARON KUEHN
REPUTED OWNER
221 BELLINGHAM DRIVE
FENCE COR. 0.4'E.
POWER POLE 1.6'E.
SHED COR. 2.5'E.

SUSAN ROMAN
REPUTED OWNER
231 BELLINGHAM DRIVE
POWER POLE 2.0'E.
SIDEWALK 1.5'W.
FENCE COR. 0.6'E.
SIDEWALK 2.0'W.
WEST END OF CURB 0.6'E.
POWER POLE 1.2'E.

THERESA SHOEMAKER
REPUTED OWNER
251 BELLINGHAM DRIVE
POWER POLE 1.2'E.

VINCENT M. & LINDA LOTEMPIO
REPUTED OWNERS
259 BELLINGHAM DRIVE

PAUL D. & LIZZIE M. MOORE
REPUTED OWNERS
271 BELLINGHAM DRIVE
SHED 3.3'E., 3.4'E.
POWER POLE 1.5'E.

THOMAS M. & ANN SUCHYNA
REPUTED OWNERS
281 BELLINGHAM DRIVE
SHED 4.2'E., 4.5'E., 3.9'E., 4.3'E.

THOMAS P. AND WIFE GALANES
REPUTED OWNERS
293 BELLINGHAM DRIVE
POWER POLE 1.4'E.

FORTRESS PAYMENT PROCESSING INC.
REPUTED OWNER
305 BELLINGHAM DRIVE
FENCE COR. 1.3'E.

NATALE BUILDING CORP
REPUTED OWNER
315 BELLINGHAM DRIVE
POWER POLE 1.8'E.

NATALE BUILDING CORP
REPUTED OWNER
2250 WEHRLE DRIVE
POWER POLE 2.6'E.

SUBDIVISION
NORTHRIDGE
MAP COVER 2059

GARFIELD (60.0' WIDE) ROAD

RIDGE COURT SOUTH

GRID NORTH T.O.A.
REF. NORTH THIS SURVEY
0°22'47"

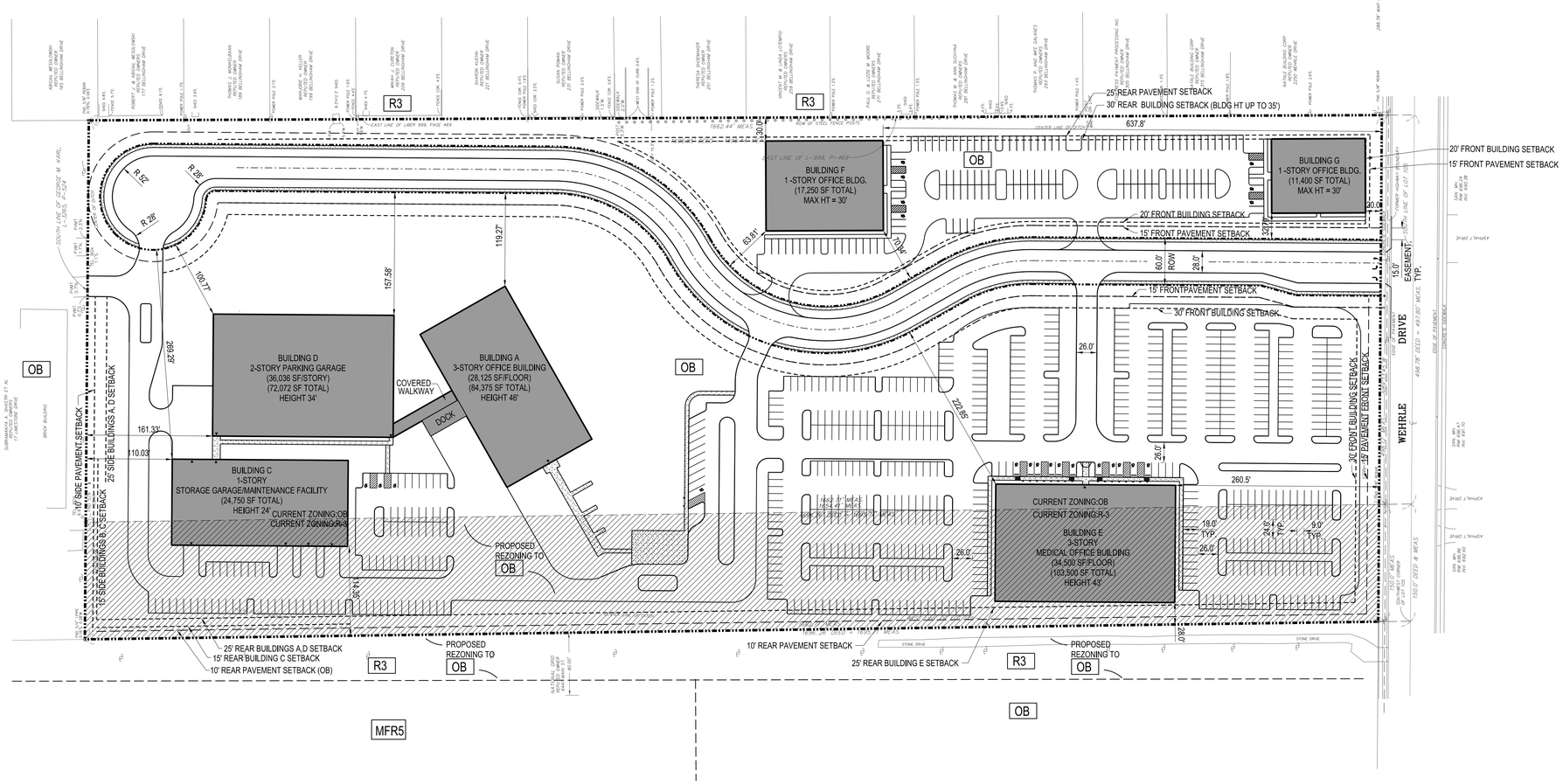
60' 0' 60' 120'
GRAPHIC SCALE 1" = 60'

ALTA/NSPS LAND TITLE SURVEY
PART OF LOT 105 TOWNSHIP 12 RANGE 7
HOLLAND LAND SURVEY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 2615-TOPO 6-1-18 Date: AUGUST 20, 2010
Scale 1" = 60' Tax No. 81.02-1-10 & 81.02-1-11

Attachment: Z-2021-01_application_041521 (22931 : Z-2021-01)



SITE DATA:

ACREAGE: 24.9± ACRES

CURRENT ZONING: OFFICE BUILDING DISTRICT (OB)
RESIDENTIAL DISTRICT THREE (R-3)

(R-3) PORTION ON PROJECT SITE TO BE REZONED TO (OB)

LEGEND

LAND TO BE REZONED FROM R-3 TO OB

PLAN NORTH

80 0 80 160 Ft.

80'

C&S COMPANIES®

C&S Engineers, Inc.
141 Elm St. Suite 100
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com

PROPOSED SITE
2190-2220 WEHRLE DRIVE
WILLIAMSVILLE, NEW YORK 14221

MARK	DATE	DESCRIPTION

REVISIONS

PROJECT NO: D04.009.001

DATE: 2-2-2021

DRAWN BY: S. SCHIENER

DESIGNED BY: J. UTZIG

CHECKED BY:

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

REZONING EXHIBIT - CONCEPTUAL SITE PLAN

USER **DATE** **SYTIME** **TIME**

Attachment: Z-2021-01_drawings_041521 (22931 : Z-2021-01)

DESCRIPTION:

PARCEL 1 (2190 WEHRLE DRIVE)

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, AND BEING PART OF LOT NO. 105, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF LOT NO. 105 IN THE CENTER LINE OF WEHRLE DRIVE, A PUBLIC HIGHWAY (66 FEET WIDE); THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT NO. 105, 1696.28 FEET TO THE SOUTH LINE OF LANDS OWNED BY GEORGE N. KARL BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 3265 OF DEEDS AT PAGE 524; THENCE EASTERLY ALONG SAID KARL'S SOUTH LINE AND PARALLEL WITH THE SOUTH LINE OF LOT NO. 105, 150 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF LOT NO. 105, 1696.26 FEET TO THE CENTER LINE OF WEHRLE DRIVE (66 FEET WIDE); THENCE WESTERLY ALONG THE CENTER LINE OF WEHRLE DRIVE (66 FEET WIDE) 150 FEET TO THE PLACE OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF CONVEYED TO THE COUNTY OF ERIE FOR WIDENING OF WEHRLE DRIVE, AS DESCRIBED IN DEED RECORDED IN LIBER 11092 OF DEEDS AT PAGE 3872 ON MARCH 17, 2005.

PARCEL 2 (2220 WEHRLE DRIVE)

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, AND BEING PART OF LOT NO. 105, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF WEHRLE DRIVE, A 66 FOOT WIDE PUBLIC HIGHWAY 150 FEET EASTERLY FROM THE SOUTHWEST CORNER OF LOT NO. 105; THENCE NORTHERLY AND PARALLEL WITH SAID LOT NO. 105, 1696.26 FEET TO THE SOUTH LINE OF LAND OWNED BY GEORGE H. KARL RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 3265 OF DEEDS AT PAGE 524; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF LOT NO. 105, 514.39 FEET TO THE EAST LINE OF LANDS DESCRIBED IN DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 999 OF DEEDS AT PAGE 469; THENCE SOUTHERLY ALONG SAID EAST LINE OF LANDS DESCRIBED DESCRIBED IN DEED RECORDED IN ERIE COUNTY CLERK'S OFFICE IN LIBER 999 OF DEEDS AT PAGE 469 TO THE SOUTH LINE OF LOT NO. 105, 1695.85 FEET TO THE CENTER LINE OF WEHRLE DRIVE, WHICH CENTER LINE IS THE SOUTH LINE OF LOT NO. 105; THENCE WESTERLY ALONG THE CENTER LINE OF WEHRLE DRIVE, 498.78 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE BOUNDS OF WEHRLE DRIVE (66 FEET WIDE).

ALSO EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF CONVEYED TO THE COUNTY OF ERIE FOR WIDENING OF WEHRLE DRIVE, AS DESCRIBED IN DEED RECORDED IN LIBER 11093 OF DEEDS AT PAGE 6575 AND IN Q143-8281, ON APRIL 13, 2005.

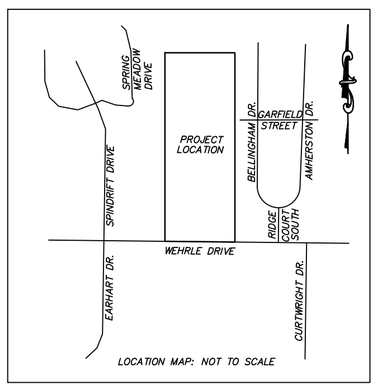
PREMISES MAY BE AFFECTED BY THE FOLLOWING EASEMENTS:

* EASEMENT TO NEW YORK TELEPHONE COMPANY AND BUFFALO NIAGARA ELECTRIC CORPORATION IN LIBER 4211 OF DEEDS AT PAGE 405 ON OCTOBER 21, 1947.

* EASEMENT TO THE TOWN OF AMHERST IN LIBER 9317 OF DEEDS AT PAGE 226 ON MARCH 27, 1984-AS SHOWN ON SURVEY.

* RIGHT OF WAY TO NATIONAL FUEL GAS SUPPLY CORPORATION IN LIBER 11114 OF DEEDS AT PAGE 3853 ON MAY 31, 2006-AS SHOWN ON SURVEY.

* EASEMENT TO NIAGARA MOHAWK POWER CORPORATION IN LIBER 11120 OF DEEDS AT PAGE 9253 ON OCTOBER 26, 2006-AS SHOWN ON SURVEY.



LOCATION MAP: NOT TO SCALE

FEDERAL INSURANCE RATE MAP (FIRM) FOR THE TOWN/VILLAGE OF AMHERST - COMMUNITY NO. 360226 0016 D, WITH AN EFFECTIVE DATE OF 10/16/1992 HAS BEEN VIEWED TO MAKE THE DETERMINATION THAT THE PREMISES SHOWN HEREON ARE IN ZONE "X" - AREAS OF MINIMAL FLOODING AND/OR AREAS THAT WOULD BE INUNDATED BY A FLOOD EXCEEDING THE MAGNITUDE OF A 100 YEAR FLOOD.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ABSTRACT OF TITLE FROM CHICAGO TITLE INSURANCE COMPANY No. 1013-40559

● SET/FOUND 5/8" REBAR

SUBRAMANYA A. SHASTRI ET AL
REPUTED OWNERS
17 LIMESTONE DRIVE

BRICK BUILDING

SOUTH LINE OF GEORGE M. KARL, L-3265, P-524

514.39' DEED = 514.08' MEAS.
PARALLEL WITH THE SOUTH LINE OF LOT 105

150.0' DEED & MEAS.

PARCEL 1
NOW OR FORMERLY
ACQUEST WEHRLE LLC
2190 WEHRLE DRIVE
L-11097, P-4310
5.838± ACRES TO ℄ WEHRLE DRIVE
5.696± ACRES TO R.O.W. WEHRLE DRIVE

PARCEL 2
NOW OR FORMERLY
ACQUEST WEHRLE LLC
2220 WHERLE DRIVE
L-11007, P-5330
19.691± ACRES TO ℄ WEHRLE DRIVE
19.217± ACRES TO R.O.W. WEHRLE DRIVE

TOTAL AREA
25.529± ACRES TO ℄ WEHRLE DRIVE
24.913± ACRES TO R.O.W. WEHRLE DRIVE

NATIONAL GRID
REPUTED OWNER
6441 MAIN ST.
80.00'

N00°47'03"W

1696.26' DEED = 1695.71' MEAS.
1654.41' MEAS.
1662.71' MEAS.

1654.49' MEAS. = 1662.71' MEAS.
1696.26' DEED = 1695.71' MEAS.

WEST LINE OF LOT 105

PARALLEL

ABIGAIL WESOLOWSKI
REPUTED OWNER
165 BELLINGHAM DRIVE

ROBERT J. & ABIGAIL WESOLOWSKI
REPUTED OWNERS
177 BELLINGHAM DRIVE

THOMAS J. MONKELBAAN
REPUTED OWNER
189 BELLINGHAM DRIVE

MARJORIE H. KELLER
REPUTED OWNER
199 BELLINGHAM DRIVE

MIKAH J. CURETON
REPUTED OWNER
209 BELLINGHAM DRIVE

SHARON KUEHN
REPUTED OWNER
221 BELLINGHAM DRIVE

SUSAN ROMAN
REPUTED OWNER
231 BELLINGHAM DRIVE

THERESA SHOEMAKER
REPUTED OWNER
251 BELLINGHAM DRIVE

VINCENT M. & LINDA LOTEMPIO
REPUTED OWNERS
259 BELLINGHAM DRIVE

PAUL D. & LIZZIE M. MOORE
REPUTED OWNERS
271 BELLINGHAM DRIVE

THOMAS M. & ANN SUCHYNA
REPUTED OWNERS
281 BELLINGHAM DRIVE

THOMAS P. AND WIFE GALANES
REPUTED OWNERS
293 BELLINGHAM DRIVE

FORTRESS PAYMENT PROCESSING INC.
REPUTED OWNER
305 BELLINGHAM DRIVE

NATALE BUILDING CORP
REPUTED OWNER
315 BELLINGHAM DRIVE

NATALE BUILDING CORP
REPUTED OWNER
2250 WEHRLE DRIVE

SUBDIVISION
NORTHRIDGE
MAP COVER 2059

EAST LINE OF L-999, P-469
1695.85' DEED = 1695.44' MEAS.
1662.44' MEAS.
1653.87' MEAS.

ROW OF STEEL FENCE POSTS

EDGE OF BRUSH

CENTER LINE OF DITCH

TREELINE

GARFIELD (60.0' WIDE) ROAD

RIDGE COURT SOUTH

288.78' MAP COVER 2059

498.20' MEAS.
498.12' MEAS.
498.78' DEED = 497.80' MEAS.

S89°33'45"W
S89°35'42"E
S00°14'03"E

WEHRLE (WIDTH VARIES) DRIVE

SEE EASEMENT TO NIAGARA MOHAWK POWER CORPORATION L-11120, P-9253
SEE EASEMENT TO TOWN OF AMHERST L-9317, P-226
SEE EASEMENT TO NATIONAL FUEL GAS SUPPLY CORPORATION L-11114, P-3853

LANDS ACQUIRED BY THE ERIE COUNTY DEPARTMENT OF PUBLIC WORKS MAP No. SK 374-84, PARCEL No. 85
LANDS ACQUIRED BY THE ERIE COUNTY DEPARTMENT OF PUBLIC WORKS MAP No. SK 374-88, PARCEL No. 89

DATE	REVISION/TYPE
2/16/21	ALTA/NSPS LAND TITLE SURVEY
5/29/18	UPDATED TOPO
5/17/11	UPDATED TOPO - SITE IMPROVEMENTS/ CHECKED SPOT ELEVATIONS/REVISE PARCEL BOUNDARY
6/23/00	ADDED WESTERLY TOPOGRAPHIC INFORMATION (PROPERTY AT 2910 WEHRLE DRIVE)

60' 0' 60' 120'
GRAPHIC SCALE 1" = 60'

ALTA/NSPS LAND TITLE SURVEY
PART OF LOT 105 TOWNSHIP 12 RANGE 7
HOLLAND LAND SURVEY
TOWN OF AMHERST, ERIE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 2615-TOPO 6-1-18 Date: AUGUST 20, 2010
Scale 1" = 60' Tax No. 81.02-1-10 & 81.02-1-11

Attachment: Z-2021-01_drawings_041521 (22931 : Z-2021-01)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-01

PETITIONER

Acquest Development
5554 Main St.
Williamsville NY 14221

PROPERTY LOCATION

2190 Wehrle Drive

WHEREAS the Town of Amherst Planning Board on Thursday, April 15, 2021 held a remote public hearing on the proposed rezoning of land from R-3 to OB, and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

   The proposal is consistent with the Conceptual Land Use Plan which shows commercial-office use in this area of the Town.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current versus the proposed district.

E. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is required since hydric/potentially hydric soils have been identified on the parcel.

Attachment: Z-2021-01_Draft Resolution_041521 (22931 : Z-2021-01)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-01

PETITIONER	PROPERTY LOCATION
Acquest Development	2190 Wehrle Drive

Pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be **approved/denied** subject to the following conditions:

1.

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by - _____; seconded by - _____; ayes _, noes _; absent - ____.

_____ _____
Robert J. Gilmour, Chair Date

TV/ac
X:\Current_Planning\Files\Rezonings\2021\Z-2021-01_(2190_Wehrle_Dr)_2021\Z-2021-01_Blurb_041521.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Omar Abu-Sitta, Aquest Development, 5554 Main St., Williamsville NY 14221

Attachment: Z-2021-01_Draft Resolution_041521 (22931 : Z-2021-01)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-01

PETITIONER

Acquest Development
5554 Main St.
Williamsville NY 14221

PROPERTY LOCATION

2190 Wehrle Drive

WHEREAS the Town of Amherst Planning Board on Thursday, April 15, 2021 held a remote public hearing on the proposed rezoning of land from R-3 to OB, and

WHEREAS the Planning Board has reviewed plans and other materials regarding the rezoning proposal, and

WHEREAS the materials and plans have been referred to the Town's various review agencies, and

WHEREAS in accordance with Section 8-3-5 of the Zoning Ordinance the Planning Board finds that:

A. The proposed zoning and development plan is generally consistent with the policies of the Comprehensive Plan and the Zoning Ordinance.

The proposal is consistent with the Conceptual Land Use Plan which shows commercial-office use in this area of the Town.

B. There are adequate services and utilities available or proposed to be made available in the construction of the development.

C. The proposal is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

D. The subject property is suitable for uses permitted by the current versus the proposed district.

E. The proposed change does tend to improve the balance of uses, or meets a specific demand in the Town.

F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is required since hydric/potentially hydric soils have been identified on the parcel.

APR23'21 AM 9:21 RCVD

Attachment: Z-2021-01_Resolution_signed_041521 (22931 : Z-2021-01)

TOWN OF AMHERST
PLANNING BOARD
ZONING RESOLUTION
Z-2021-01

PETITIONER

Acquest Development

PROPERTY LOCATION

2190 Wehrle Drive

Pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

NOW THEREFORE BE IT RESOLVED that the Planning Board recommends to the Town Board in accordance with Section 8-3-4 of the Zoning Ordinance, that the rezoning request be approved subject to the following condition:

1. That the petitioner provide further information on the intended use of the northerly buildings to ensure compliance with the allowed uses set forth in §203-4-2-2(A) of Town Code.

The foregoing resolution was adopted by the Town of Amherst Planning Board, April 15, 2021; moved by - Penberthy; seconded by - Giuliani; Ayes 4, Noes 1 (Chmiel), Absent (Gelber, Gill).

Robert J. Gilmour, Chair

4-22-21
Date

TV/ac
X:\Current_Planning\Files\Rezonings\2021\Z-2021-01_(2190_Wehrle_Dr)_2021\Z-2021-01_Resolution_041521.doc
cc: Town Clerk
Commissioner of Building
Highway Superintendent
Town Engineer
Traffic/Safety Coordinator
Omar Abu-Sitta, Aquest Development, 5554 Main St., Williamsville NY 14221

APR23'21 AM 9:31 RCVD

Attachment: Z-2021-01_Resolution_signed_041521 (22931 : Z-2021-01)

Amherst Planning Board
5583 Main Street
Williamsville, NY 14221

Meeting: 04/15/21 06:30 PM
Department: Planning
Category: Rezoning and Relief from Conditions of Rezoning
Prepared By: Amy Carrato
Initiator: Dan Howard
Sponsors:
DOC ID: 22932

ADOPTED

PLANNING BOARD ITEM (ID # 22932)

Request to Reclassify 1.53± Acres of Land from OB to NCD-GC, Amendment #74 to the Audubon Development Plan, Z-2021-02

Property located at 2402 North Forest Road (portion) (NCD)
2402 North Forest Road LLC, Petitioner

The proposed reclassification and amendment is for construction of a 4-story, 72-unit apartment building as well as the internal conversion of 25 new apartments in the existing Creekview Courts Apartments building on the site. The proposed apartment building will consist of 24 one-bedroom units and 48 two-bedroom units for lease. The new apartment building will be constructed on the southeast side of the existing Creekview Courts Apartments parking lot. Construction will also include new parking spaces and utility improvements.

Sean Hopkins, Esq., Hopkins, Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Chmiel moved to approve the request based on the resolution. The motion was seconded by Ms. Penberthy and carried. Ayes 5, Noes 0, Absent 2 (Gelber, Gill).

ATTACHMENTS:

- Z-2021-02_application_041521 (PDF)
- Z-2021-02_drawings_041521 (PDF)
- Z-2021-02_Draft Resolution_041521 (PDF)
- Z-2021-02_Resolution_signed_041521 (PDF)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Chmiel, Board Member
SECONDER:	Brittany Lee Penberthy, Board Member
AYES:	Gilmour, Chmiel, Giuliani, Penberthy, Raffaele Jr.
ABSENT:	Stephanie S. Gelber, Harbinder Gill

February 22, 2021

Ellen Kost, AICP, Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, New York 14221

Re: Application to Reclassify 1.53 Acres of 2402 North Forest Road from OB to NCD-GC and to Amend the Audubon Development Plan [Z-2021-02]
Applicant/Project Sponsor: 2402 North Forest Road, LLC
File 10003.48

Dear Ms. Kost:

Our firm represents 2402 North Forest Road, LLC ("Project Sponsor") in connection with its request to reclassify 1.53 acres of the 8.05 acre parcel at 2402 North Forest Road ("Project Site") from OB to NCD-GC and to amend the Audubon Development Plan to accommodate a proposed expansion of the existing Creekview Apartments project. Enclosed please find the following:

1. Original and fifteen (15) copies of the Application to Reclassify a portion of 2402 North Forest Road from OB to NCD-GC and to Amend the Audubon Development Plan and supporting documentation consisting of Exhibits "1" to "8". The Exhibits to the Application consist of the following:

   - **Exhibit 1**: Part 1 of Full Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA");
   - **Exhibit 2**: Legal description of property to be Reclassified from OB to NCD-GC;
   - **Exhibit 3**: Reduced size copy of Survey of 2402 North Forest Road as prepared by Wm. Schutt & Associates PC;
   - **Exhibit 4A:** Reduced size copy of the Site Plan [Drawing C-100] as prepared by Carmina Wood Morris DPC;
   - **Exhibit 4B:** Reduced size copy of the Landscape Plan [Drawing L-100] as prepared by Carmina Wood Morris;
   - **Exhibit 5**: Responses to Questions 11A & 11B of the Application;
   - **Exhibit 6**: Responses to Questions 16A, 16B, 16D & 16E of the Application;

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

HOPKINS SORGI & MCCARTHY PLLC
Attorneys at Law
5500 Main Street, Suite 343 • Williamsville, New York 14221
Direct: 716-510-4338 • E-mail: shopkins@hsr-legal.com • www.hsr-legal.com

- **Exhibit 7**: Excerpt of relevant portion of the Zoning Map depicting the zoning classification of the relevant portion of 2402 North Forest Road as NCD-GC; and

- **Exhibit 8**: Documentation pertaining the Town Board's Reclassification of the relevant portion of 2402 North Forest Road from NCD-SA to OB on October 15, 1984

It would be greatly appreciated if the Planning Department would provide a copy of this correspondence and the enclosed project documentation to the involved agencies in connection with the coordinated environmental review pursuant to the State Environmental Quality Review Act ("SEQRA")[1] and also to the Erie County Division of Environment and Planning ("ECDEP") for the purpose of complying with the referral requirement set forth in NYS General Municipal Law §239-m.

Additionally, please provide copies of all correspondence, departmental reviews, etc. to my office as well as the following individual(s) involved with this matter:

1. Paul Bliss
   2402 North Forest Road, LLC
   6790 Main Street, Suite 100
   Williamsville, NY 14221

2. Jon Barniak
   Carmina Wood Morris DPC
   487 Main Street, Suite 500
   Buffalo, NY 14203

3. David Sutton, R.A.
   Sutton Architecture PLLC
   5409 Main Street, 2nd Floor
   Williamsville, NY 14221

It would be greatly appreciated if the requested reclassification of 1.53 acres of 2402 North Forest Road from OB to NCD-GC and to amend the Audubon Development Plan would be placed on the agenda of the meeting of the Planning Board to be held on **Thursday, April 15th at 6:30 p.m.** for the purpose of holding the required public hearing.

If you have any questions regarding the enclosed Application and supporting documentation, please feel free to contact me at 510-4338 or via e-mail at shopkins@hsr-legal.com.

Thank you for your anticipated cooperation.

[1] The proposed action is a Type I action pursuant to a local law adopted by the Town Board in 1982 since Ellicott Creek is a flowing watercourse.

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC



Sean W. Hopkins, Esq.

Enc.
cc: Paul Bliss, 2402 North Forest Road, LLC [Via e-mail and mail]
Jon Barniak, Carmina Wood Morris DPC [Via e-mail]
David Sutton, R.A., Sutton Architecture PLLC [Via e-mail]

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

HSM

March 29, 2021

Ellen Kost, AICP, Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, New York 14221

Re: Application to Reclassify 1.53 Acres of 2402 North Forest Road from OB to NCD-GC and to Amendment #74 to the Audubon Development Plan [Z-2021-02]
Applicant/Project Sponsor: 2402 North Forest Road, LLC
File 10003.55

Dear Ms. Kost:

This letter along with the enclosed Amended Part 1 of the Full Environmental Assessment Form with attached Page 5[a] are being submitted on behalf 2402 North Forest Road, LLC ("Project Sponsor") in connection with its request to reclassify 1.53 acres of the 8.05 acre parcel at 2402 North Forest Road ("Project Site") from OB to NCD-GC and Amendment #74 to Audubon Development Plan to accommodate a proposed expansion of the existing Creekview Apartments project.

The following sections of this letter have been prepared for the purpose of responding to the written comments of the Town Departments and Committees that have participated in the review of the proposed project. For the purposes of convenience, each of the written comments of Town Departments and Committees are provided below in *italics* followed by a response to each comment.

I. COMMENT LETTER OF THE PLANNING DEPARTMENT DATED MARCH 8, 2021:

The letter by Daniel C. Howard, AICP, Planning Director, dated March 8, 2021 contained six (6) comments as follows:

Comment No. 1: *The following items on the Environmental Assessment Form should be corrected or completed:*

- *C3.b.*
- *C4.a. - d*
- *Dl.b. and c.*
- *Dl.h.iii.*
- *D2.r.*
- *E3.b.*

Response: Enclosed is an Amended Part 1 of the Full Environmental Assessment Form with an attached completed Page 5[a] dated March 26, 2021 that includes updated responses to each of the above referenced questions.

HOPKINS SORGI & MCCARTHY PLLC
Attorneys at Law
5500 Main Street, Suite 343 • Williamsville, New York 14221
Direct: 716-510-4338 • E-mail: shopkins@hsr-legal.com • www.hsr-legal.com

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

Comment No. 2: *Please note that any other SEQR-related issues raised during the review process for this rezoning must be addressed prior to action by the Planning Board.*

Response: No response required.

Comment No. 3: *The subject site is located within an archaeologically sensitive area. An archaeological assessment will be required prior to the Planning Board making a SEQR determination.*

Response: Given that the proposed expansion of the existing project will occur on a portion of the Project Site that currently consists of a paved parking area, Jon Barniak of Carmina Wood Morris DPC has requested a written determination from the NYS Office of Parks, Recreation and Historic Preservation that it will not be necessary for a cultural resource investigation to be completed.

Comment No. 4: *The Soil Survey of Erie County indicates the presence of hydric/potentially hydric soils. A wetland delineation must be provided prior to the Planning Board making a SEQR determination.*

Response: Given that the proposed expansion of the existing project will occur on a portion of the Project Site that currently consists of a paved parking area, the Project Sponsor does not believe it is necessary for a wetland delineation report to be prepared.

Comment No. 5: P*lease provide a copy of the Local Law to this office in Word format.*

Response: The draft Local Law included with the Application and supporting documentation on February 22nd was previously uploaded to a project Big Bytes folder in both Word format and as a pdf.

Comment No. 6: *Please complete the attached revised Town of Amherst Addendum to the EAF.*

Response: The enclosed Amended Part of the Full Environmental Assessment Form includes a completed version of the Town of Amherst Addendum.

II. MEMORANDUM OF THE BUILDING DEPARTMENT DATED MARCH 4, 2021:

The Memorandum of Doug Gesel of the Building Department March 4, 2021 contained one (1) comment as follows:

Comment No. 1: *Work being done within Floodway – Hydraulic Analysis required to prove no rise to floodwaters.*

Response: The proposed project does not involve any construction of new buildings within the regulated floodway associated with Ellicott Creek. The only activities within the regulated floodway consist of modifications to the existing parking lot area and installation of a bioretention area.

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

III. CONCLUSION:

If you have any questions regarding this letter or the enclosed Amended Part 1 of the Full Environmental Assessment Form, please feel free to contact me at 510-4338 or via e-mail at shopkins@hsr-legal.com.

Thank you for your continued cooperation.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC

Sean W. Hopkins, Esq.

Enc.
cc: Douglas Gesel, Supervising Code Enforcement Officer
Paul Bliss, 2402 North Forest Road, LLC [Via e-mail and mail]
Jon Barniak, Carmina Wood Morris DPC [Via e-mail]
David Sutton, R.A., Sutton Architecture PLLC [Via e-mail]

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

Amended Part 1 of the Full Environmental Assessment Form
Date: March 26, 2021

Full Environmental Assessment Form
Part 1 - Project and Setting

Prepared By: Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy PLLC
5500 Main Street, 343
Williamsville, NY 14221
Tel: 716.510-4338
E-mail: shopkins@hsr-legal.com

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Expansion of Creekview Apartment Project		
Project Location (describe, and attach a general location map): 2402 North Forest Road, Amherst, NY 14068 - Erie County		
Brief Description of Proposed Action (include purpose or need): This development project consists of the construction of a proposed 4-story, 72-unit apartment building as well the addition of 25 apartments in the existing building. The proposed apartment building will consist of 48 2-bedroom units and 24 1-bedroom units for lease. Creekview Courts apartments are located on the existing site and will remain. The new apartment building will be constructed on the southeast side of the existing Creekview Courts parking lot. Construction will also include new parking spaces and utility improvements. The site is located on the southwest side of North Forest Road and on the east side of John James Audubon Pkwy in the Town of Amherst. The southwest side of the site abuts Ellicott Creek. The proposed building will not be located with the Ellicott Creek floodway. The overall site area is 8.05 acres of which approximately 1.38+/- acres will be disturbed for construction. The site is currently zoned New Community District ("NCD-GC") and Office Business District ("OB"). The proposed project ("action") includes is a Type I action due the proximity of the Project Site to Ellicott Creek, which is a flowing watercourse, pursuant to a local law adopted by the Town of Amherst in 1982. The local law requires projects within 100 ft. of a flowing watercourse to be classified as Type I action. Given that the proposed project will not result in any potentially significant adverse environmental impacts, the issuance of a negative declaration pursuant to SEQRA is justified.		
Name of Applicant/Sponsor: 2402 North Forest Road, LLC c/o Sean Hopkins, Esq.	Telephone: 716.510-4338 E-Mail: shopkins@hsr-legal.com	
Address: 5500 Main Street, Suite 343		
City/PO: Williamsville	State: New York	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 2402 North Forest, LLC c/o Paul Bliss	Telephone: 716-204-2910 E-Mail: pbliss@blissco.net	
Address: 6790 Main Street, Suite 100		
City/PO: Williamsville	State: NY	Zip Code: 14221

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Rezoning of portion of Project Site & Amendment to Audubon Development Plan	February 22, 2021
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan Amendment	
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Building Dept. - Demolition, Building & Floodplain Development Permit; Eng. Dept. - Stormwater Per.	To be determined
e. County agencies ☑Yes ☐No	ECWA - Water	To be determined
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES and DSCA	To be determined
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐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?) ☑Yes ☐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? ☐Yes ☑No

If Yes, identify the plan(s):

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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?
New Community District - General Commercial ("NCD-GC") and Office Building District ("OB")

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? New Community District - General Commercial ("NCD-GC")

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Town of Amherst Police Department

c. Which fire protection and emergency medical services serve the project site?
Getzville Volunteer Fire Department.

d. What parks serve the project site?
Various Town Parks including Nature View 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)? Multifamily project consisting of apartments for lease.

b. a. Total acreage of the site of the proposed action? 8.05 acres
b. Total acreage to be physically disturbed? 1.38 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.05 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)? % 44.7 Units: 97

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: 6 months
ii. If Yes:
- Total number of phases anticipated
- Anticipated commencement date of phase 1 (including demolition) month year
- Anticipated completion date of final phase month year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

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f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				72 apartment units
At completion of all phases				72 apartment units

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

If Yes,

i. Total number of structures

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

iii. Approximate extent of building space to be heated or cooled: _____ 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 infiltration

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Stormwater runoff from impervious surfaces

iii. If other than water, identify the type of impounded/contained liquids and their source. Not Applicable. The impoundment does not constitute a regulated dam.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: .2 acres

v. Dimensions of the proposed dam or impounding structure: 0 height; 55' length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth fill.

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):

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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: 19,058 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: ECWA
- 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: 17,325 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: Amherst Wastwater Treatment Facility
- Name of district: Town of Amherst Sewer 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

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- 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):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

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 1.0 acres (impervious surface)

_____ Square feet or 8.1 acres (parcel size)

ii. Describe types of new point sources. Driveways, roofs, parking lot, sidewalks, etc.

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)?

Stormwater will be collected onsite via closed stormwater drainage system and covered to an existing onsite closed stormwater drainage system prior to discharge to Ellicott Creek.

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

Ellicott Creek

- 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_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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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 ½ 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:

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

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 to 7:00
- Saturday: 7:00 to 5:00
- Sunday: As needed
- Holidays: As needed

ii. During Operations:

- Monday - Friday:
- Saturday:
- Sunday:
- Holidays:

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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:

The project will result in temporary and unavoidable noise impacts during construction of the project resulting from the use of construction equipment.

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:

15' pole mounting height LED lights in parking lot

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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction:
- Operation:

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

- Construction:
- Operation:

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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):

ii. If mix of uses, generally describe:

There are a mixture of land uses in the vicinity of the Project Site including office buildings and multifamily projects. The Project Site is also in close proximity to the University of Buffalo North Campus.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5.24	5.35	+0.11
• Forested	0.28	0.00	-0.28
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.05	1.05	0.00
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Greenspace/Landscaping	1.48	1.65	+0.17

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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:

iii. Describe any development constraints due to the prior solid waste activities:

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):

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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? >7 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:

Cheektowaga fine sandy loam	30 %
Claverack loamy fine sand,	70 %
	%

d. What is the average depth to the water table on the project site? Average: 2 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 837-25 Classification B
- Lakes or Ponds: Name ____ Classification ____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... 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:
Name - Pollutants - Uses:Ellicott Creek, Lower, and tribs – Nutrients;Silt/Sediment – Aquatic Life

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:

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m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban species

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):

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:
Spiny Softshell

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:

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:

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

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 fives 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 2402 North Forest Road, LLC Date March 26, 2021

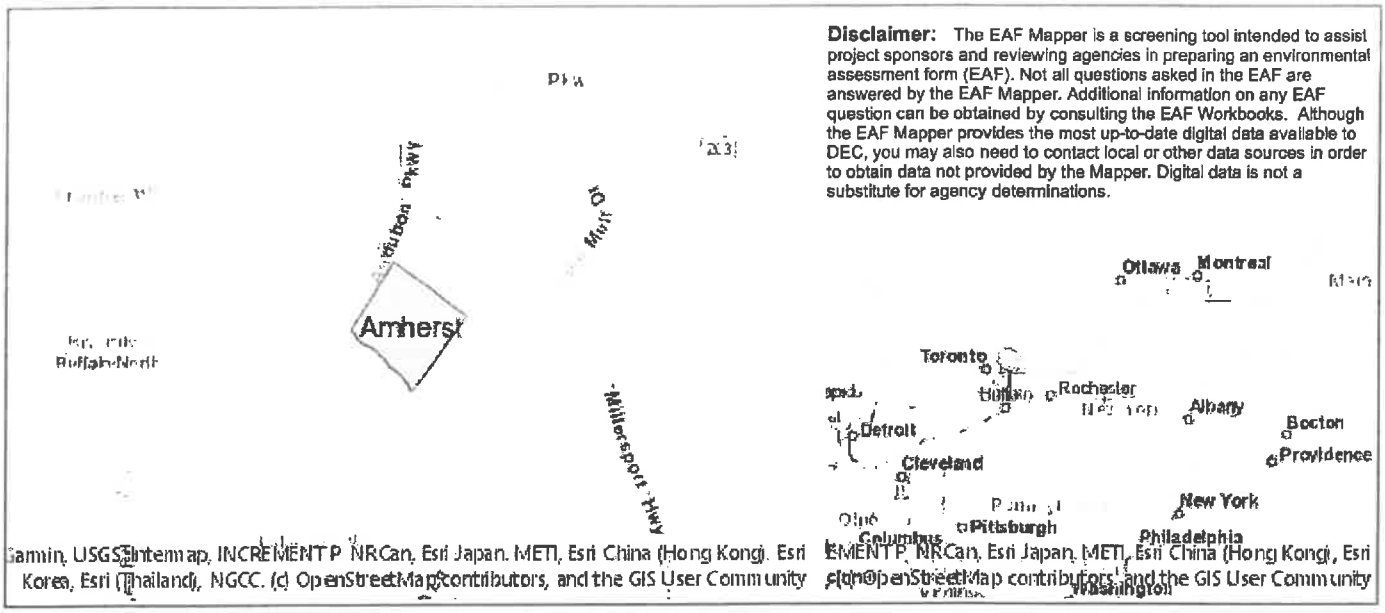
Signature _____ Title Attorney for Project Sponsor

PRINT FORM

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

EAF Mapper Summary Report

Wednesday, February 17, 2021 1:58 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.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]	Yes
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.iv [Surface Water Features - Stream Name]	837-25
E.2.h.iv [Surface Water Features - Stream Classification]	B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ellicott Creek, Lower, and tribs – Nutrients;Silt/Sediment – Aquatic Life

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Spiny Softshell
E.3.a. [Agricultural District]	No
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

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

TOWN OF AMHERST ATTACHMENT
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305):*

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Cloverack Loamy Fine Sand	Severe	Severe	Severe	Severe	Severe
Cheektowaga Fine Sandy Loam	Severe	Severe	Severe	Severe	Severe

2. If the Soil survey indicates either "severe" or "moderate" suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

_____ Geotechnical report attached _____ Not applicable

[Note: The proposed project will occur on a developed portion of the Project Site. The pending application only pertains to a request to reclassify the Project Site so that the NCD classification will be consistent with the Town's official Zoning Map.]

3. Is your property located: On Youngs Road between Dodge and Klein Roads? □ Yes ● No
On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? □ Yes ● No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? □ Yes ● No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:

Not Applicable.

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: □ Yes ● No

Describe: _____

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per peak hour upon completion of project 55-62
Source: ITE Trip Generation Report

8. Will blasting occur during construction? □ Yes ● No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? ● Yes □ No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
17,325 gpd average flow 69,300 gpd peak flow.

(Average flows of 2,500 gpd or greater will require an Engineer's Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

11. Based on the Town's *2011 Reconnaissance Level Survey of Historic Resources,* is your property 'blue-rated' for historic significance? □ Yes ● No

Attachment: Z-2021-02_application_041521 (22932 : Z-2021-02)

Attachment: Z-2021-02_drawings_041521 (22932 : Z-2021-02)

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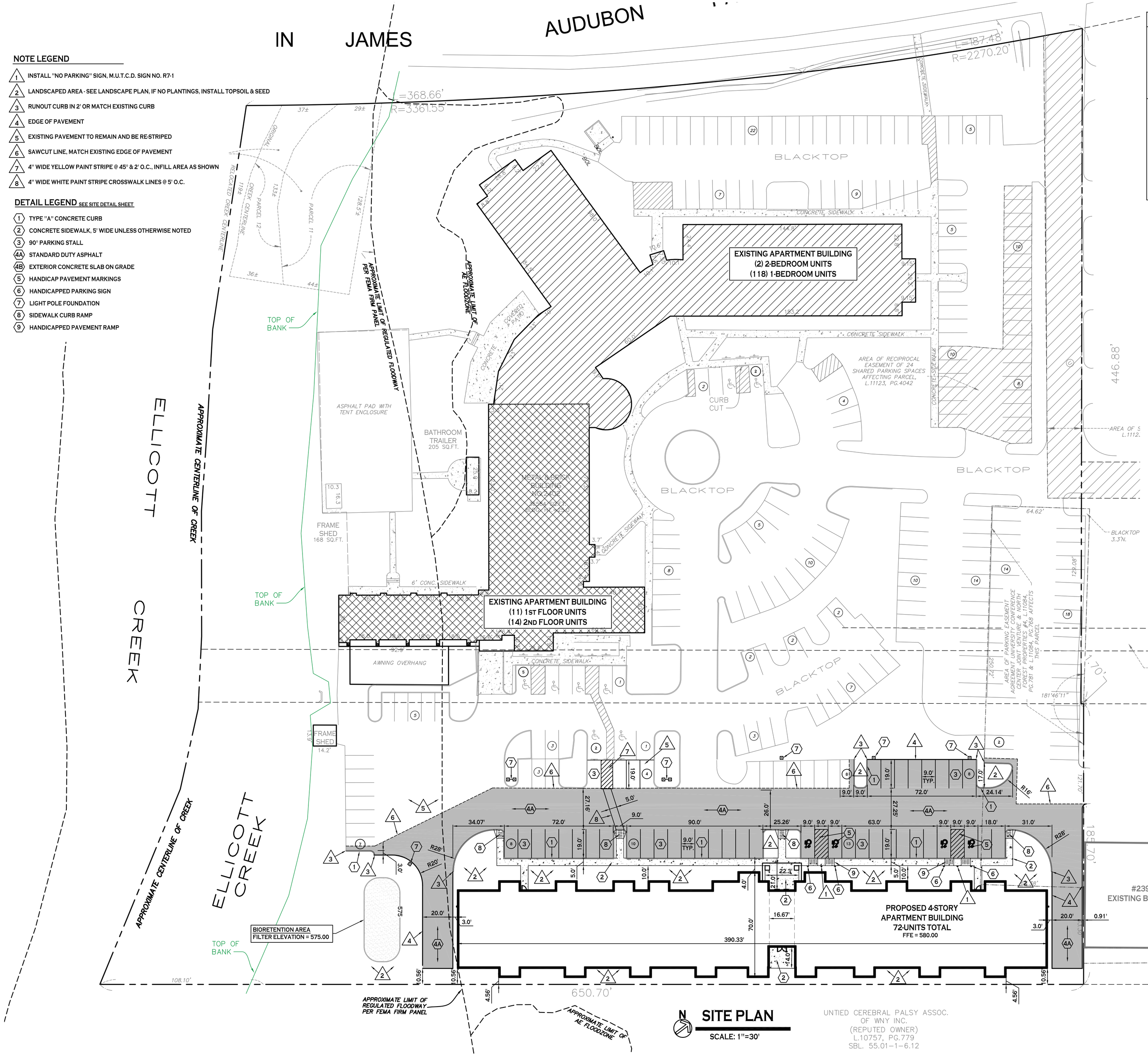
NOTE LEGEND

1. INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1
2. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
3. RUNOUT CURB IN 2' OR MATCH EXISTING CURB
4. EDGE OF PAVEMENT
5. EXISTING PAVEMENT TO REMAIN AND BE RE-STRIPED
6. SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
7. 4" WIDE YELLOW PAINT STRIPE @ 45° & 2' O.C., INFILL AREA AS SHOWN
8. 4" WIDE WHITE PAINT STRIPE CROSSWALK LINES @ 5' O.C.

DETAIL LEGEND SEE SITE DETAIL SHEET

1. TYPE "A" CONCRETE CURB
2. CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
3. 90° PARKING STALL
4A. STANDARD DUTY ASPHALT
4B. EXTERIOR CONCRETE SLAB ON GRADE
5. HANDICAP PAVEMENT MARKINGS
6. HANDICAPPED PARKING SIGN
7. LIGHT POLE FOUNDATION
8. SIDEWALK CURB RAMP
9. HANDICAPPED PAVEMENT RAMP



SITE PLAN

SCALE: 1"=30'

SITE DATA

SITE AREA = 8.05 AC OVERALL DISTURBED AREA = 1.38± AC

USE: 120 EXISTING APARTMENT UNITS, 217 PROPOSED APARTMENT UNITS

A. PROPOSED 4-STORY APARTMENT BUILDING (72-UNITS)
B. EXISTING APARTMENT BUILDING (11) 1ST FLOOR UNITS & (14) 2ND FLOOR UNITS
C. EXISTING APARTMENT BUILDING (2) 2-BEDROOM UNITS & (118) 1-BEDROOM UNITS

EXISTING ZONING: NEW COMMUNITY DISTRICT (NCD-GC) & OFFICE BUSINESS DISTRICT (OB)

PROPOSED ZONING: NEW COMMUNITY DISTRICT (NCD-GC)

GREENSPACE	REQUIRED	PROVIDED
INTERIOR GREENSPACE:	0.4 AC (5%)	>0.4 AC
OVERALL GREENSPACE:	-	-
PARKING (9' x 19')		
SEE CALCULATION BELOW:	434	260
MAX. BUILDING HEIGHT :	-	-
MAXIMUM BUILDING COVERAGE :	-	16.7%

REQUIRED PARKING CALCULATION:

RESIDENTIAL ATTACHED DWELLING = 2 PARKING SPACES PER DWELLING UNIT

REQUIRED PARKING = 217 UNITS X 2 PARKING SPACES = 434 PARKING SPACES

NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF AMHERST'S SPECIFICATIONS WHERE APPLICABLE.
2. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES (TYPICAL).
3. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATION BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. ALL HANDICAPPED RAMPS OR SIDEWALKS THAT ARE FLUSH SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS
6. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
7. ALL SIDEWALKS 5' WIDE UNLESS OTHERWISE NOTED

GENERAL NOTES:

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

Proposed Building Break Down	
A Unit 2 Bedroom 1,052 Sq.Ft.	
4 Per Floor	16 Total
B Unit 2 Bedroom 1,004 Sq.Ft.	
3 Per Floor	12 Total
C Unit 2 Bedroom 1,020 Sq.Ft.	
5 Per Floor	20 Total
D Unit 1 Bedroom 824 Sq.Ft.	
1 Per Floor	4 Total
E Unit 1 Bedroom 901 Sq.Ft.	
2 Per Floor	8 Total
F Unit 1 Bedroom 980 Sq.Ft.	
1 Per Floor	4 Total
G Unit 1 Bedroom 984 Sq.Ft.	
1 Per Floor	4 Total
H Unit 1 Bedroom 920 Sq.Ft.	
1 Per Floor	4 Total
Building Totals	
2 Bedroom Units	48 Total
1 Bedroom Units	24 Total
Total Building Units	72 Total

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER (27)
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

REVISIONS:

No.	Description	Date

PROJECT NAME:

Site Development Plans for:

Creekview Apartments

2402 North Forest Road
Amherst, New York 14068

Date: 2/22/2021
Drawn by: JPB
Scale: As Noted

DRAWING NAME:

Site Plan

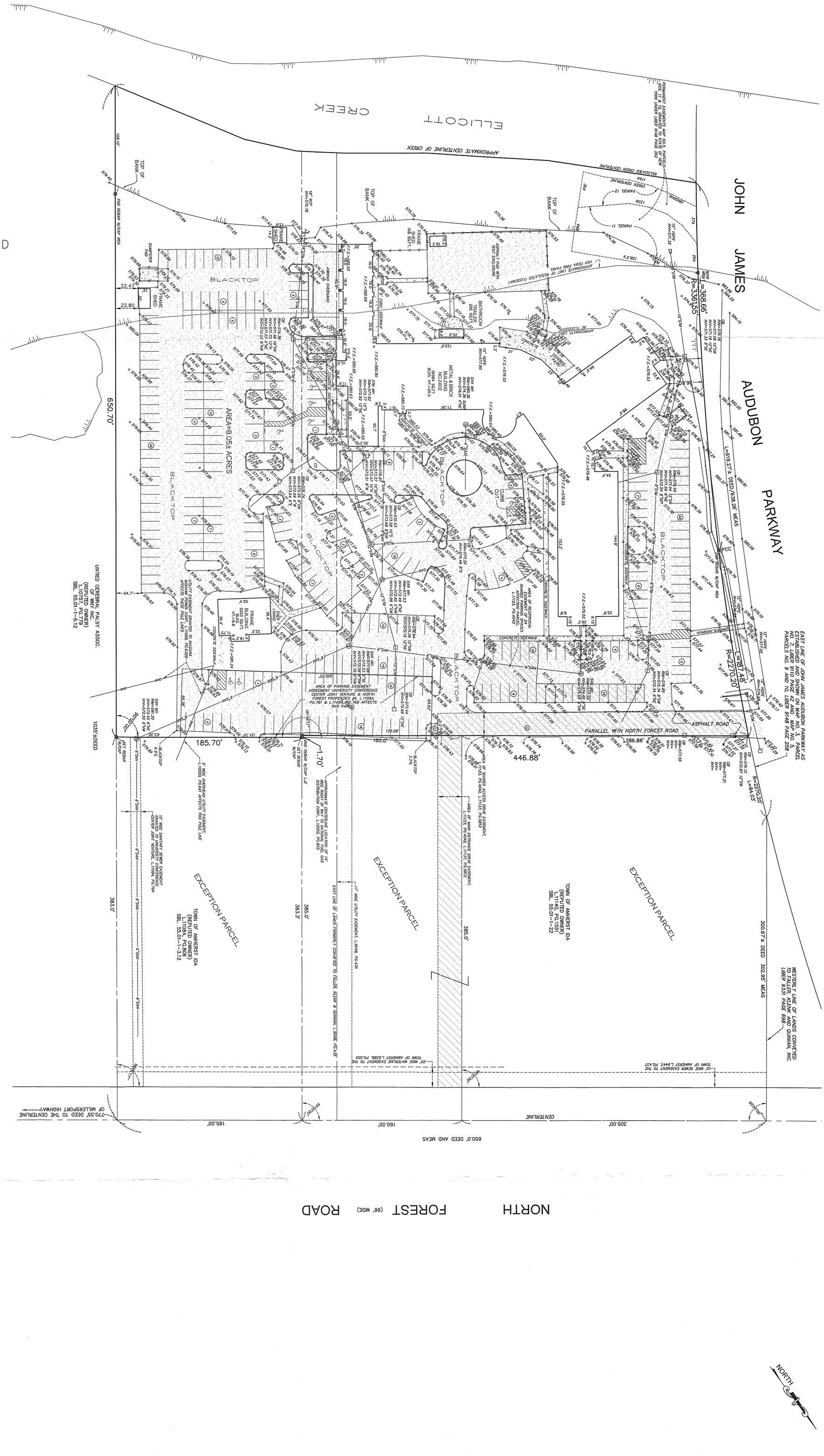
DRAWING NO.

C-100

Project no.: 20.228

MEMBER OF NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

MEMBER OF NIAGARA FRONTIER LAND SURVEYORS ASSOCIATION INC.



LEGEND

- ANTENNA/DISH
- BM BENCHMARK
- BOL BOLLARD
- CB CATCH BASIN
- CO CLEANOUT
- COMMUNICATIONS BOX
- COMM COMMUNICATIONS MANHOLE
- COMMUNICATIONS MARKER
- CV COMMUNICATIONS VAULT
- CONIFEROUS SHRUB
- CONIFEROUS TREE
- CUT
- DECIDUOUS SHRUB
- DECIDUOUS TREE
- DRILL/AUGER HOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- END SECTION
- FILLER CAPS
- FP FLAG POLE
- FLOOD LIGHT
- GM GAS LINE MARKER
- GAS MANHOLE
- GAS METER
- GSV GAS SERVICE VALVE
- GV GAS VALVE
- GUY WIRE
- HANDICAP PARKING
- HYD HYDRANT
- PM PROPERTY MONUMENT (AS DESCRIBED)
- LIGHT POLE
- MB MAILBOX
- MONUMENT AS DESCRIBED
- OLM OIL LINE MARKER
- P PHONE BOOT
- PHONE BOOTH
- PIPE OUTLET
- POST POST
- PV POWER VAULT
- R RAILROAD CONTROL BOX
- S SANITARY SEWER MANHOLE
- SCUPPER
- SIGN (SINGLE POLE)
- SIGN (DOUBLE POLE)
- SIGN (TRIPLE POLE)
- SIGNAL POLE
- SIGNAL POLE (WITH TRAFFIC UTILITY BOX)
- STORM SEWER MANHOLE
- T TRAFFIC CONTROL BOX
- TRAFFIC PULLBOX
- UNKNOWN MANHOLE
- UTILITY BOX
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WM WATER MANHOLE
- WATER METER
- WSV WATER SERVICE VALVE
- WV WATER VALVE
- WELL
- YD YARD DRAIN

- BERM
- CENTERLINE OF ROAD
- CENTERLINE OF DITCH
- FENCE (CHAINLINK)
- FENCE (WOOD)
- GAS MAIN
- GUIDE RAIL (BOX BEAM)
- GUIDE RAIL (W BEAM)
- OVERHEAD WIRES
- LOT LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TREE LINE
- UNDERGROUND CONDUIT
- UNDERGROUND ELECTRIC
- WATER MAIN

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED IF EXCAVATION IS MADE. DURING THE PROCESS OF THIS SURVEY, NO EXCAVATIONS WERE MADE TO VERIFY THE EXISTENCE OF BURIED UTILITIES AND STRUCTURES. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

ELEVATIONS BASED ON NAVD '88 AS ESTABLISHED BY RTK SURVEY UTILIZING THE NYSDOT NYSNet GNSS NETWORK.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

0 40 60 80 120 160

SCALE 1"=40'
GRAPHIC SCALE IN FEET

NORTH

TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 68, TOWNSHIP 12, RANGE 7
HOLLAND LAND COMPANY'S SURVEY

2402 NORTH FOREST ROAD
TOPOGRAPHIC SURVEY FOR BLISS CUSTOM HOMES

TS-1

DRAWING SCALE: 1"=40'

SURVEY FILE: E92001F-01
WSA PROJECT NO. 92001F

WM SCHUTT ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S STAMP AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES

DESIGNED BY:	
DRAWN BY:	AJK/DJR
CHECKED BY:	DJR
DATE:	OCTOBER 06, 2020

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DRAWING REVISIONS

ITEM	DATE	DESCRIPTION

Attachment: Z-2021-02 (22932 : Z-2021-02)

Attachment: Z-2021-02_drawings_041521 (2932 : Z-2021-02)

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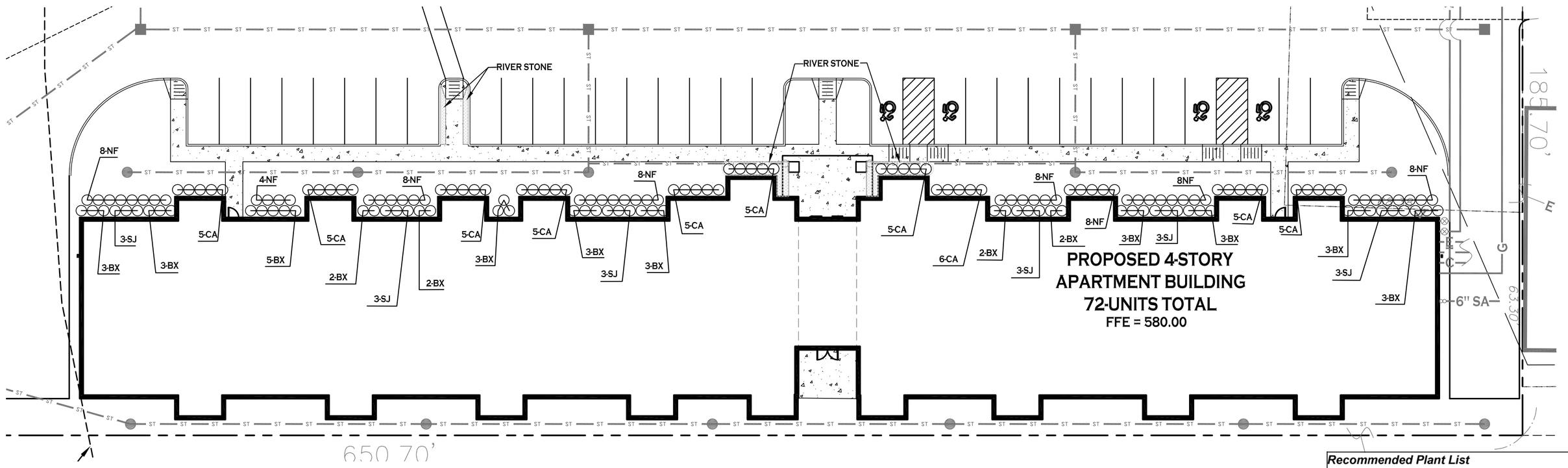


N LANDSCAPE FOUNDATION PLANTINGS

SCALE: 1"=20'

PLANTING NOTES:

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.
5. ALL SHRUBS SHALL BE INSTALLED AT A MINIMUM HEIGHT OF TWENTY-FOUR (24) INCHES.

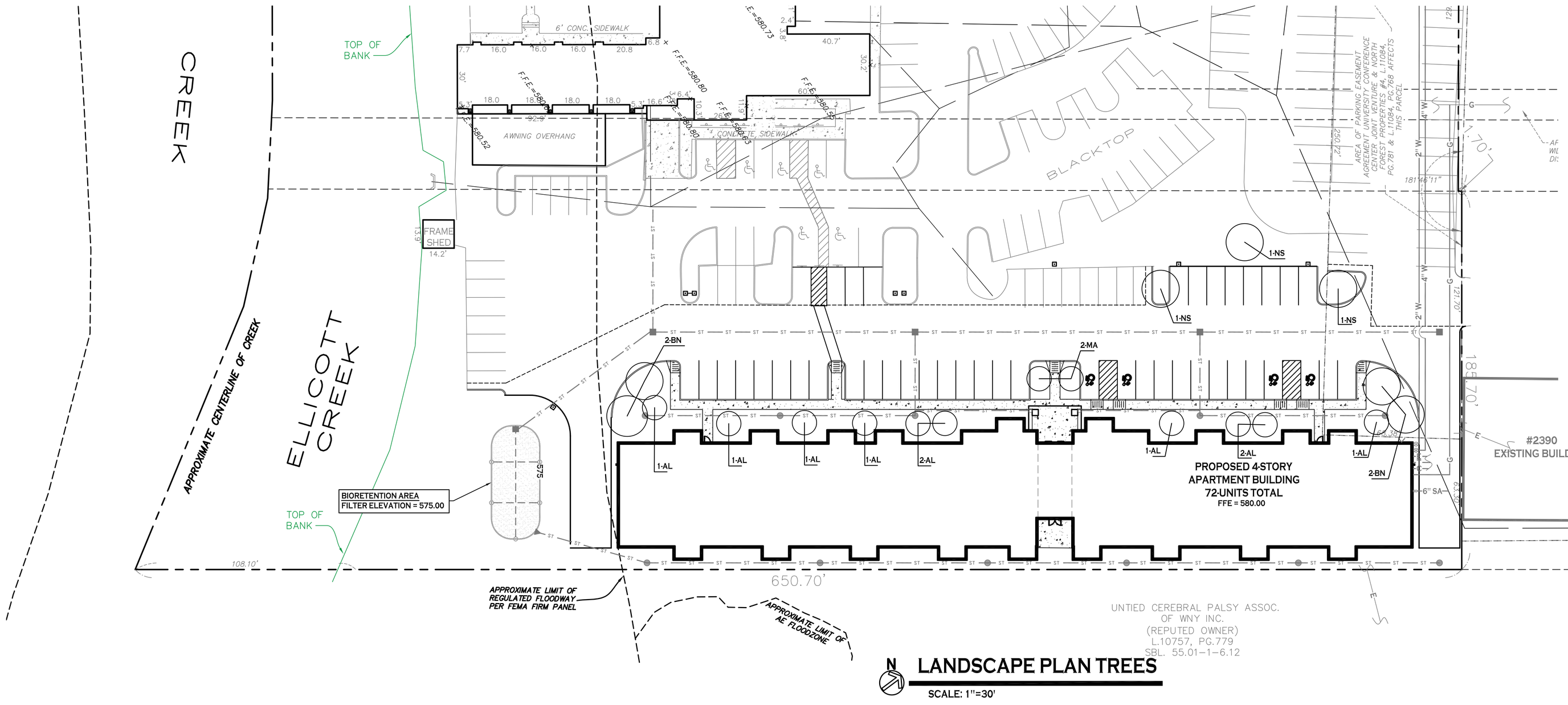
Recommended Plant List

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
NS	3	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2½-3" Cal.	B&B;
BN	4	Betula nigra 'Cully'	Heritage Birch	10'-12' high	B&B; multi-stem (minmum three major stems)
SMALL/ORNAMENTAL TREES					
AG	10	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1¾"-2"Cal.	B&B;
MA	2	Malus Adirondack	Adirondack Crabapple	1¾"-2"Cal.	B&B; mature width 10 feet
EVERGREEN TREES					
SHRUBS					
BX	40	Buxus x 'Green Mountain'	Green Mountain Boxwood	24" High	B&B; grows in partial shade
SJ	18	Spiraea japonica 'SMNSJMFP'	Double Play Pink Spiraea	No. 3 Cont.	Grows to 2'-3' tall in partial shade
PERRENIALS					
CA	56	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass*	No. 2 Cont.	
NF	48	Nepeta x faassenii 'Walker's Low'	Walkers Low Catmint**	No. 3 Cont.	

*Ornamental grasses should be pruned back in late fall or early spring to allow new foliage to grow in spring. Divide mature plants after three years for better growth and to produce new plants.

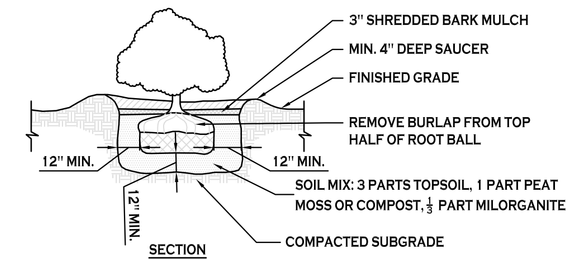
**Leave spent foliage in place over winter to help protect the crown. Wait until early spring to cut it back.

NOTE: All planting beds and tree pits shall receive a minimum 3-inch depth of dark shredded hardwood bark mulch



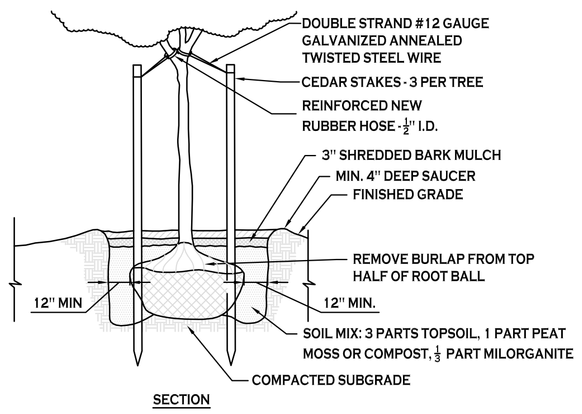
N LANDSCAPE PLAN TREES

SCALE: 1"=30'



SHRUB PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

20' 20 0 20 40Ft.

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
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ROBERT C. WALTER, RLA
REGISTERED LANDSCAPE ARCHITECT
MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
2765 DODGE ROAD , EAST AMHERST, NY 14051-2113
PHONE: 716.364.5564
RCWLANDSCAPEARCHITECT@GMAIL.COM

REVISIONS:

No.	Description	Date

PROJECT NAME:

Site Development Plans for:

Creekview Apartments

2402 North Forest Road
Amherst, New York 14068

Date: 2/1/21
Drawn by: JPB
Scale: As Noted

DRAWING NAME:

Landscape Plan

DRAWING NO.

L-100

Project no.: 20.228

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Attachment: Z-2021-02 _drawings_041521 (22932 : Z-2021-02)



N **SITE PLAN**
SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

30' 30 0 30 60Ft.

Carmina Wood Morris DPC
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Buffalo, New York 14203
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REVISIONS:

No.	Description	Date

PROJECT NAME:
Site Development Plans for:
Creekview Apartments
2402 North Forest Road
Amherst, New York 14068

Date: 2/22/2021
Drawn by: JPB
Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.
C-100

Project no.: 20.228

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD RESOLUTION
AMENDMENT #74 TO THE AUDUBON DEVELOPMENT PLAN
Z-2021-02

PETITIONER

2402 North Forest Road LLC
Paul Bliss
6790 Main St. Suite 100
Williamsville, NY 14221

PROPERTY LOCATION

2402 North Forest Road (portion) (NCD)

WHEREAS the Town of Amherst Planning Board on Thursday, April 15, 2021 held a remote public hearing on Amendment #74 to the Audubon New Community District Development Plan to include the property location for use as multi-family residential development, and

WHEREAS the Planning Board has reviewed the Amendment plans and supporting documentation, and

WHEREAS the Amendment has been referred to the various Town review agencies, and

WHEREAS the Planning Board finds that:

A. The proposed Revision to the Development Plan meets the intent and objectives of a New Community District as expressed in Subsection 1-1.1.

B. The proposed Revision to the Development Plan meets the requirements of Section 5-2-3 through 5-2-6.

C. The proposed Revision to the Development Plan is conceptually sound in that it meets present and future community needs.

D. There are or will be adequate services and utilities available or proposed to be made available in the construction of the development.

E. The proposed Amendment to the Development Plan is consistent with the Town Comprehensive Plan.

Pursuant to Local Law #3-82, as amended, the Planning Board recommends that the Town Board determine that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

NOW THEREFORE BE IT RESOLVED that the Planning Board, in accordance with Section 8-15-2 of the Zoning Ordinance offers a positive report and recommends Town Board **approval** of Amendment #74 to the Audubon Development Plan with the following conditions:

Attachment: Z-2021-02_Draft Resolution_041521 (22932 : Z-2021-02)

DRAFT (04/15/21)
TOWN OF AMHERST
PLANNING BOARD RESOLUTION
AMENDMENT #74 TO THE AUDUBON DEVELOPMENT PLAN
Z-2021-02

PETITIONER	PROPERTY LOCATION
2402 North Forest Road LLC	2402 North Forest Road (portion) (NCD)

The foregoing resolution was adopted by the Town of Amherst Planning Board, _____; moved by –_____; seconded by – _____; ayes _ , noes _; absent -__-.

_____ _____
Robert J. Gilmour, Chair Date

RR/ac
X:\Current_Planning\Files\Rezonings\2021\Z-2021-02_(2402 N Forest Rd)_2021\Z-2021-02_Blurb_NCD_041521.doc
cc: Commissioner of Building
Town Engineer
Highway Superintendent
Traffic/Safety Coordinator
Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC, 5500 Main St. Suite 343, Williamsville, NY 14221
Paul Bliss, 2402 North Forest Road LLC, 6790 Main St. Suite 100, Williamsville, NY 14221
Jon Barniak, Carmina Wood Morris DPC, 487 Main St. Suite 500, Buffalo, NY 14203
David Sutton, Sutton Architecture PLLC, 5409 Main St. 2nd Floor, Williamsville, NY 14221

Attachment: Z-2021-02_Draft Resolution_041521 (22932 : Z-2021-02)

TOWN OF AMHERST
PLANNING BOARD RESOLUTION
AMENDMENT #74 TO THE AUDUBON DEVELOPMENT PLAN
Z-2021-02

PETITIONER

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Paul Bliss
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Williamsville, NY 14221

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NOW THEREFORE BE IT RESOLVED that the Planning Board, in accordance with Section 8-15-2 of the Zoning Ordinance offers a positive report and recommends Town Board **approval** of Amendment #74 to the Audubon Development Plan with the following conditions:

APR28'21 AM 9:29 RCVD

Attachment: Z-2021-02_Resolution_signed_041521 (22932 : Z-2021-02)

TOWN OF AMHERST
PLANNING BOARD RESOLUTION
AMENDMENT #74 TO THE AUDUBON DEVELOPMENT PLAN
Z-2021-02

PETITIONER	PROPERTY LOCATION
2402 North Forest Road LLC	2402 North Forest Road (portion) (NCD)

The foregoing resolution was adjourned by the Town of Amherst Planning Board, April 15, 2021; moved by: M Cmiel; seconded by: B Penberthy; Ayes 5 , Noes 0; Absent 2 (Gelber, Gill).

Robert J. Gilmour, Chair — Date: 4-22-21

RR/ac
X:\Current_Planning\Files\Rezonings\2021\Z-2021-02_(2402 N Forest Rd)_2021\Z-2021-02_Resolution_041521.doc
cc: Commissioner of Building
Town Engineer
Highway Superintendent
Traffic/Safety Coordinator
Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC, 5500 Main St. Suite 343, Williamsville, NY 14221
Paul Bliss, 2402 North Forest Road LLC, 6790 Main St. Suite 100, Williamsville, NY 14221
Jon Barniak, Carmina Wood Morris DPC, 487 Main St. Suite 500, Buffalo, NY 14203
David Sutton, Sutton Architecture PLLC, 5409 Main St. 2nd Floor, Williamsville, NY 14221

APR23'21 AM 9:08 RCVD

Attachment: Z-2021-02_Resolution_signed_041521 (22932 : Z-2021-02)